



NEW HANOVER COUNTY
PLANNING & LAND USE

230 Government Center Drive
Suite 110
Wilmington, NC 28403
910-798-7165 phone
910-798-7053 fax
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GENERAL DEVELOPMENT PLAN

Name of Applicant or Owner	Date of Application
Address	City, State, Zip
Email Address	Telephone Number of Owner
Name of Surveyor (if different than Owner)	Telephone Number of Surveyor (if different than Owner)
Address of Surveyor (if different than Owner)	City, State, Zip
Email Address (if different than Owner)	Parcel ID Number
Location of Property	Square Feet/Acres on Plat
Project Name	Land Classification

SUBMISSION REQUIREMENTS

Your application must include **7 folded maps** of the proposed General Development Plan. The application will be regarded as incomplete until the following items are received by Planning & Zoning.

1. A **\$300.00 fee** is required. This fee should be payable to New Hanover County and **must** accompany this application.
2. Applications for General Development Plans are received and acted upon by the County’s Technical Review Committee. The agencies that are notified are Planning & Zoning, Engineering, Fire Services, NCDOT, MPO, 911 and Schools.
3. **You are encouraged to arrange an informal conference with Planning & Zoning staff at least two (2) weeks prior to submitting an application. By attending this conference, you will improve your chances of submitting a complete and acceptable application.** You should bring a rough sketch of your proposal to this conference. Planning & Zoning staff will proceed to advise you of any environmental concerns, point out significant design problems, describe the required improvements, and advise you regarding the required approval letters for water and sewer.
4. Projects proposing more than 150 dwelling units shall have the option of seeking preliminary approval in two phases: **Phase One – General Development Plan and Phase Two- Preliminary Site Plan Approved.**

Phase One – General Development Plan shall confer upon the applicant the following rights for a period of five (5) years: the total number of dwelling units, and the general type (single family, detached or attached, townhomes, apartments, patio homes). In reviewing the General Development Plan, the County’s Technical Review Committee shall indicate the following which shall not vest but still be presumed to be valid.

Phase Two- Preliminary approval subject to engineering and environmental considerations:

- The location of the collector roads
- General location and density of various types of dwellings.



GENERAL DEVELOPMENT CHECKLIST

Site Plan Requirements

- Owners name and street address on plat
- Name of Designer, Engineer and Surveyor
- Scale not less 1"=200'
- Detailed vicinity/location map with north arrow and date
- Boundary line of tract with linear and angular dimensions
- Total gross acres of tract
- Outline within Plan: number of units, type of units, and acreage
- Water and sewer availability
- Location of 100-year floodplain displayed (note if **not** applicable)
- Location of 404 Wetlands and Section 10 Wetlands (if applicable)
- Conservation resources areas identified (if applicable)
- Location and right-of-way widths for all streets (if street designation)
- Traffic impact analysis (MPO to review)
- Label areas recreation space with acres (designate active and passive)
- Display pedestrian connections to recreational space
- Topographical information and topo source
- Area of proposed thoroughfare

Density Calculations:

Indicate the appropriate density here.

- R-10 = 3.3;
- R-15 = 2.5;
- R-20 = 1.9

Equals Number of Units Permitted on Site

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

Signature of Property Owner and/or Developer

Print Name

Staff Comments Only: