

APPLICATION PACKAGE

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Hoover Road Development Information Master Development Plan

Case Number: MDP 2023-0005 I

Application Type: Master Development Plan

Applicant: Hoover Road Investments LLC

Owners: Hoover Road Investments LLC

Location: Located approximately 1.1 miles north of the intersection of US Hwy 17 and Hoover Road across from Tim Moore Drive

Property ID #(s): 3283-93-1673-0000, 3283-94-9377-0000, 3283-83-9765-0000

Description: Request for the approval of a Master Development Plan for the development of a 285 lot single family residential for rent community.

Current Zoning: RM, Residential Mixed

Technical Review Committee Meeting

Thursday, July 6, 2023

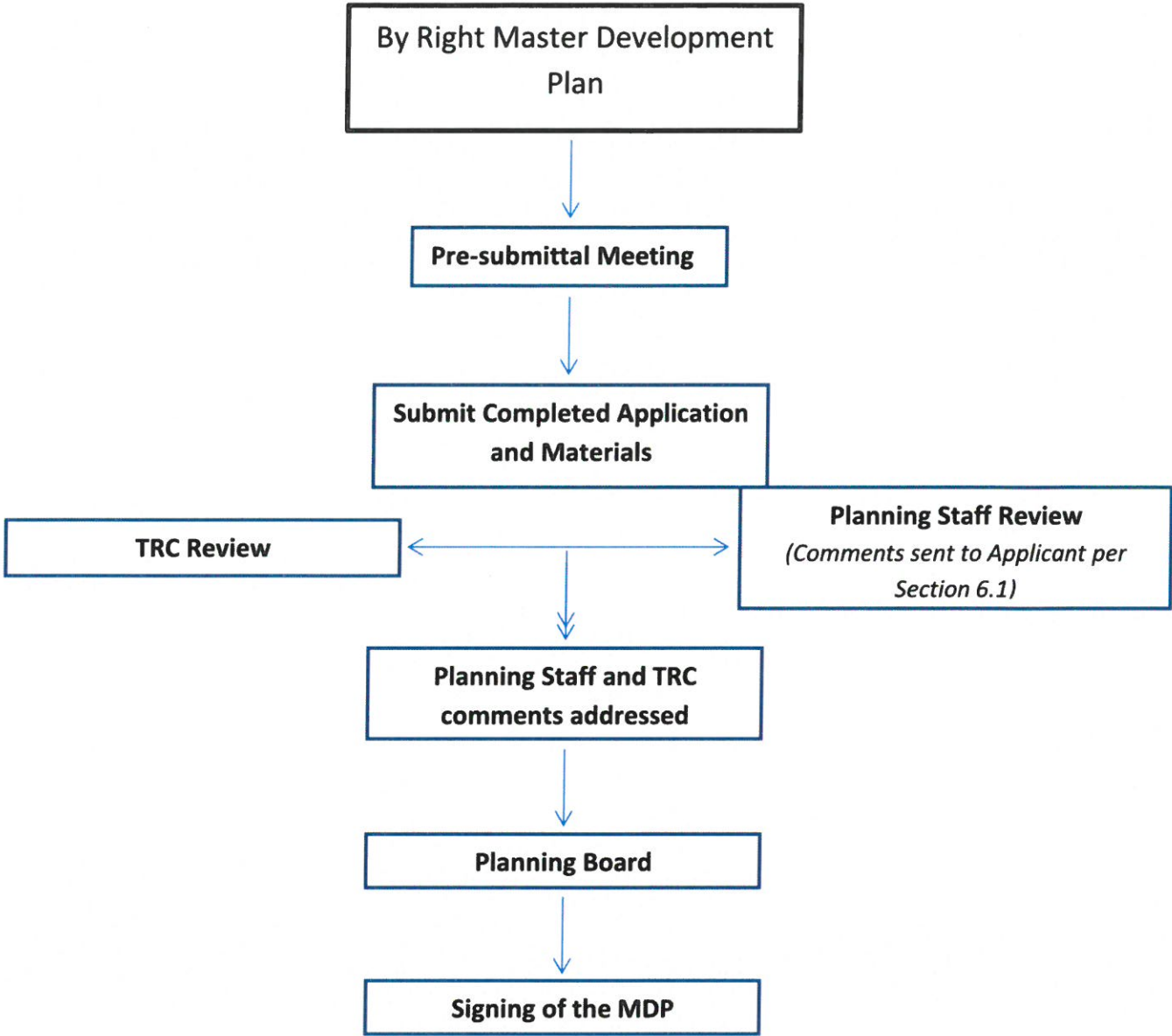
Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application Package

Site Plan



		Meeting Date	Complete Application Due Date
TRC	January	1.8.20	12.13.19
	February	2.5.20	1.17.20
	March	3.4.20	2.14.20
	April	4.1.20	3.13.20
	May	5.6.20	4.17.20
	June	6.3.20	5.15.20
	July	7.1.20	6.12.20
	August	8.5.20	7.17.20
	September	9.2.20	8.14.20
	October	10.7.20	9.18.20
	November	11.4.20	10.16.20
	December	12.2.20	11.13.20

Complete Application Date: All documents must be received by 12PM on the deadline date to be considered a complete application.

Master Development Plan Specific Requirements

1. Project Narrative - Site plans shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:

- A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
- The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
- The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
- The location and approximate boundaries of existing environmental features as defined.
- The location of environmental protection land to be included in common open space.
- The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
- Open space labeled Clearly with Acreages (per Section 7.6)
 - Open Space
 - Passive Open Space acreage
 - Active Open Space acreage
- The location and general configuration of recreational facilities, with a general statement of the types of recreational facilities to be provided if applicable.
- The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.

2. Density

- Non-Residential Acreage
- Wetlands Acreage
- Passive Open space Acreage
- Active Open Space Acreage
- Right of Way Acreage
- Total Units
- Developable Land
- Net Density

3. Location Guidelines

- The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
- Letter of intent if a private wastewater service provider will be utilized
- A conceptual plan for stormwater management with the location of stormwater facilities designed to serve more than one lot.
- The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
- Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
- Location and timing of construction for all amenities.
- Landscaping and Buffer requirements per Article 8.

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

4. Lot Design (per Section 7.2)

- Access easements have not been included to meet any minimum lot area
- Lots shall be arranged to allow for the opening of future streets
- Lots that have double frontage on streets are prohibited except where it provides separation of residential development from traffic arteries. A buffer of at least 10 feet in width with no right of access abutting such traffic arteries shall be provided on these double frontage lots. - lots are near right angles or radial to street lines have been provided.
- Lot boundaries coincide with natural, existing and new drainage

5. Roadways

- The location and arrangement of street entrances, driveways and parking areas.
- The use of adjoining parcels and the location of adjoining streets and utilities.

6. Traffic - A Traffic Impact Analysis is required when the development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.

- Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
- Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.

7. Access (per Section 7.4)

- All lots shall have direct or indirect access to a public street, private street, or private access easement.
- Access must provide a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

8. Private streets - will be subject to requirements to construct public collector streets under any of the following conditions (per Section 7.5.3.C)

- Dimension of more than 5280 ft.,
- Any street in the subdivision has the potential to serve more than 200 residential or commercial units,
- Access to any lot or unit in the subdivision is more than 5280 ft. by a private street to a public street,
- Existing public streets have been dedicated or constructed to the property line of the subdivision,
- Access to adjacent properties will be hindered as a result of private streets being allowed in the subdivision.

9. Public and Private Street Design (per Section 7.5.1)

- Adjoining street systems
- Existing, planned and proposed streets, topographic, drainage and other natural features of the property
- Continuity in existing streets and proposed streets,
- Public roadways
- Both Public and Private streets designed must be constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

10. Specific Standards

- Adequate right-of-way for collector streets
- Reasonable access provided to adjacent properties for development
- No spite strips
- Street intersections are directly aligned if possible.
- If not aligned not offset centerline to centerline by not less than 125 ft.
- intersect as nearly as possible at right angles
- Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets are longer than 1,000 ft.
- Street name approval from the Pender County Addressing Coordinator.
- Sight triangles as required in the NCDOT

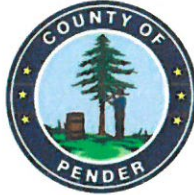
11. Adopted Plan Compliance

- Compliance with all adopted plans and Ordinances of Pender County
- Collector Roadways have been shown Per the Pender County Collector Street Plan

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MASTER DEVELOPMENT PLAN

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
 - a. The general location of the site.
 - b. The general location of proposed roads.
 - c. The general location of proposed uses, environmental areas, housing types or open space.
 - d. The uses on adjoining properties.
 - e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

**See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

Waivers to MDP – Residential Districts

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

Waivers to MDP – Commercial and Industrial Districts

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE

Application No.	MDP 2023-51	Date	6/5/2023
Application Fee	\$ 1,000	Invoice Number:	00033693
Pre-Application Conference		Hearing Date	PB: 8/1/2023

SECTION 1: APPLICANT INFORMATION

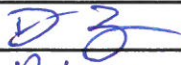
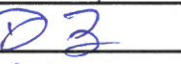
Applicant's Name:	Hoover Road Investments LLC	Owner's Name:	Hoover Road Investments LLC
Applicant's Address:	60 Gregory Road Suite 1	Owner's Address:	60 Gregory Road Suite 1
City, State, & Zip	Belville, NC 28451	City, State, & Zip	Belville, NC 28451
Phone Number:	910-507-2115	Phone Number:	910-507-2115
Email Address:	tlong@logandevolvers.com	Email Address:	tlong@logandevolvers.com

Legal relationship of applicant to land owner: Developer / Owner

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	<input checked="" type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	
Property Identification Number (PIN):	3283-83-9765-0000, 3283-93-1673-0000, 3283-94-9377-0000	Total property acreage:	+/- 72.08 AC
Zoning Classification:	RM	Acreage to be disturbed:	+/- 50 AC
Project Address :	1038 Hoover Road, Hampstead, NC 28443		
Description of Project Location:	Near the intersection of Stacey Greg Rd and Hoover Rd, across from the intersection of Tim Moore Dr and Hoover Rd		
Describe activities to be undertaken on project site:	Development of single-family residential for rent community		

SECTION 3: SIGNATURES

Applicant's Signature		Date:	5/30/23
Applicant's Printed Name	D Logan, Manager	Date:	5/30/23
Owner's Signature		Date:	5/30/23
Owner's Printed Name	D Logan, Manager	Date:	5/30/23

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

MDP Fees: (\$500.00 plus \$10/acre for the first 100 acres
\$5/acre thereafter)

Total Fee Calculation: \$

Attachments Included with Application: (Please include # of copies)

CD /other digital
version

 Y
 N

Plan Sets

of large

of 11X17

Other
documents/Reports

 Y
 N

Payment Method:

Cash :

 \$ _____

Credit Card:

 Master Card
 Visa

Check:

 Check # _____

Application received by:

Date:

Application completeness approved by:

Date:

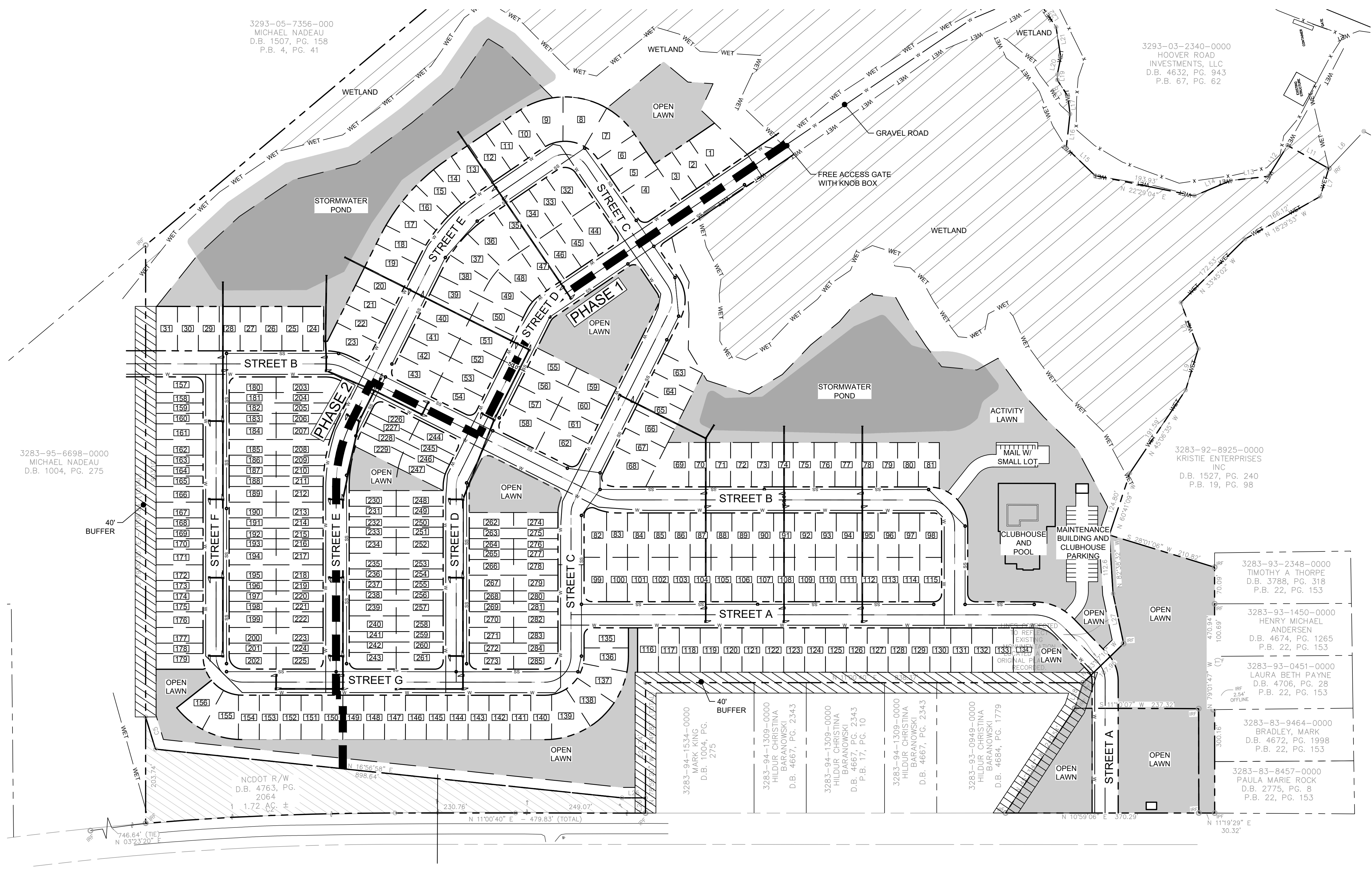
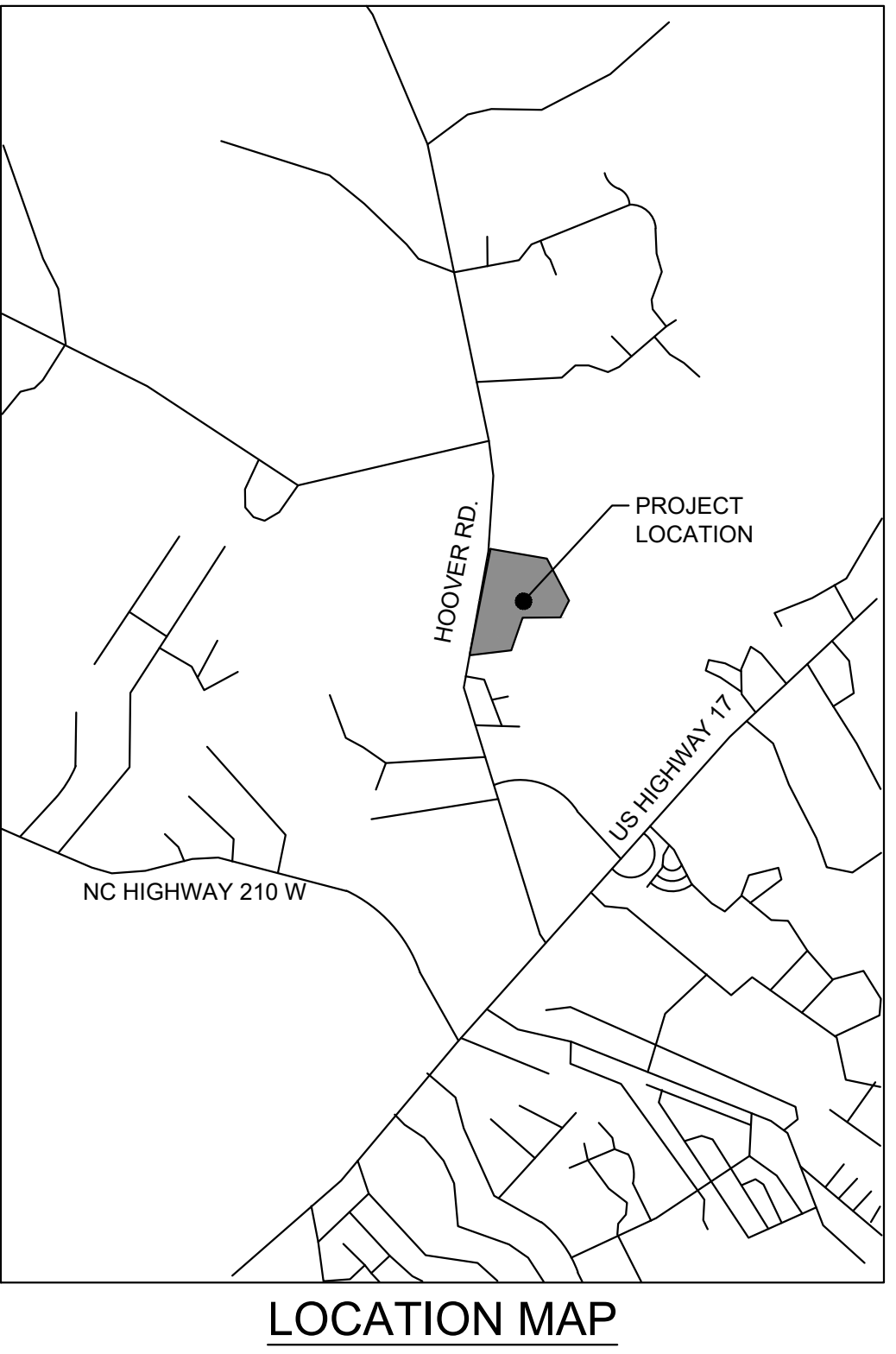
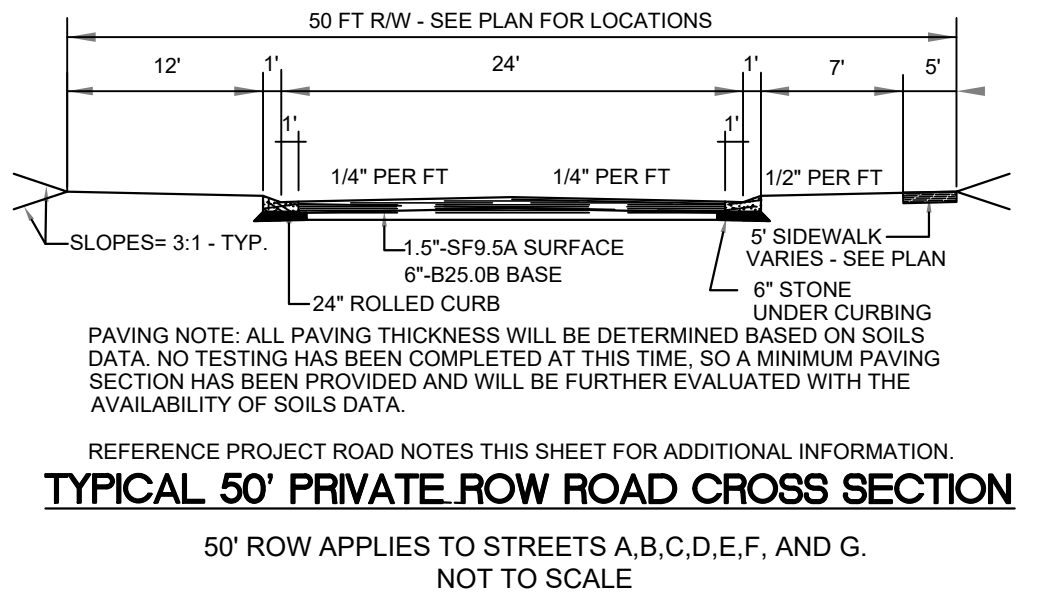
Date scheduled for public hearing:

SITE PLAN(S)

Drawing name: K:\SAV_Civil\14793000_Hoover Road SFR\CAD\Exhibits\Master Development Plan\Master Development Plan.dwg C2-00 SITE PLAN Jun 01, 2023 4:31pm by: Nicholas Jungers

3293-05-7356-000
MICHAEL NADEAU
D.B. 1507, PG. 158
P.B. 4, PG. 41

3293-03-2340-0000
HOOVER ROAD
INVESTMENTS, LLC
D.B. 4632, PG. 943
P.B. 67, PG. 62



SITE INFORMATION
APPLICANT INFORMATION:
LOGAN DEVELOPERS INC.
60 GREGORY RD, SUITE 1
BELVILLE, NC 28451
TLONG@LOGANDEVELOPERS.COM
OWNER:
HOOVER ROAD INVESTMENTS INC.
60 GREGORY RD, SUITE 1
BELVILLE, NC 28451
TLONG@LOGANDEVELOPERS.COM
CURRENT LAND USE: VACANT LAND / SINGLE FAMILY
CAMA LAND USE PLAN DESIGNATION:
URBAN GROWTH AREAS
EXISTING ZONING: RM - RESIDENTIAL MIXED
PROPOSED ZONING: RM - RESIDENTIAL MIXED
OWNER:
3283-83-9765-0000,
3283-93-1673-0000,
3283-94-9377-0000
TOWNSHIP: TOPSAIL
DEED BOOK/PAGE: PB 1968, PB 1998, PB 67/62
PROPOSED USE:
SFD- SINGLE FAMILY DWELLING
DETACHED CONVENTIONAL (SEC. 4.15.1)
TOTAL AREA: +72.08 ACRES

SINGLE FAMILY DETACHED DIMENSION REQUIREMENTS
PROPOSED HOUSING TYPE:
ALL UNITS ARE SINGLE FAMILY DWELLING
DETACHED CONVENTIONAL
(SEC. 4.15.1)
DIMENSION (LID OPTION PER SECTION 7.14 OF THE UDO):
MINIMUM LOT SIZE: 3,400 SF
MAXIMUM RESIDENTIAL LOT SIZE: 35,000 SF
FRONT YARD SETBACK: 15' MINIMUM
CORNER SIDEYARD SETBACK: 5' MINIMUM
REAR SETBACK: 10' MINIMUM
MAXIMUM BUILDING HEIGHT: 35'
STRUCTURE SEPARATION: 12' MINIMUM
MINIMUM CHORD DISTANCE: 15'
MINIMUM LOT WIDTH: 30'
SINGLE FAMILY ATTACHED DIMENSION REQUIREMENTS
PROPOSED HOUSING TYPE:
ALL UNITS ARE SINGLE FAMILY DWELLING
DETACHED CONVENTIONAL
(SEC. 4.15.1)
DIMENSION (LID OPTION PER SECTION 7.14 OF THE UDO):
MINIMUM LOT SIZE: 1,800 SF
MAXIMUM RESIDENTIAL LOT SIZE: 35,000 SF
FRONT YARD SETBACK: 15' MINIMUM
SIDEYARD SETBACK: 5' MINIMUM
CORNER SIDEYARD SETBACK: 5' MINIMUM
REAR SETBACK: 10' MINIMUM
MAXIMUM BUILDING HEIGHT: 35'
STRUCTURE SEPARATION: 12' MINIMUM
MINIMUM CHORD DISTANCE: 15'
MINIMUM LOT WIDTH: 30'

STORMWATER
1. STORMWATER MANAGEMENT WILL BE DESIGNED IN ACCORDANCE WITH STATE STORMWATER STANDARDS AND PENDING PENDER COUNTY UDO, SECTION 7.9.
2. FULL PERMIT APPROVALS TO BE PROVIDED TO COUNTY WHEN RECEIVED
3. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND COUNTY STORMWATER STANDARDS.
LANDSCAPING
1. ALL PROPOSED LANDSCAPE TO COMPLY WITH ARTICLE 8 OF THE PENDER COUNTY UDO.
LOW IMPACT DESIGN
1. STORMWATER CONTROLS WILL INCLUDE ONE OF THE FOLLOWING OR A COMBINATION OF THE FOLLOWING:
- FILTER STRIP
- LEVEL SPREADER
- HYDRAULIC INFILTRATION
- REUSE
2. IMPLEMENTATION OF LID MEASURES (TO THE EXTENT POSSIBLE) IN ACCORDANCE WITH PENDER COUNTY UDO 7.14, NC STATE STATUTES AND CHAPTER 4: LID STORMWATER BMP'S OF NORTH CAROLINA STATE UNIVERSITY'S LOW IMPACT DEVELOPMENT: A GUIDEBOOK FOR NORTH CAROLINA. THESE MEASURES INCLUDE THE STORMWATER MANAGEMENT AND RUNOFF TREATMENT REQUIREMENTS THEREIN AND ALSO INCLUDE THE IMPLEMENTATION OF THE FOLLOWING:
- BIORETENTION / RAIN GARDENS
- SWALES
3. INFILTRATION STRIPS / BASINS / TRENCHES
4. PRESERVATION OF SPECIMEN TREES ON SITE
5. VOLUME OF RUNOFF LEAVING SITE IS LESS THAN OR EQUAL TO VOLUME PRIOR TO DEVELOPMENT

TRAFFIC IMPACTS
1. THE TRAFFIC IMPACT ANALYSIS IS IN PROGRESS.
NAICS
CODE USE
(NO CODE) SFD: SINGLE FAMILY DETACHED - CONVENTIONAL AND SFD: TOWNHOUSE (5+ ATTACHED) AND ALL USES ASSOCIATED WITH CONSTRUCTION AND SALE OF HOMES, TEMPORARY BUILDINGS FOR CONSTRUCTION OR DEVELOPMENT, AMENITIES, ETC.
UNIT TOTALS
TOTAL SINGLE FAMILY DETACHED: 156 LOTS
TOTAL SINGLE FAMILY ATTACHED: 129 LOTS
TOTAL: 285 LOTS
STREETLIGHT NOTES
1. STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY, AND BASED ON PENDER UDO SPECIFICATIONS. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY DUKE ENERGY.
HISTORICAL & ARCHAEOLOGICAL
1. NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES EXIST ON ANY OF THE SUBJECT PARCELS.
FLOODPLAIN NOTES
1. THIS PARCEL IS IN FLOOD ZONE AE, WITH PORTIONS OF THE PARCEL IN X FLOOD ZONES, ACCORDING TO FEMA FLOOD PANEL 3702328300J AND 3702329300J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.
UTILITIES
1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING & UTILITIES; AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS HOLDINGS OR OTHER APPROVED PROVIDER.

SIGNS
1. ALL PROPOSED SIGNS SHALL CONFORM TO PENDER COUNTY UDO 9.6.1 FOR PERMANENT SIGNS FOR SUBDIVISIONS AND RESIDENTIAL DEVELOPMENTS AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT AS OUTLINED IN ARTICLE 9, SECTION 9.2.
WETLAND NOTES
1. SEE APPROVED WETLAND JD.
WETLAND PRESERVATION NOTES
1. THE DEVELOPER IS COMMITTED TO PROTECTING THE SITE'S EXISTING WETLANDS TO THE GREATEST EXTENT POSSIBLE.
2. ANY IMPACTS WILL BE PERMITTED AS NECESSARY.
HOMEOWNERS ASSOCIATION
1. PER PENDER COUNTY UDO 7.3, HOMEOWNERS ASSOCIATIONS SHALL BE REQUIRED FOR ALL DEVELOPMENTS WITH DEDICATED IMPROVEMENTS SUCH AS PRIVATELY MAINTAINED STREETS AND/OR OPEN SPACE DEDICATIONS AND MUST BE RECORDED ALONG WITH THE FIRST PHASE OF A FINAL PLAT TO ENCOMPASS THE ENTIRE DEVELOPMENT WITH AN OUTLINE OF AMENITIES/LAND TRANSFERRED TO THE SAID HOA AT OR BEFORE 25% OF ALL UNITS ARE CONSTRUCTED.

RECREATION UNIT NOTES
1. 156 SINGLE FAMILY DETACHED AND 129 SINGLE FAMILY ATTACHED DWELLING UNITS REQUIRE 3 RECREATION UNIT TOTALING \$30,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE 3 UNIT REQUIREMENT. FOR FULL DETAILS OF PROPOSED ACTIVE RECREATION AREAS, REFER TO COST ESTIMATE PROVIDED WITH SUBMITTAL TO PENDER COUNTY.
PROJECT ROAD NOTES
1. ALL COLLECTOR ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION STANDARDS.
2. ALL PRIVATE ROADS IN THE PROJECT WILL BE ACCESSIBLE TO FIRE AND EMERGENCY SERVICES.
3. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD WILL HAVE A 30' RADIUS MINIMUM UNLESS OTHER NCDOT DESIGN RADIUS IS ALLOWED.
4. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND MEET PENDER COUNTY STREET SIGN SPECIFICATIONS.
5. ADDRESSING WILL COMPLY WITH PENDER COUNTY UDO ARTICLE 11. NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSES MORE THAN 200 LOTS. ALL ROADS WILL COMPLY WITH SECTION 7.5.3 OF THE PENDER COUNTY UDO.
BOUNDARY & TOPOGRAPHIC SURVEY
1. SURVEY IS COMPLETE. FINAL PLAT WILL REFLECT ANY EASEMENTS. SURVEY COMPLETED ON NOVEMBER 16, 2022.

GEORGIA811
Utility Protection Center, Inc.
Know what's below.
Call before you dig.
GRAPHIC SCALE IN FEET
0 50 100 200
NORTH

Kimley Horn
PREPARED FOR
LOGAN DEVELOPERS INC.
60 GREGORY ROAD (SUITE 1)
BELVILLE, NC 28451
PHONE: (912) 231-4384
WWW.KIMLEY-HORN.COM
HOOVER ROAD SUBDIVISION
1038 HOOVER ROAD,
HAMPSTEAD, NC 28443
3283-83-9765-0000, 3283-93-1673-0000, 3283-94-9377-0000
PROJECT NO. 014793000
DATE 6/1/2023
REVIEWED BY RW
DESIGNED BY NJ
DRAWN BY NJ
GSWCC NO. (LEVEL II) 0000073900
TITLE **MASTER DEVELOPMENT PLAN**
SHEET NUMBER **1**

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