

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

Application Information Master Development Plan

Case Number: MDP 2023-61

Application Type: Master Development Plan

Applicant: Tidewater Associates, INC.

Owners: A. Sydes Construction, INC.

Location: Approximately .63 miles northwest of the intersection of Habersham Ave and Island Creek Rd

Property ID #(s): 3263-43-4574-0000

Description: Master Development Plan application for the expansion of a residential neighborhood consisting of 96 single family units to be considered concurrently with a conditional rezoning request from the RA, Rural Agriculture to the RP, Residential Performance zoning district.

Current Zoning: Rural Agriculture

Technical Review Committee Meeting: December 7th, 2023 at 9am

Board of County Commissioners/Planning Board Meeting: TBD

Application Materials

Application Package
Site Plan

APPLICATION PACKAGE

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By- Right 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. BLD **Pre-submittal Meeting**
Date of Meeting 3-17-22
2. BLD **Signed Application**
3. BLD **Payment**
\$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter
4. BLD **Paper Plan Sets**
One (1) 24 x 36, Fifteen (15) 11 x 17
5. BLD **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. Submitted
With Rezoning **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. Submitted
With Rezoning **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. BLD **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. BLD **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 Benjamin L Darling

Date 11/08/2023

Printed Name Benjamin L Darling

Staff Initials:	_____
Date:	_____

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 2023-61	Date	11/9/2023
Application Fee	\$ 1550.00	Invoice Number:	00036842
Pre-Application Conference		Hearing Date	TRC 12/7/23
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Tidewater Associates, Inc.	Owner's Name:	A. Sydes Construction, Inc.
Applicant's Address:	306 New Bridge Street	Owner's Address:	100 Carolina Plantations Blvd.
City, State, & Zip	Jacksonville, NC 28540	City, State, & Zip	Jacksonville, NC 28544
Phone Number:	(910) 455-2414	Phone Number:	(910) 455-6956
Email Address:	office@tidewaterenc.com	Email Address:	leahquinn@sydescommunities.com
Legal relationship of applicant to land owner: Planning Agency			
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):	3263-43-4574-0000	Total property acreage:	110.0± Acres
Zoning Classification:	RP Zone (Proposed)	Acreage to be disturbed:	46± Acres
Project Address :	Off Island Creek Road		
Description of Project Location:	Tract 3 PB 61/110 The Herring Tract		
Describe activities to be undertaken on project site:	See Narrative		
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Benjamin L. Darling</i>	Date:	<i>11/09/2023</i>
Applicant's Printed Name	<i>Benjamin L. Darling</i>	Date:	<i>11/09/2023</i>
Owner's Signature	<i>Anthony W. Sydes</i>	Date:	<i>11/08/2023</i>
Owner's Printed Name	<i>Anthony W. Sydes</i>	Date:	<i>11/08/2023</i>

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	<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:	Taylor Davis	Date: 11/9/2023
Application completeness approved by:	Taylor Davis	Date: 11/9/2023
Date scheduled for public hearing:	TRC 12/7/23	

Wylie Branch, Section V

Project Narrative

Location and Access:

The proposed project is located on the North side of Island Creek Road (N.C.S.R. 1002) near the Pender County/New Hanover County line, approximately 0.8 miles South of the intersection with N.C. Hwy. 210.

The proposed project is bordered to the East, South & West by undeveloped property, zoned RA; to the North by undeveloped property, zoned RA & Wylie Branch Subdivision (single family lots), zoned RP.

The proposed project has one street connection onto W. Broughton Lane and 2 stub street connections to the adjoining properties to the East & South.

All of the streets in the proposed project will be public and designed to N.C.D.O.T. standards. The rights-of-way are 50' and the pavement widths are 20' strip pavement with roadside swales.

Description of Activities on Site:

The proposed project consists of ninety-six (96) Single Family Dwelling-Detached Conventional lots on One Hundred Ten (110) acres of which Forty-Seven and Fifty-Two Hundredth (47.52) acres is wetlands.

Fifty-Three and Forty-Five Hundredth (53.45) acres is planned as open space that consists of passive & active, Forty-Four and Twenty-Five Hundredth (44.25) acres of wetlands, and a Community Mailbox site. The percentage of open space is 49%.

All open spaces will be conveyed to and maintained by the Homeowners Association.

Description of Construction Activities:

The proposed project will be constructed with 20' wide paved streets and roadside swales, to meet N.C.D.O.T. minimum roadway and drainage requirements.

A public water system will be constructed to meet the Pender County Utilities requirements to serve all lots within this subdivision.

A public Sewer system will be constructed to meet the Pluris requirements to serve all lots within this subdivision.

Stormwater management is proposed a low density with roadside swales and outlet swales.

Type of Utilities to Serve Site:

The proposed water & sewer system will tie into the existing water & sewer system within the Wylie Branch subdivision.

Power, telephone, and cable will be underground and installed by the local providers.

SITE PLAN(S)

Wylie V - Adjoiner Data

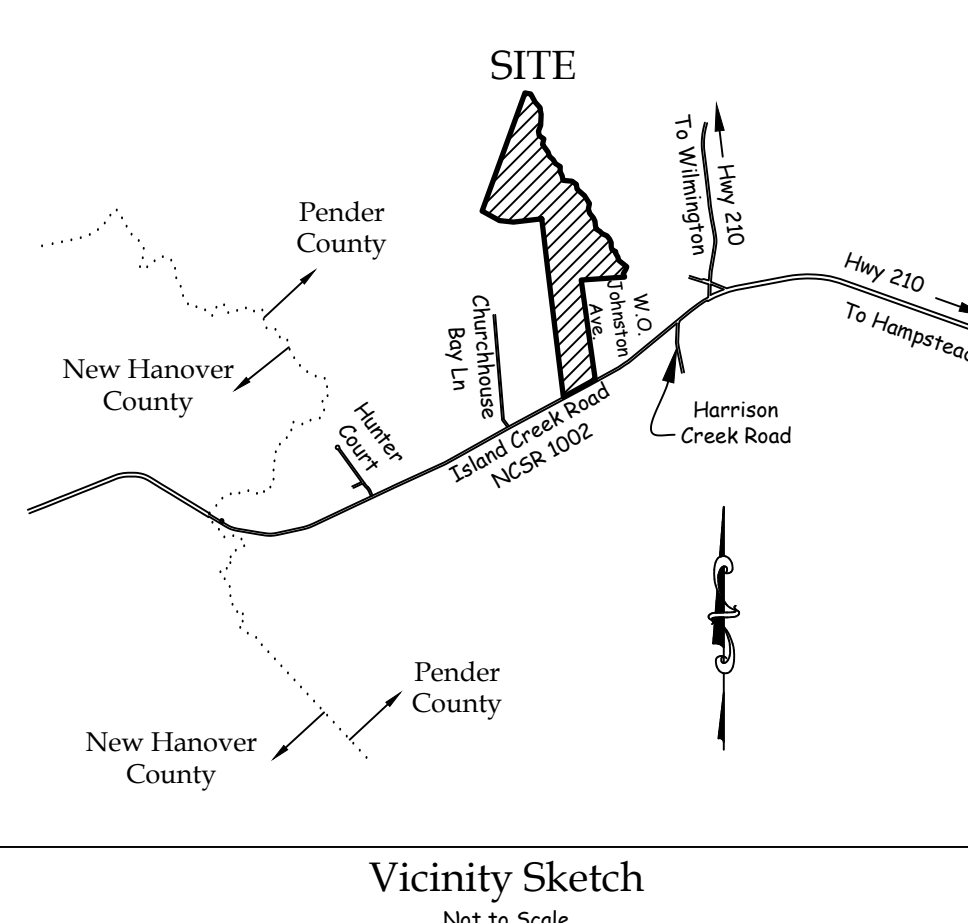
Table with columns: Lot No., Owner(s), D.B. / Pg., Subdivision, M.B. / Pg., RA Zone, Use(s), Pin #. Lists various lots and their details.

Development Phasing

Table with columns: Phase, Recorded Per, Acreage, Number of Lots, Acquire in Street R/W, Density. Lists Phases I through VI.

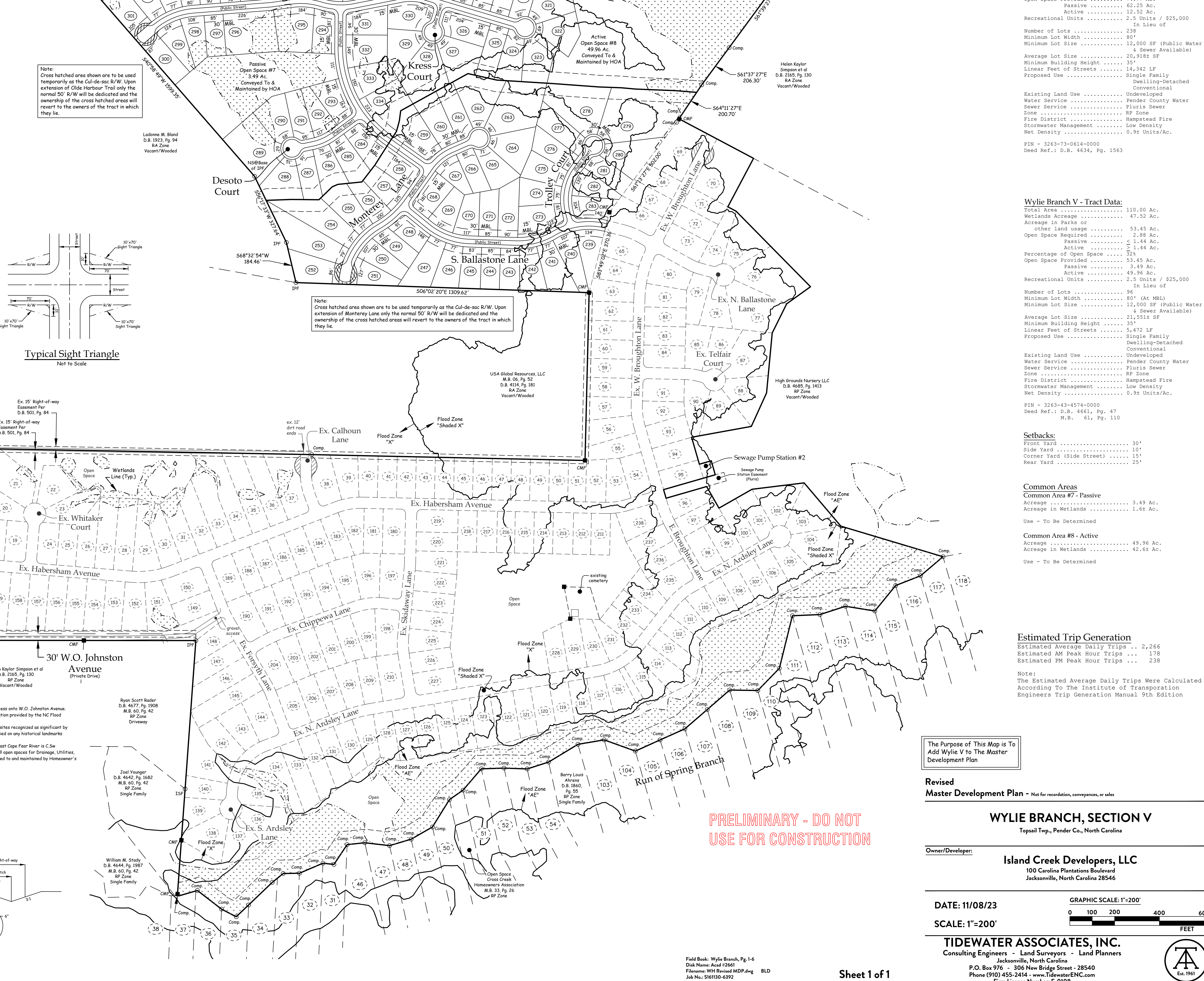
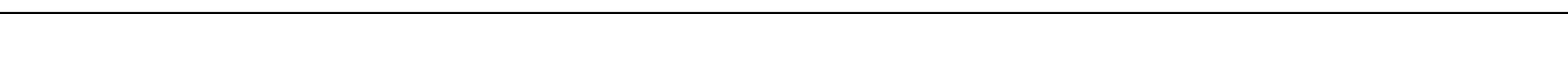
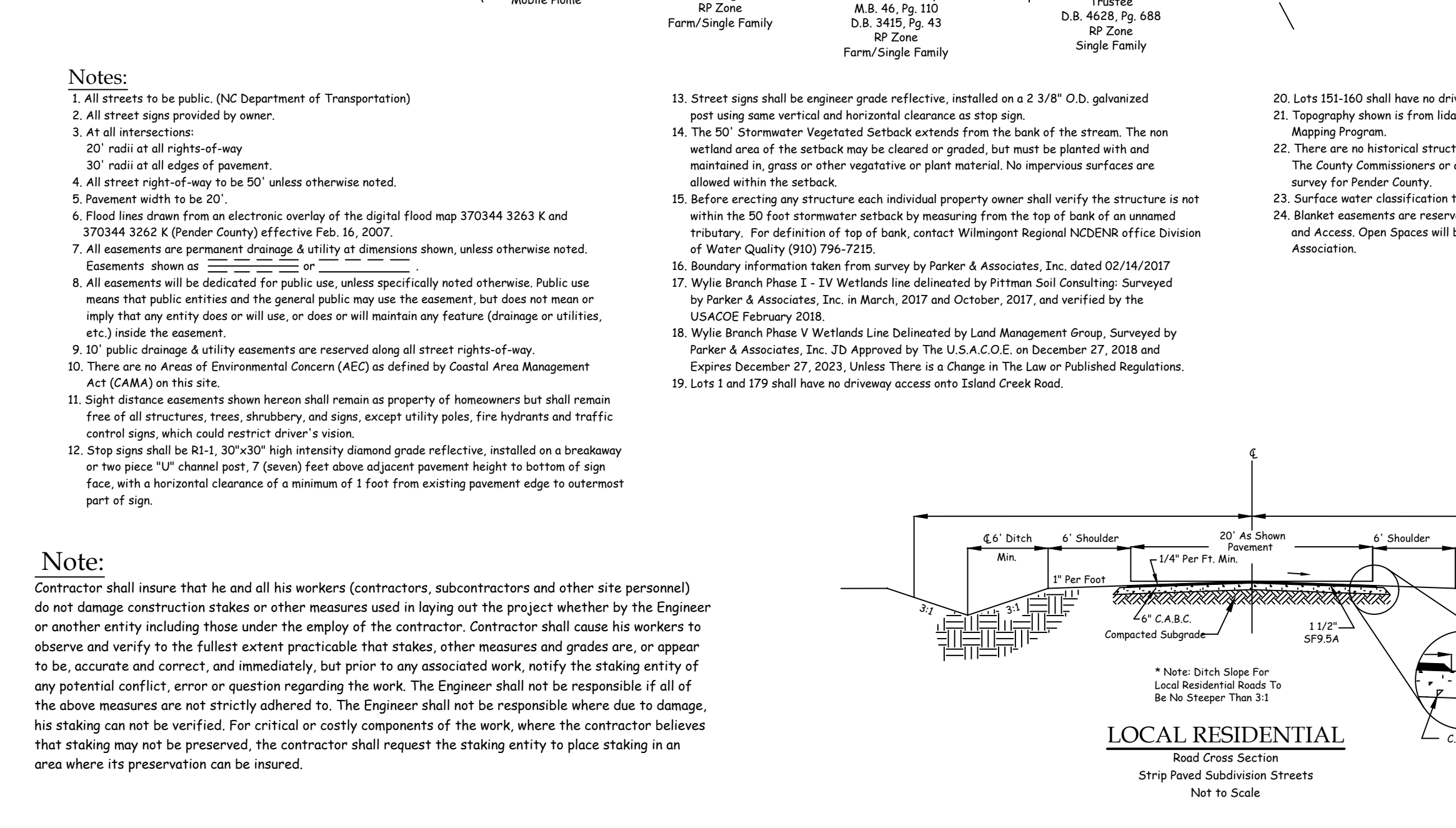
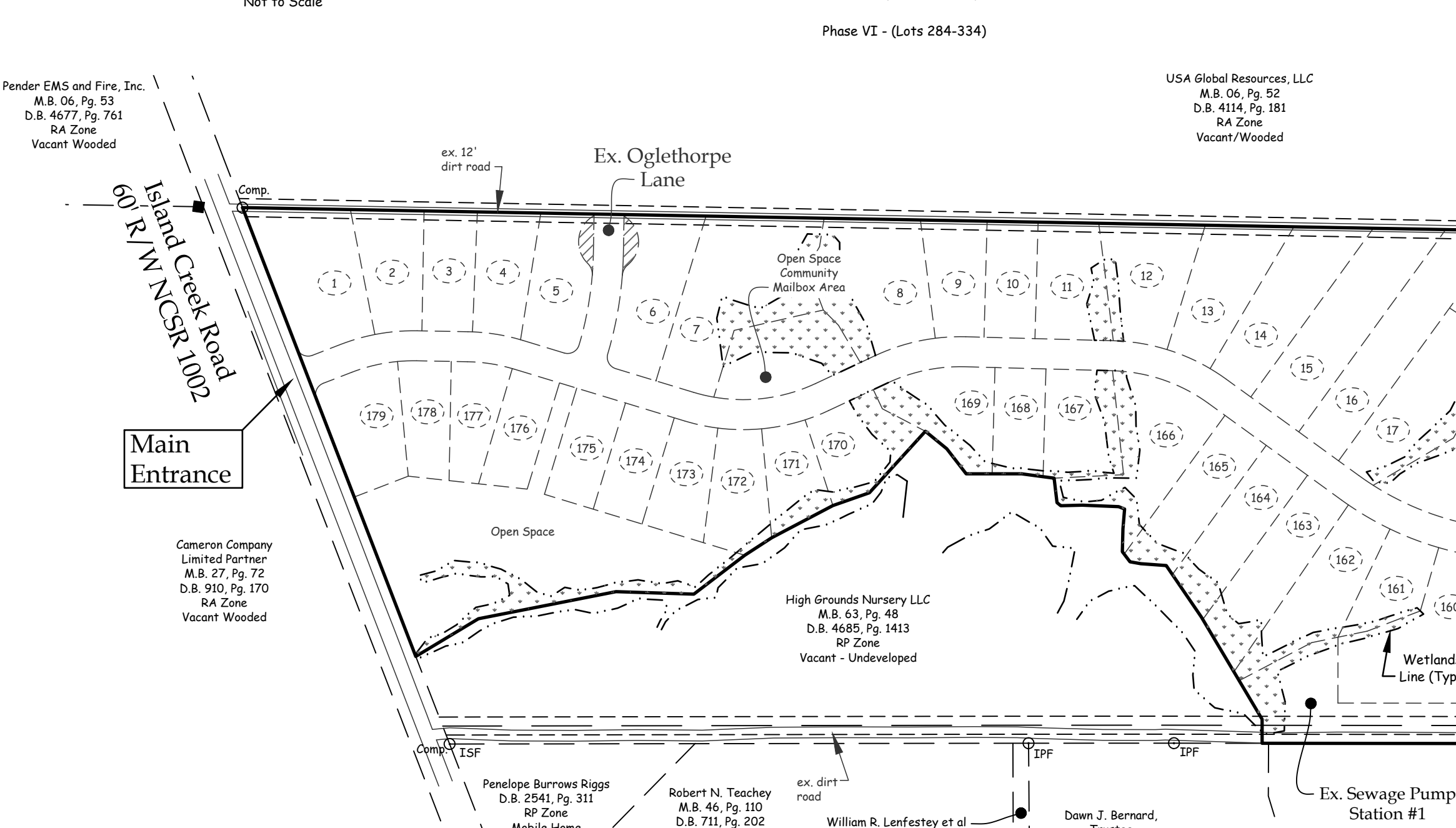
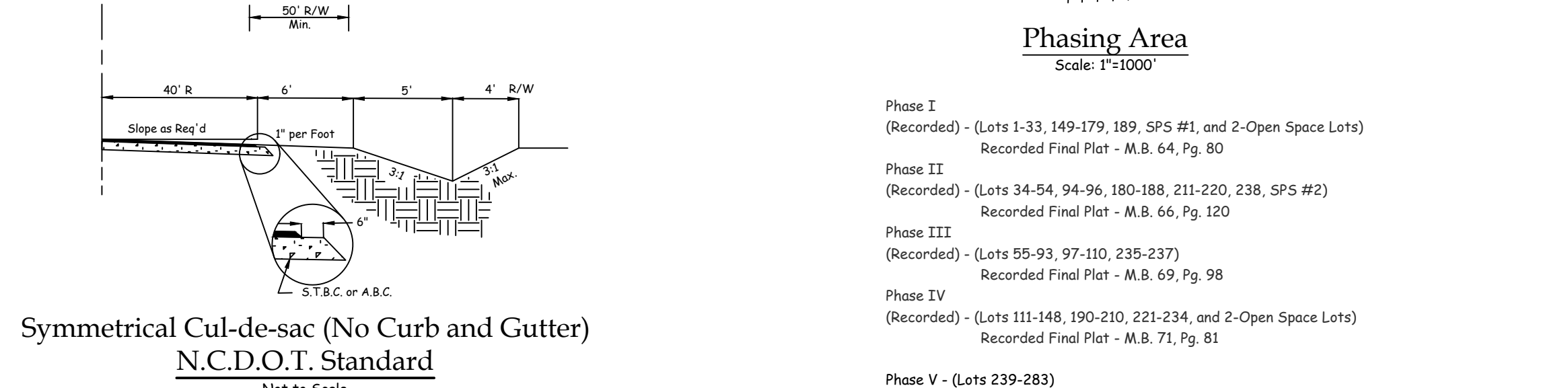
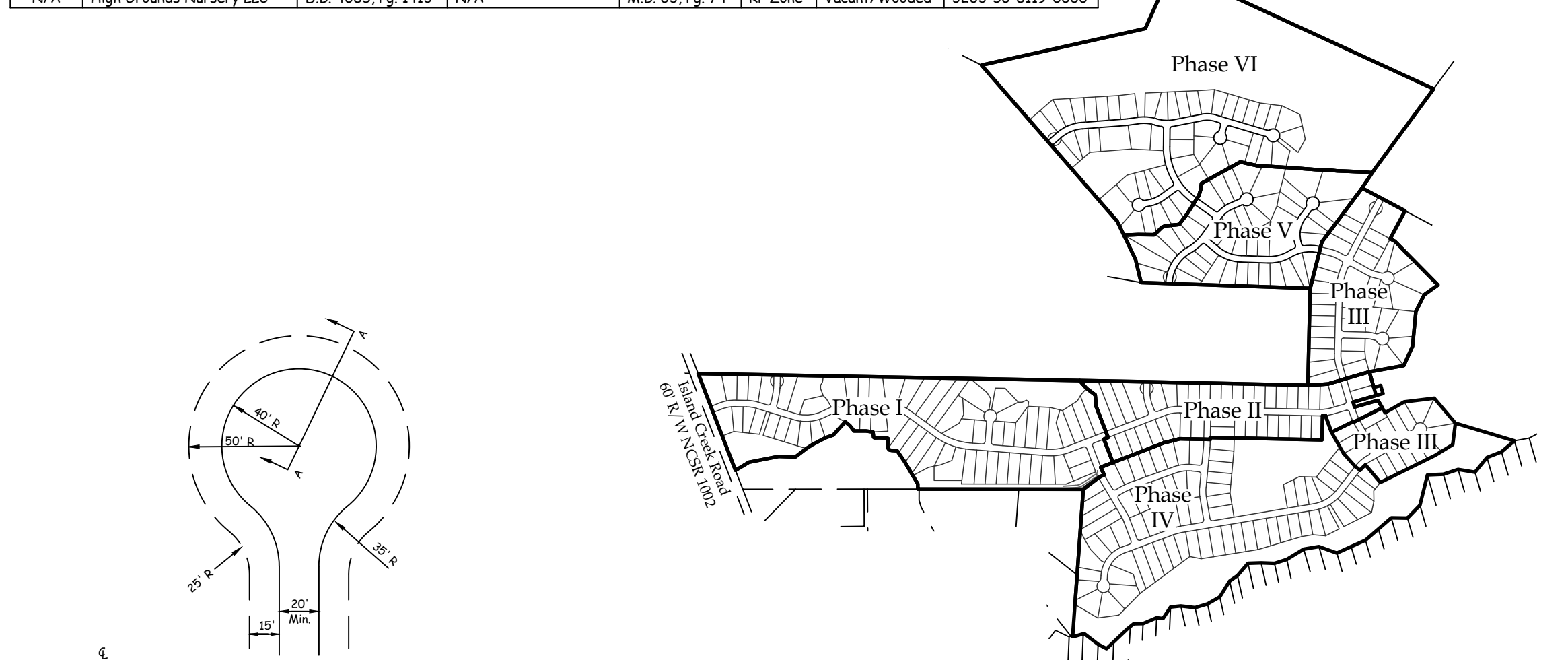
Legend:

- Legend items: Ac - Acreage, CMP - Concrete Monument Found, Comp - Completed Foot, D.B. - Deed Book, etc.



Approved Wylie Branch - Tract Data: Total Area, Wetlands, Open Space, etc. Summary statistics for the approved tract.

Wylie Branch V - Tract Data: Total Area, Wetlands, Open Space, etc. Summary statistics for the specific Wylie Branch V tract.



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

The Purpose of this Map is To Add Wylie V to The Master Development Plan

Revised Master Development Plan - Not for recordation, conveyances, or sales

Project information including: WYLIE BRANCH, SECTION V, Toppal Twp., Pender Co., North Carolina; Owner/Developer: Island Creek Developers, LLC; Date: 11/08/23; Scale: 1"=200'; TIDEWATER ASSOCIATES, INC. logo and contact info.

