

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

Carolina Creek Extension Application Information Planned Development Master Development Plan

Case Number: MDP 2023-58

Application Type: Master Development Plan

Applicant: McAdams Homes, LLC

Owners: McAdams Homes, LLC

Location: The subject properties are located north of County Club Drive approximately 850 feet southwest of Transfer Staton Road in the Topsail Township.

Property ID #(s): 4203-25-5746-0000, 4203-35-3108-0000

Description: Residential Development of 126 Single Family Homes (52 Single Family Detached Units and 74 Townhome Units)

Current Zoning: GB, General Business

Technical Review Committee Meeting

Thursday, September 7, 2022

Planning Board Meeting

Tuesday, October 3rd, 2023 (Subject to Change)

Application Materials

Application

Site Plan

Project Narrative

Property Owner Mailing List

Pender County Planning and Community Development



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Planned Development & Residential Mixed Zoning Districts Master Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. N/A **Pre-submittal Meeting**
Date of Meeting _____
2. X **Signed Application**
3. X **Payment**
\$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter
4. X **Paper Plan Sets**
One (1) 24 x 36, Fifteen (15) 11 x 17
5. X **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. X **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7. X **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. N/A **Permits**
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. X **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Master Development Plan Checklist)

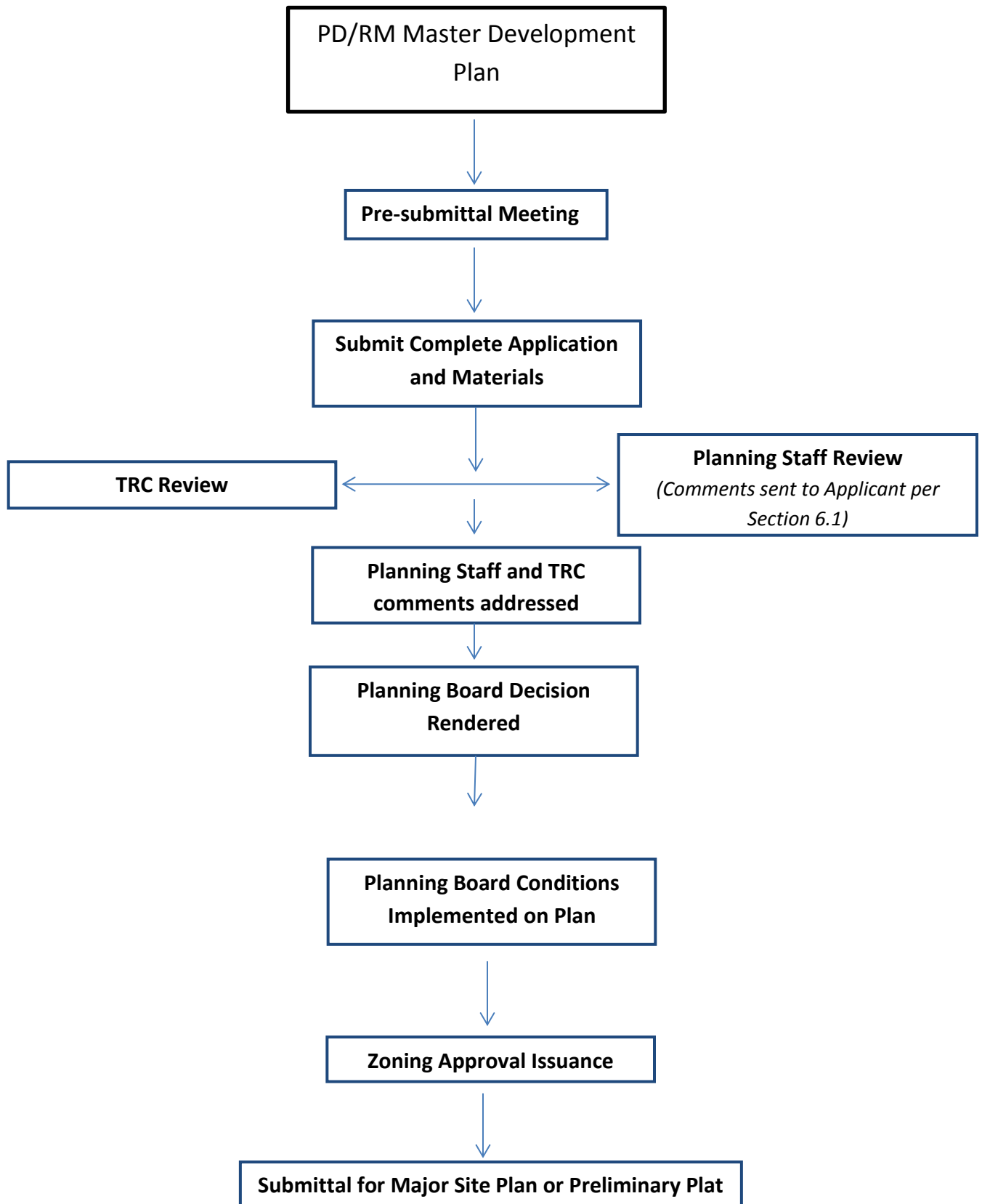
I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant Adam G. Sosne

Date 8/2/23

Printed Name Adam G. Sosne, Manager
McAdams Homes, LLC

Staff Initials:	_____
Date:	_____



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

Master Development Plan – Mixed Use Districts Specific Requirements

1. Requirements

- a. A land use plan
- b. Boundaries of existing environmental features as defined
- c. The proposed location of entrances to the development
- d. Proposed parking areas.
- e. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets -providing access to adjoining parcels
- f. The use of adjoining parcels and the location of adjoining streets and utilities
- g. The approximate location of sewer
- h. Letter of intent for wastewater connection to package plant
- i. The approximate location of water mains
- j. Wastewater disposal method
- k. Water source with statements
- l. A conceptual plan for stormwater management
- m. The proposed location and arrangement of all streets
- n. Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
- o. A Traffic Impact Analysis is required when the development generates 100 trips in the morning or peak hours or 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.
- p. The location and treatment proposed for all historical structures
- q. Timing of construction for all amenities

2. Roadways

- a. Public roadways - Built to NCDOT Subdivision Roads Minimum Construction Standards
- b. Private roadways - All designated private streets designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards
- c. 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

3. Access (per Section 7.4)

- a. All lots shall have direct or indirect access to a public street, private street, or private access easement.
- b. 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.

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

- a. Adjoining street systems,
- b. Existing, planned and proposed streets, topographic, drainage and other natural features of the property,
- c. Continuity in existing streets and proposed streets,

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

- d. Adequate right-of-way for collector streets
- e. Reasonable access provided to adjacent properties for development
- f. Street intersections are directly aligned if possible.
- g. If not aligned not offset centerline to centerline by not less than 125 ft.
- h. Intersect as nearly as possible at right angles
- i. Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets are longer than 1,000 ft.
- j. Street name approval from the Pender County Addressing Coordinator.
- k. Sight triangles as required in the NCDOT

5. Buffers (8.2 please refer to Section 4.15 of the Pender County UDO)

- a. Along all boundaries adjacent to a street Buffer A
- b. Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development Buffer C
- c. Along all other boundaries Buffer B
- d. -Boundaries and location of common open space, with the percentage of the total acreage of the site to be common open space.

6. Housing Types (per Section 4.15)

7. Residential Dimensional Requirements

- a. Front Setbacks
- b. Side Setback
- c. Rear Setbacks
- d. Corner Setbacks
- e. Building Height
- f. Structure Separation
- g. Minimum Chord distance
- h. Minimum lot width

8. Commercial Dimensional Requirements

- a. Front Setbacks
- b. Side Setback
- c. Rear Setbacks
- d. Corner Setbacks
- e. Building Height
- f. Structure Separation
- g. Minimum Chord distance
- h. Minimum lot width

9. Density

- a. Non-Residential Acreage
- b. Wetlands Acreage
- c. Passive Open space Acreage
- d. Active Open Space Acreage
- e. Right of Way Acreage
- f. Total Units
- g. Developable Land
- h. Net Density

10. Open Space Labeled Clearly with Acreages (per Section 7.6)

- a. Open Space
- b. Passive Open Space
- c. Active Open Space

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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 MDP-2023-58	Date	8/11/2023
Application Fee	\$ 796.30	Invoice Number:	00035137
Pre-Application Conference	N/A	Hearing Date	PB 10.3.2023 (STC)
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	McAdams Homes, LLC	Owner's Name:	McAdams Homes, LLC
Applicant's Address:	6211 Gordon Rd, Suite C	Owner's Address:	6211 Gordon Rd, Suite C
City, State, & Zip	Wilmington, NC 28411	City, State, & Zip	Wilmington, NC 28411
Phone Number:		Phone Number:	
Email Address:	adam@mcadamshomes.net	Email Address:	adam@mcadamshomes.net
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input checked="" type="checkbox"/> Residential RP, PD, RM MH District	<input type="checkbox"/> Commercial GB, OI, IT, GI District	<input type="checkbox"/> Mixed Use PD
Property Identification Number (PIN):	4203-25-5746-0000 4203-35-3108-0000	Total property acreage:	29.63 acres
Zoning Classification:	PD	Acreage to be disturbed:	
Water Provider	Pender County Engineering	Wastewater Provider:	Pluris of Hampstead, LLC
Project Address :	Country Club Drive, Hampstead, NC		
Description of Project Location:	+/-29.5 acres off Country Club Drive shown as Parcels 1 & 2 on Plat Book 65, Page 12		
Describe activities to be undertaken on project site:	construction of a residential neighborhood		
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Adam G. Sosne</i> AB9033404BDE429	Date:	8/2/23
Applicant's Printed Name	Adam G. Sosne, Manager	Date:	
Owner's Signature	<i>Adam G. Sosne</i> AB9033404BDE429	Date:	8/2/23
Owner's Printed Name	Adam G. Sosne, Manager	Date:	

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

<input type="checkbox"/>	MDP Fees: (<i>\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter</i>)	Total Fee Calculation: \$
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Attachments Included with Application: (Please include # of copies)

CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
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Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
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Application received by:		Date:
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Application completeness approved by:		Date:
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Date scheduled for public hearing:

Contents of a Preliminary Master Development Plan – Residential Districts

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.
	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
	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.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	The location and arrangement of street entrances, driveways and parking areas.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	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.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management with the location of stormwater facilities designed to serve more than one lot.
	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
	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.
	Location and timing of construction for all amenities.
	Landscaping and Buffer requirements per Article 8.
	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design
	Calculated open space requirements shall adhere to Section 7.6, Open Space.

Contents of a Preliminary Master Development Plan – Commercial and Industrial Districts

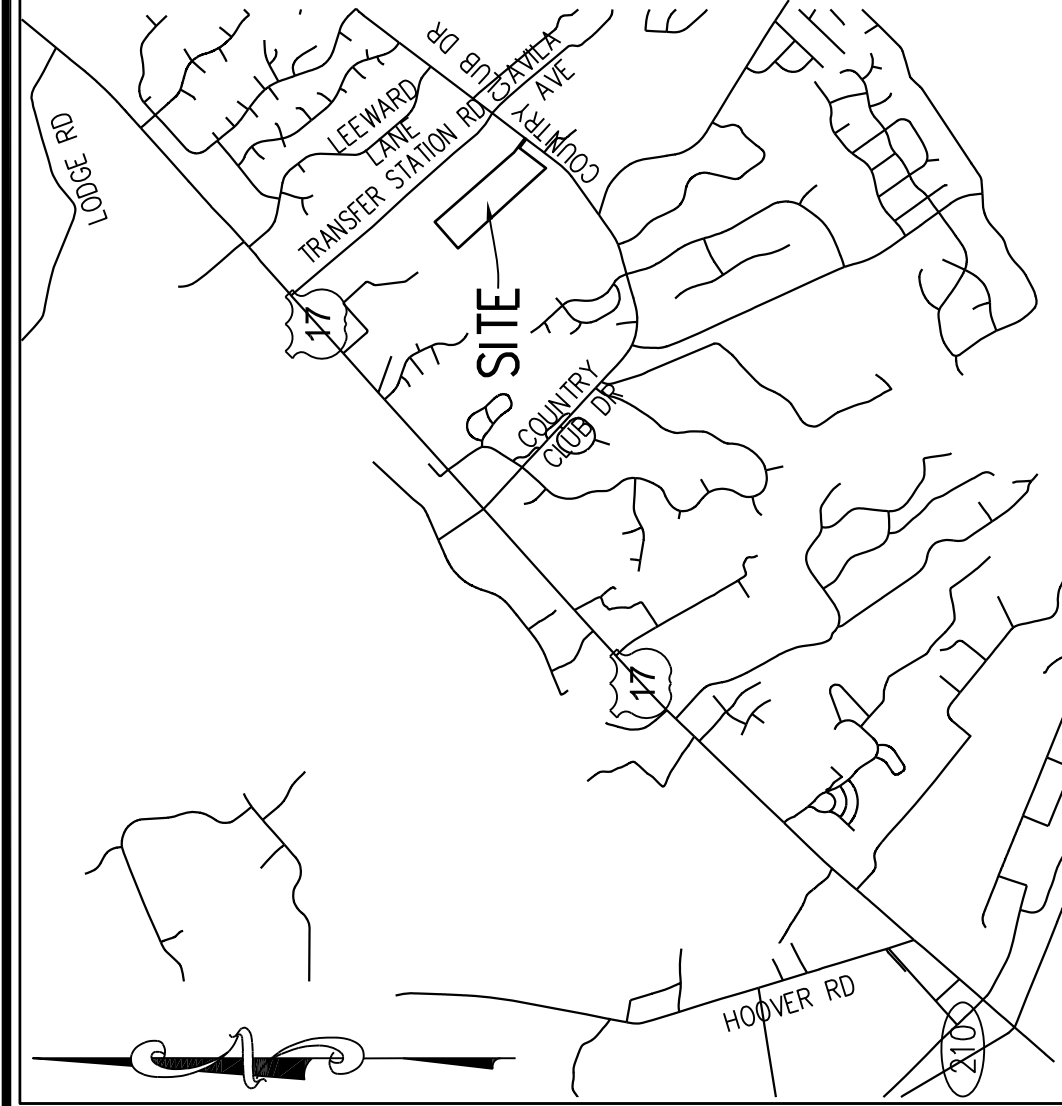
The site plan shall contain a conceptual plan, showing the location and functional relationship between streets and land uses, including the following:

	A conceptual plan, showing the location and arrangement of proposed uses.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or identified on any historical survey for Pender County.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided. The location and approximate boundaries of existing environmental features as defined.
	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.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The proposed location of entrances to the development from existing public streets and proposed parking areas.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	Landscaping and Buffer requirements per Article 8.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.

Contents of a Preliminary Master Development Plan – Mixed Use Districts

Site plan 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 existing environmental features as defined.
	The proposed location of entrances to the development from existing public streets and proposed parking areas.
	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.
	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.
	The proposed location and arrangement of all streets and utility systems.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
	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
	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.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
	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.
	Location and timing of construction for all amenities.
	Landscaping and Buffer requirements per Article 8.
	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.
	Calculated open space requirements shall adhere to Section 7.6, Open Space.



VICINITY MAP (N.T.S.)

GENERAL NOTES:

- OWNERSHIP REFERENCE: DB 4751 PG. 913
- PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).
- A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
- ALL INTERIOR ROADWAYS ARE TO BE PRIVATE AND BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
- A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
- THE DEVELOPERS HAVE THE SOLE RIGHT TO MODIFY THIS PRELIMINARY PLAN IN ACCORDANCE WITH MARKET CONDITIONS OR OTHER CONDITIONS WHICH INDICATE A CHANGE IS DESIRED OR REQUIRED. ANY AND ALL CHANGES MUST BE REVIEWED BY THE PLANNING DEPARTMENT AND IN SOME INSTANCES MAY REQUIRE PLANNING BOARD APPROVAL.
- WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
- ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
- ALL PROPOSED OPENSPACE/RECREATION AREAS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT EXCEPT AS RECREATIONAL FACILITIES.
- ALL STREET SIGNS & STREET LIGHTING TO CONFORM WITH PENDER COUNTY UDO.
- WATER FOR THIS DEVELOPMENT TO BE PROVIDED BY PENDER COUNTY UTILITIES AND SEWER TO BE PROVIDED BY FLOORS, INC.

TRIP GENERATION:

- 52 SINGLE FAMILY HOMES*
- 36 DUPLEXES**
- 36 TOWNHOMES***
- 728 - TOTAL DAILY TRIPS
- 91 - PM PEAK HOUR
- **PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 210
- ***PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 230

REQUIRED OPEN SPACE:

126 LOTS * 0.03 AC./LOT = 3.78 AC.±
 13.81 AC.± TOTAL OPEN SPACE PROVIDED

DEVELOPMENT DATA:

PROJECT AREA: 1,290,821 SF = 29.63 AC.±
 DENSITY = 126 UNITS/29.63 AC.
 = 4.25 UNITS/AC.

PROPOSED BUILA
 SINGLE FAMILY LOTS/70/DUPLEX LOTS = 286,800 S.F.
 IMPERVIOUS PAVEMENT = 68,000 S.F.
 IMPERVIOUS CONCRETE = 15,500 S.F.
 OTHER = 63,000 S.F.
 TOTAL = 463,400 S.F. (35.9%)

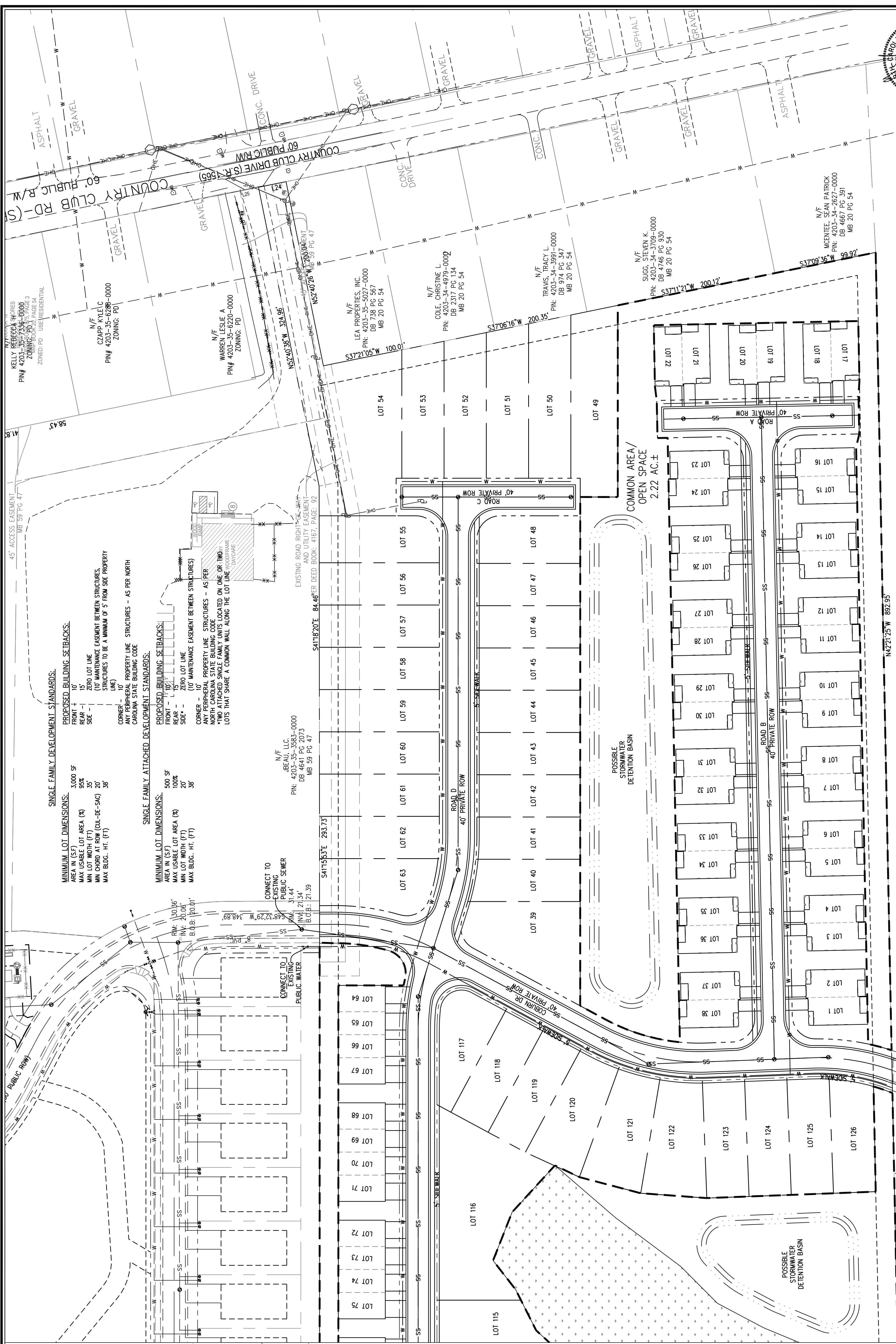
DEVELOPMENT NOTES:

- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.

DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA

No.	Revision	Date	By

Scale	1" = 50'
Designer	GSP
Drawn By	GSP
Date	August 2023
Job No.	P-0718
License #	2023-0003



GENERAL NOTES:

- PENDER COUNTY PARCEL NO.: PIN 4203-25-5746-0000 & 4203-35-3108-0000
- TOTAL TRACT AREA: 1,290,821 SF = 29.63 AC.±
- ZONING: PLANNED DEVELOPMENT (PD)
- THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720420300L, EFFECTIVE DATE 2/16/2007.
- THIS PROPERTY DOES CONTAIN 404 FEDERAL WETLANDS.

MINIMUM LOT DIMENSIONS:
 AREA IN (SF) 3,000 SF
 MAX USABLE LOT AREA (%) 95%
 MIN LOT WIDTH (FT) 35'
 MIN CHORD AT ROW (CU-DE-SAC) 20'
 MAX BLDG. HT. (FT) 38'

PROPOSED BUILDING SETBACKS:
 FRONT - 10'
 REAR - 15'
 SIDE - 10'
 ZERO LOT LINE (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES. STRUCTURES TO BE A MINIMUM OF 5' FROM SIDE PROPERTY LINE)
 CORNERS (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)
 ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE
 *TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE (WOODFRAME STRUCTURES)

SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS:
 MINIMUM LOT DIMENSIONS:
 AREA IN (SF) 500 SF
 MAX USABLE LOT AREA (%) 100%
 MIN LOT WIDTH (FT) 20'
 MAX BLDG. HT. (FT) 38'

ACCESS EASEMENT: MB 59 PG 47

EXISTING ROAD RIGHT-OF-WAY AND UTILITY EASEMENT: FOR DEED BOOK: 4167, PAGE: 92

CONNECT TO EXISTING PUBLIC SEWER: PIN: 4203-35-3583-0000 DB 4641 PG 2073 MB 59 PG 47

CONNECT TO EXISTING PUBLIC WATER: PIN: 4203-35-3144-0000 DB 4641 PG 2073 MB 59 PG 47

MINIMUM LOT DIMENSIONS:
 AREA IN (SF) 3,000 SF
 MAX USABLE LOT AREA (%) 95%
 MIN LOT WIDTH (FT) 35'
 MIN CHORD AT ROW (CU-DE-SAC) 20'
 MAX BLDG. HT. (FT) 38'

PROPOSED BUILDING SETBACKS:
 FRONT - 10'
 REAR - 15'
 SIDE - 10'
 ZERO LOT LINE (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES. STRUCTURES TO BE A MINIMUM OF 5' FROM SIDE PROPERTY LINE)
 CORNERS (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)
 ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE
 *TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE (WOODFRAME STRUCTURES)

COMMON AREA/OPEN SPACE: 2.22 AC.±

POSSIBLE STORMWATER DETENTION BASIN

PRIVATE RIGHT OF WAY X-SECTION
 N.T.S.

GRAPHIC SCALE: 1 inch = 50 ft.

Sheet No. **C-1**

GSP CONSULTING, PLLC
 ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411
 tel: 910-442-7670 fax: 910-799-4659

PROFESSIONAL SEAL
 CAROLINA PROFESSIONAL ENGINEERS SOCIETY
 03315
 CARRY S. PATE
 08/09/2023

PREPARED FOR:
 McAdams Homes, LLC
 6626-B Gordon Road
 Wilmington, NC 28411
 910-799-3006

MASTER DEVELOPMENT PLAN

North Carolina
 Pender County

CAROLINA CREEK EXTENSION

Topsail Township

PROJECT NARRATIVE

McAdams Homes, LLC (“McAdams”) is requesting a Master Development Plan approval for parcels 4203-25-5746-0000 and 4203-35-3108-0000 totaling 29.63 acres. McAdams proposes as a residential development consisting of 52 single family detached units and 74 single family attached units for a total of 126 single family homes at a density of 4.25 units/acre. The land is currently zoned PD and will remain so under this request. The subject property is classified as Low Density Residential (“LDR”) in the Pender 2.0 Comprehensive Land Use Plan. However, the Future Land Use Map is not intended to be parcel-specific and therefore, the adjacency of the Regional Mixed-Use category illustrates an opportunity for a transition of density within this area. In addition, Section 4.8.1.C.2) the Pender County Unified Development Ordinance (“UDO”) provides for an increase in density which may be allowed with superior design or the provision of additional amenities such as public and/or private open space. The neighboring properties, while designated LDR are currently permitted for over two units per acre; Southwater Village is permitted at 4.71 units/acre and Village at Old Pointe is 4.78 units/acre. The property is also located in close proximity to the north for an area designated as regional mixed-use parcel.

This project seeks the permitted increase in density through both superior design and additional amenities. Our design provides interconnectivity by integrating roadway connections between Country Club Drive and neighboring developments. The project provides sidewalks throughout the development to promote a walking project. McAdams also will amenitize the ponds by placing fountains, walking trails and lookout viewing stations; therefore, having the pond be a vital part of our active open space. The project also provides more than ten (10) acres of open space above and beyond the Pender County UDO requirements.

Superior Design strategies have been included and highlighted on the plan to qualify the project for the proposed density increase. These efforts include:

1. Preservation of majority of wetlands on site
2. Preservation of significant trees on site per UDO Section 8.1.3.A.2
3. Use of native and adaptive plants well suited to our southeastern North Carolina climate
4. Creation of walkable community with sidewalks throughout development
5. Fountains, lookout viewing stations and walking trails around the stormwater pond

This proposed Master Development Plan will provide an area of transition between the higher density land use designations to the north on highway 17 to the lower density land use designations to the south closer to the coastal resources. In addition, water and sewer services are available on the property subject to this proposed Master Development Plan. The site will be served by Pluris of Hampstead, LLC for sewer and Pender County engineering for public water which further supports the request for increased density as permitted under the UDO.

PIN	NAME	ADDR	CITY	STATE	ZIP	PROPERTY_ADDRESS
4203-16-5300-0000	REID WARREN R	1541 COUNTRY CLUB DRIVE	HAMPSTEAD	NC		28443 1541 COUNTRY CLUB DR
4203-35-7336-0000						
4203-16-4014-0000	HOWARD ANDREW C	1396 COUNTRY CLUB DRIVE	HAMPSTEAD	NC		28443 1396 COUNTRY CLUB DR
4203-34-4567-0000	CAROLINA CREEK PROPERTY OWNERS ASSOCIAT	127 RACINE DR STE 201	WILMINGTON	NC		28403 ARDEN DR
4203-15-9897-0000						
4203-25-0500-0000						
4203-25-2438-0000						
4203-15-8551-0000	CAROLINA CREEK PROPERTY OWNERS ASSOCIAT	127 RACINE DR STE 201	WILMINGTON	NC		28403 ARDEN DR
4203-15-6961-0000	MCENTEE SEAN PATRICK	709 BROWN PELICAN LN	HAMPSTEAD	NC		28443 1379 COUNTRY CLUB DR
4203-34-2627-0000						
4203-24-9219-0000	LEA PROPERTIES INC	PO BOX 130	HAMPSTEAD	NC		28443
4203-35-5027-0000						
4203-16-3068-0000						
4203-35-8576-0000	PENNINGTON BRUCE EDWARD	142 HIGH TIDE DR	WILMINGTON	NC		28411 1585 COUNTRY CLUB DR
4203-16-4364-0000						
4203-25-3471-0000						
4203-34-3496-0000	KING DONNA KNOWLES	PO BOX 42	HAMPSTEAD	NC		28443 1344 COUNTRY CLUB DR
4203-15-5699-0000	DEGROOT JOSHUA A	507 ARDEN DRIVE	HAMPSTEAD	NC		28443 507 ARDEN DR
4203-25-1412-0000						
4203-15-9429-0000	ZAYCER DAVID	516 ARDEN DR	HAMPSTEAD	NC		28443 516 ARDEN DR
4203-15-7693-0000	GRAHAM SHARON L ET AL	8601 HAMMOCK DUNES DR	WILMINGTON	NC		28411 1482 COUNTRY CLUB DR
4203-34-7944-0000						
4203-24-9392-0000						
4203-26-9269-0000	LGI HOMES NC LLC	1450 LAKE ROBBINS DR STE 430	THE WOODL/ TX			77380
4203-35-6220-0000	WARREN LESLIE A	1509 COUNTRY CLUB RD	HAMPSTEAD	NC		28443 1509 COUNTRY CLUB DR
4203-15-4833-0000	BILL CLARK HOMES OF WILMINGTON LLC	127 RACINE DR SUITE 201	WILMINGTON	NC		28403 189 BOWMAN FIELD CIR
4203-16-3114-0000						
4203-34-3709-0000	SUGG STEVEN K	119 DOWNY DR	HAMPSTEAD	NC		28443 1381 COUNTRY CLUB DR
4203-25-4347-0000						
4203-16-2016-0000	CAROLINA CREEK PROPERTY OWNERS ASSOCIAT	127 RACINE DR STE 201	WILMINGTON	NC		28403 BOWMAN FIELD CIR
4203-15-6894-0000	HILL HARVEY G JR	539 ARDEN DR	HAMPSTEAD	NC		28443 539 ARDEN DR
4203-24-6573-0000						
4203-25-1644-0000	SALYER NICHOLAS ADAM	549 ARDEN DR	HAMPSTEAD	NC		28443 549 ARDEN DR
4203-15-7849-0000	MCADAMS HOMES LLC	6626 GORDON ROAD UNIT C	WILMINGTON	NC		28411 COUNTRY CLUB DR
4203-35-3108-0000						
4203-16-6220-0000						
4203-16-2680-0000						
4203-35-6099-0000	KNOTT NANCY PARHAM	1522 COUNTRY CLUB DRIVE	HAMPSTEAD	NC		28443 1522 COUNTRY CLUB DR
4203-16-4080-0000						
4203-34-4979-0000	COLE CHRISTINE L	1459 COUNTRY CLUB DR	HAMPSTEAD	NC		28443 1459 COUNTRY CLUB DR
4203-15-6486-0000	BILL CLARK HOMES OF WILMINGTON LLC	127 RACINE DR SUITE 201	WILMINGTON	NC		28403 ARDEN DR
4203-16-7130-0000						
4203-16-1294-0000						

4203-15-7522-0000	PERRIN ROBERT TRUSTEES	664 AVILA AVE	HAMPSTEAD NC	28443 492 ARDEN DR
4203-15-8870-0000	SMITH DILLON	11 COBURN DR	HAMPSTEAD NC	28443 11 COBURN CT
4203-34-3002-0000	PIVER RUPPERT L	1256 COUNTRY CLUB DR	HAMPSTEAD NC	28443 1256 COUNTRY CLUB DR
4203-25-1357-0000				
4203-24-8266-0000				
4203-34-7289-0000	DIXON CHARLES L	1412 COUNTRY CLUB DR	HAMPSTEAD NC	28443 DIXON ESTATES DR
4203-16-2892-0000	UGLIONO SHANE P ET AL	458 ANNANDALE TRACE	HAMPSTEAD NC	28443 458 ANNANDALE TRACE
4203-35-3583-0000	JBEAU LLC	PO BOX 538	HAMPSTEAD NC	28443 1497 COUNTRY CLUB DR
4203-16-4420-0000				
4203-15-3867-0000	JOHNSON KEVEN J	4936 EAST HORSESHOE ROAD	PARADISE V/A AZ	85253 175 BOWMAN FIELD CIR
4203-16-1352-0000				
4203-25-4203-0000				
4203-24-1960-0000				
4203-15-5729-0000	BRASWELL ROBERT	207 BOWMAN FIELD CIRCLE	HAMPSTEAD NC	28443 207 BOWMAN FIELD CIR
4203-16-8002-0000	BESCH WILLIAM A	28 ALLBROOK WAY	HAMPSTEAD NC	28443 28 ALLBROOK WAY
4203-34-6718-0000	MCCASKILL ANGUS G	1446 COUNTRY CLUB DR	HAMPSTEAD NC	28443 1446 COUNTRY CLUB DR
4203-15-9689-0000				
4203-15-6724-0000	COX LISA ANN	517 ARDEN DR	HAMPSTEAD NC	28443 517 ARDEN DR
4203-34-3302-0000	MOSHER GREGORY E	1276 COUNTRY CLUB DR	HAMPSTEAD NC	28443 1276 COUNTRY CLUB DR
4203-15-7557-0000	CHAMPION BRADLEY F	506 ARDEN DRIVE	HAMPSTEAD NC	28443 506 ARDEN DR
4203-34-8409-0000	COLLINS KEITH M CO TRUSTEES	1408 COUNTRY CLUB DR	HAMPSTEAD NC	28443 61 DIXON ESTATES DR
4203-35-6288-0000	CZAPP KYLE C	1521 COUNTRY CLUB DR	HAMPSTEAD NC	28443 1521 COUNTRY CLUB DR
4203-16-5596-0000	UGLIONO SHANE P ET AL	458 ANNANDALE TRACE	HAMPSTEAD NC	28443
4203-25-3226-0000				
4203-16-2179-0000				
4203-16-6963-0000	RANDIVE VIJAY R	PO BOX 10700	WILMINGTON NC	28404 465 ANNANDALE TRACE
4203-17-8616-0000	PENDER COUNTY	805 S WALKER ST	BURGAW NC	28425 248 TRANSFER STATION RD
4203-25-5281-0000				
4203-43-7857-0000	COUNTRY CLUB ROAD ASSEMBLAGE LLC	C/O G F MANAGEMENT CO LLC	DURHAM NC	27703
4203-15-6915-0000				
4203-25-0456-0000				
4203-34-0450-0000				
4203-16-4176-0000				
4203-15-8107-0000	CAROLINA CREEK PROPERTY OWNERS ASSOCIAT	127 RACINE DR STE 201	WILMINGTON NC	28403 ARDEN DR
4203-34-8986-0000	TODD BRENDA CURTIN	1498 COUNTRY CLUB DR	HAMPSTEAD NC	28443 1498 COUNTRY CLUB DR
4203-34-6876-0000	DELFS CAROLYN B	1462 COUNTRY CLUB DRIVE	HAMPSTEAD NC	28443 1462 COUNTRY CLUB DR
4203-16-6165-0000				
4203-35-8404-0000	KELLY REBECCA H	C/O REBECCA ROBINSON	KINGS MOUN NC	28086
4203-25-3425-0000				
4203-16-7088-0000				
4203-34-5760-0000	SMITHWICK GARY L	1424 COUNTRY CLUB DRIVE	HAMPSTEAD NC	28443 1424 COUNTRY CLUB DR
4203-25-5746-0000	MCADAMS HOMES LLC	6626 GORDON ROAD UNIT C	WILMINGTON NC	28411 COUNTRY CLUB RD
4203-15-5640-0000	PASCUA WILLY R JR	483 ARDEN DR	HAMPSTEAD NC	28443 483 ARDEN DR
4203-45-0372-0000	FRANCIS WILLIAM F JR	1572 COUNTRY CLUB DR	HAMPSTEAD NC	28443-2333 1572 COUNTRY CLUB DR

4203-15-8967-0000	FORD PAUL ET AL	14 ALLBROOK WAY	HAMPSTEAD NC	28443 14 ALLBROOK WAY
4203-25-1392-0000				
4203-34-7622-0000	DIXON RODNEY H	901 NUJT STREET APT 524	WILMINGTON NC	28401 DIXON ESTATES DR
4203-16-5275-0000				
4203-16-3572-0000				
4203-35-9147-0000	AXTELL MICHAEL CHARLES	1536 COUNTRY CLUB DR	HAMPSTEAD NC	28443 1536 COUNTRY CLUB DR
4203-16-1453-0000				
4203-34-3991-0000	TRAVIS TRACY L	1437 COUNTRY CLUB DR	HAMPSTEAD NC	28443 1437 COUNTRY CLUB DR
4203-25-4283-0000				
4203-15-5957-0000				
4203-24-6124-0000				
4203-15-9735-0000	SNIVELY VICTORIA	27 COBURN COURT	HAMPSTEAD NC	28443 27 ARDEN DR
4203-25-2259-0000				
4203-15-6860-0000	HOLLIDAY MATTHEW DENVER HERSHEY	529 ARDEN DR	HAMPSTEAD NC	28443 529 ARDEN DR