

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

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planningdevelopment.nhcgov.com

MASTER PLANNED DEVELOPMENT APPLICATION

This application form must be completed as part of a master planned development application submitted through the county's online COAST portal. The main procedural steps in the submittal and review of applications are outlined in the flowchart below. More specific submittal and review requirements, as well as the standards to be applied in reviewing the application, are set out in Section 10.3.4 of the Unified Development Ordinance.



1. Applicant and Property Owner Information

Applicant/Agent Name Samuel B. Franck	Owner Name (if different from Applicant/Agent) Dry Pond Partners, LLC
Company Ward and Smith, P.A.	Company/Owner Name 2
Address 127 Racine Dr.	Address P.O. Box 2649
City, State, Zip Wilmington, NC 28403	City, State, Zip Wilmington, NC 28406
Phone 910.794.4835	Phone 910.762.2676
Email sbf@wardandsmith.com	Email hill@cameronco.com

2. Subject Property Information

Address/Location 5601 S. College Road, Wilmington, NC 28409		Parcel Identification Number(s) R07100-004-004-000	
Total Parcel(s) Acreage 64.28	Existing Zoning and Use(s) R-15, Vacant Land		Future Land Use Classification Planned Development (PD)

3. Proposed Zoning, Use(s), & Narrative

Proposed Zoning District:	Total Acreage of Proposed District:
<p>Please provide a project narrative, describe the purpose of the master planned development, and list the uses that will be allowed (attach additional pages if necessary).</p> <p>See Addendum A Attached</p>	

4. Traffic Impact

Please provide the estimated number of trips generated for the project's proposed maximum density and intensity based off the most recent version of the Institute of Traffic Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: LUC 210; LUC 220; LUC 221; LUC 310; LUC 710; LUC 820; LUC 932; LUC 934

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) See attached Trip Generation Comparison Ltr.

AM Peak Hour Trips: See Trip Generation Comparison Ltr.

PM Peak Hour Trips: See Trip Generation Comparison Ltr.

5. Master Planned Development Considerations

Please explain how the proposed development meets the following criteria (attach additional pages if necessary).

1. **How would the requested change be consistent with the County's policies for growth and development, as described in the 2016 Comprehensive Plan, applicable small area plans, etc.**

See Addendum B Attached

2. **How would the requested development be consistent with the property's classification on the 2016 Comprehensive Plan's Future Land Use Map.**

See Addendum B Attached

3. How does the proposed master planned development meet the required elements and intent of the proposed zoning district?

See Addendum B Attached

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". Applications determined to be incomplete must be corrected in order to be processed for further review.

Application Checklist

Applicant Initial

☐ This application form, completed and signed

CSA

☐ Application fee:

- \$600 for 5 acres or less
- \$700 for more than 5 acres
- \$300 in addition to base fee for applications requiring TRC review

CSA

☐ Community meeting written summary

CSA

☐ Traffic impact analysis (if applicable)

CSA

☐ Legal description (by metes and bounds) or recorded survey Map Book and Page Reference of the property requested for rezoning

CSA

☐ A copy of the title to all land that is part of the proposed master planned development district to demonstrate unified control

CSA

☐ Master Development Plan (MDP) Master Plan including the elements listed on the attached checklist:

CSA

☐ Proposed MDP Terms & Conditions Document specifying

- Conditions related to approval of the application for the master planned development zoning district classification;
- References to the MDP Master Plan, including any density/intensity standards, dimensional standards, and development standards;
- Conditions related to the approval of the MDP Master Plan, including any conditions related to the form and design of development shown in the MDP Master Plan;
- Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development;
- Provisions related to environmental protection and monitoring; and
- Any other provisions relevant and necessary to the development of the master planned development in accordance with applicable standards and regulations.

CSA

☐ One (1) hard copy of ALL documents AND 5 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.

CSA

☐ One (1) digital PDF copy of ALL documents AND plans

CSA

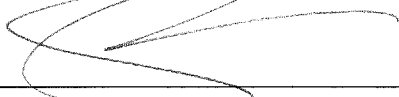
6. Acknowledgement and Signatures

By my signature below, I understand and accept all of the conditions, limitations, and obligations of the Master Planned Development zoning for which I am applying. I understand that the existing Official Zoning Map is presumed to be correct. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and comments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.

Signature of Property Owner(s)



Print Name(s)

Samuel B. Franck

Signature of Applicant/Agent

Print Name

Note: This form must be signed by the owner(s) of record. If there are multiple property owners, a signature is required for each owner of record.

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper, the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the Board will act on the request at the scheduled meeting and are under no obligation to grant the continuance. If the continuance is granted, a fee in accordance with the adopted fee schedule as published on the New Hanover County Planning website will be required.

Addendum A to Master Planned Development Application

Proposed Zoning, Uses, and Narrative

Please provide a project narrative, describe the purpose of the master planned development, and list the uses that will be allowed:

Dry Pond is requesting to rezone property located at 5601 S College Road in New Hanover County ("Property") from its current zoning of Residential 15 ("R-15") to a Planned Development District ("PD") to allow a mixed use development including single-family, multi-family, and community focused commercial development uses in accordance with New Hanover County's ("County") Unified Development Ordinance ("UDO"). The rezoning will provide the opportunity to create a mixed-use structure(s) with approximately 72,000 square feet comprised of 24,000 square feet of commercial footage and forty (40) residential units; up to two-hundred fifty (250) multi-family apartment units; fifty (50) townhome units; and one hundred twenty (120) single-family/townhome/duplex/triplex units.

The development will be an expansion of the Whiskey Branch Master Planned Development, which began in 2018 with the performance residential subdivision containing 156 units on sixty-nine (69) acres comprised of single-family homes, duplex homes and quadraplex townhomes. The proposed rezoning would allow for the expansion of Whiskey Branch Master Planned Development to include and integrate a mixture of uses on the remaining land, including but not limited to moderate density single family and multi-family housing options and supportive neighborhood and community oriented retail, office and commercial uses intended for a community scale mixed used development

Addendum B to Master Planned Development Application

Master Planned Development Considerations

Please explain how the proposed development meets the following criteria:

- 1) How would the requested change be consistent with the County's policies for growth and development, as described in the 2016 Comprehensive Plan, applicable small areas plans, etc.?**

The proposed PD rezoning would be consistent with the significant planning goals and objectives in New Hanover County ("County") favoring a mix of housing types and land uses, job and tax base creation, and smart planning strategies for infill of existing development. The proposed mixed-use development is consistent with the themes and objectives of the County's 2016 Comprehensive Plan ("2016 Plan") in many ways, including these specific items:

- "Livable Built Environment" to ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure work together to provide sustainable, green places for living, working, and recreation to provide a high quality life. The project provides a mix of housing and open space areas with a focus on retaining trees and providing green space in accordance with the County's Unified Development Ordinance ("UDO").
- "Harmony with Nature" to ensure the contributions of natural resources are being explicitly recognized and valued and to maintain their health. The project includes an innovative approach to stormwater and drainage design to ensure that the development treats all stormwater on site with a focus on eliminating any negative impact on adjacent properties. Dry Pond has also intentionally left a significant tree line around most of the Property screening residential uses from the site to promote the existing ecology and limit an impact from the height of the development.
- "Resilient Economy" to ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development that foster growth. The County is experiencing a rising demand for a variety of residential options. Rather than force those citizens to seek accommodations outside of the County, Dry Pond is seeking to offer them the opportunity to live in New Hanover County and benefit from local, easily accessible commercial options.

- "Interwoven Equity" to ensure fairness and equity in providing housing, services, health, safety, and livelihood needs of all citizen groups. The project aims to provide a variety of housing options at several different sizes and price points. This offers greater flexibility and accessibility than the single-family only option currently available under the current zoning.
- "Healthy Community" to ensure public health needs are recognized and addressed through provisions for physical activity, access to recreation, health care, and safe neighborhoods. The project is aimed at fulfilling all of these admirable goals. The development plan for the Property will create a safe, comfortable, and environmentally sustainable community to promote active and healthy lifestyles for its residents while ensuring that they have access to neighborhood commercial options that will not require additional vehicle trips to access.
- "Responsible Regionalism" to ensure all local proposals account for, connect with, and support the plans of adjacent jurisdictions and surrounding region. The City of Wilmington is the largest adjacent jurisdiction and has recognized its own needs regarding the need for diverse housing options, and the benefits of a mix of uses to reduce traffic and encourage on-site activities.

The project is also confident with the following specific implementation strategies of the 2016 Plan:

- III.C – Encourage infill development in vacant or blighted pieces of property.
- III.D – Encourage the redevelopment of single-uses into mixed-use developments.
- IV.C – Consider revising zoning ordinances to support mixed uses and holistic approach to development.
- VI.D – Encourage conservation and enhancement of the unique environment, character, and history of the County.
- IX.A – Promote a mixture of uses where appropriate in an effort to cluster development and minimize impacts on natural resources.
- IX.D – Strengthen and direct development toward existing communities through encouraging infill and redevelopment.
- XVI.B – Encourage a walkable community that creates more human interactions between neighbors.
- XVIII.A – Encourage a mixture of uses in developments that allows individuals to walk rather than rely upon vehicles.
- XXI.A – Promote compact development, mixture of uses, and infill that minimizes trips and vehicle miles traveled.
- XXI.B – Encourage development patterns and neighborhood street designs that are conducive to pedestrian and bicycle use.

2) How would the requested development be consistent with the property's classification on the 2016 Comprehensive Plan's Future Land Use Map?

The New Hanover County Future Land Use Map depicts the site as General Residential and Community Mixed Use. The mixed-use portion of the site is located alongside S College Road, where the Community Mixed Use portion of the Land Use map is located. The remainder of the site offers a variety of residential housing options in accordance with the goals of the General Residential use.

After several versions of a proposed development plan, the current site plan evolved with a priority to achieve in-fill development while retaining the local ecology and avoiding a burdensome impact on adjacent communities. The finished product achieves preservation of many of the existing trees on the property and promotes internal interconnectivity through multiple driveway access points and new road installations that will be added during development, while limiting the impact on adjacent residential neighborhoods by omitting any direct interconnectivity with the same other than emergency-only access points.

Dry Pond designed the site plan in this manner to limit the footprint of all buildings to reduce impervious surface, stormwater, and drainage concerns and limiting the impact of taller structures on nearby properties while still creating a community capable of serving a meaningful population of residents in need of a safe, well-designed neighborhood. All stormwater generated on the site will be treated on-site by stormwater ponds and facilities.

The proposed structures range in height from a maximum of forty feet (40') for the townhomes, duplexes/triplexes, and single-family lots, to a maximum of fifty feet (50') for the multi-family apartment uses and mixed-use development adjacent to S College Road. Vegetative buffers, primarily made up of existing trees with heights up to sixty-five feet (65') will separate the majority of adjacent residential uses from the Property and, as shown on the site plan, will screen almost all view of the development. The tallest structures were intentionally located alongside S College Road or in the middle of the site to limit their impact on the adjacent residential homes. All current adjacent residential properties will be directly adjacent to proposed residential areas of the site.

The Property is positioned off of S College Road. Following additional driveway and road improvements provided by Dry Pond and after an assessment of the projected traffic impact for the site completed by Ramey Kemp & Associates, the site is expected to generate 8,900 weekday daily trips. The projected totals are a significant reduction from the prior proposal for commercial development on the site which would have generated 10,230 trips per day; a difference of 1,330 daily trips.

3) How does the proposed master planned development meet the required elements and intent of the proposed zoning district?

The PD zone was established to meet six (6) primary objectives within the County. The County's UDO describes those objectives as follows:

- 1) Reducing the inflexibility of zoning district standards that sometimes result from strict application of the base district, and development standards;
- 2) Allowing greater flexibility in selecting: the form and design of development, the ways by which pedestrians and traffic circulate, how the development is located and designed to respect the natural features of the land and protect the environment, the location, and integration of open space and civic space into the development, and design amenities;
- 3) Encouraging a greater mix of land uses within the same development;
- 4) Allowing more efficient use of land, with smaller networks of streets and utilities;
- 5) Providing pedestrian connections within the site and to the public right-of-way; and
- 6) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses.

Dry Pond and the engineering and design teams that have contributed to the site plan for the Property take these objectives as a minimum standard for the project. The design was created and adapted to fit the goals of the PD zone in the following ways:

- 1) The rezoning would allow Dry Pond to develop the Property as a mixed use development with a mix of single-family and multi-family residential options together with mixed-use commercial uses designed to serve this proposed site along with the local community. This mix of uses is broader than what could be achieved under the existing zoning and is the type of mixed-use development that the County encourages under its Comprehensive Plan.
- 2) Under the proposed rezoning, a mix of housing options will be developed that offer flexibility and access to the County's citizens in need to safe, well-designed housing options.
- 3) The Property will be accessible by multiple driveway points and internally served by a comprehensive sidewalk and pedestrian walkway system designed to ensure "walkability" and to be consistent with the existing landscaping and ecology of the site. Dry Pond is also proud to produce a design that significantly decreases the amount of traffic that could be generated by a more intensive commercial PD design.

- 4) In an effort to limit traffic to adjacent neighborhoods, and in specific responds to the feedback from those owners, there will be no vehicular travel options for residents of the site to those communities. However, pedestrian walk or bike access points are provided to the adjacent neighborhoods to encourage the reduction of traffic trips and promote pedestrian access.

The proposed site plan would also establish a significantly less dense development than could be achieved under another PD project. PD permits a maximum density of seventeen (17) units per acre. The Property is 64.28 acres which would permit a maximum of roughly 1092 units. The proposed site plan only proposes 460 units, or a density of 7.16 units per acre, far less than the PD's maximum allowance. That decrease in density is intentional and responsive to community feedback. It creates a smaller, more community focused development for future residents, limits traffic in and out of the Property, and decreases stormwater and drainage issues from the Property.

Addendum C to Master Planned Development Application

Master Planned Development Community Benefits

Identify the proposed compensating community benefits. They may include, but are not limited to, improved design, natural preservation, improved connectivity for pedestrians and/or vehicles, mixed-use development, green building practices, and dedication of land or in-lieu fee contribution.

The community will benefit from the development contemplated herein for the following reasons identified in the New Hanover County Unified Development Ordinance:

- a. **Improved Design.** The use of architectural design that exceeds any minimum standards established in this UDO or any other County regulation, or the use of site design incorporating principals of walkable urbanism and traditional neighborhood development, compatible with the comprehensive plan and other adopted County plans. **The proposed development encourages a walkable urban environment by incorporating non-vehicular access points to adjacent properties; five foot (5') sidewalks along all internal roads within the development other than where sidewalks would interfere with existing utility easements; and locating high density multi-family uses in the center of the site to promote easier pedestrian access to nearby commercial uses without additional vehicle trips.**
- b. **Natural Preservation.** The preservation of sensitive lands such as natural habitats, natural features, or trees that exceed the requirements of this UDO, when they are located on the site. **Unless required by necessary infrastructure or required to satisfy the County's land use and building regulations, existing vegetation that serves as a buffer between the development site and adjacent residential uses will be left in undisturbed, including a significant number of mature trees that current have an average canopy height in excess of fifty feet (50'). These trees are not required by the UDO—compliance could be obtained with fencing or a less substantial natural area, but the natural features will remain in substantially their original condition with limited allowances for required infrastructure and utilities.**
- c. **Improved Connectivity for Pedestrians and/or Vehicles.** Additional connections to existing roads, bicycle facilities, and pedestrian facilities that provide additional connectivity to and from the development and existing

residential and commercial development in the County, beyond the requirements of Section 5.2, Traffic, Access, and Connectivity. **In response to neighbors' requests and in an effort to improve connectivity for pedestrians, additional connections to neighboring properties are being provided for pedestrian and bicycle use. At least one of these connections will also be accessible by a neighboring subdivision's vehicles to allow increased connectivity to that development and encourage a dispersal of existing vehicle trips to reduce existing traffic.**

The proposed development also offers an integrated commercial/residential node that will serve the residents of the development as well as the surrounding neighborhoods to reduce the number and distance of additional vehicular trips and offer nearby retail and commercial services to adjacent and nearby residents.

- d. Mixed-Use Development The approval of a significant amount of mixed-use development on the site, by ensuring that a minimum of 35 percent of the total gross square feet in the development (and 25 percent of the land area) will be developed in an integrated mixed-use form (residential and nonresidential), with sidewalks on both sides of the street, and street trees spaced appropriately along the street. **The proposed development will have a mixture of residential and commercial uses within the property boundary, integrated through pedestrian and vehicular paths to promote interconnectivity. Integration is primarily horizontal, but there are vertical mixed use structures included in the proposed development plan.**
- e. Any other community benefit that would provide benefits to the development site and the citizens of the County, generally. **The proposed development would be an example of successful in-fill development; repurposing a current vacant County parcel into a residential and commercial project designed to provide additional housing for County residents, local commercial and retail for those and nearby residents, and provide a benefit to the County's tax base and citizens.**

While the specific tenants are not yet identified, it is the applicant's desire to include a gourmet grocery store, electrical car charging station(s), a coffee shop, and a consumer-electronics store among the retail uses that will be available to the public.

Report of Community Meeting

Proposed Rezoning from R-15 to Planned Development (PD)
5601 South College Road
Dry Pond Partners, LLC Development

The undersigned hereby certifies that written notice of a community meeting for the above referenced PD rezoning proposal was mailed via First Class Mail to all property owners within five hundred feet (500') of the subject property as listed on the New Hanover County ("County") tax records and based upon a list of recipients provided by New Hanover County, and that the same was submitted to the County planning department for e-mail distribution via the "Sunshine List" on December 4, 2020. A list of all adjacent property owners to whom written notice was mailed is attached to this report as Exhibit A. A copy of the written notice is attached as Exhibit B. A list of the parties who registered to attend the meeting is attached at Exhibit C, and a list of those who attended is attached as Exhibit D.

The meeting was held on December 15, 2020 at 5:00pm. In light of the COVID-19 virus, the meeting was held electronically via Zoom videoconference. The community meeting notice provided information for attendees to register for and attend the Zoom meeting.

On behalf of the applicant, Dry Pond Partners, LLC ("Dry Pond"), the following people were in attendance: Hill Rogers with Dry Pond; Josh Mihaly with Mihaly Land Design; and Samuel Franck and James Todd with Ward and Smith, P.A. attorneys.

The following issues were discussed at the meeting:

- Stormwater management;
- Traffic impact;
- Drainage;
- Road and infrastructure improvements;
- Building height and sight line impacts;
- Buffers and setbacks;
- Aesthetic construction of the development;
- Amenity sharing and road connections to adjacent neighborhoods;
- Estimated construction and phasing schedule; and
- Dry Pond's experience developing similar projects.

Consistent with the comments and questions from the neighbors expressed at the meeting, the following have been incorporated into the proposed development:

- The stormwater management program will focus on maintaining the lack of stormwater impacts on adjacent properties;

- Attention will be given to limiting height and view impacts by thoughtful location of structures on the Property; and
- Mature landscaping buffers including significant tree coverage along the residential-adjacent portions of the property will not be disturbed, so as to limit visual, light, and sound impacts from the property

Respectfully submitted,

Dry Pond Partners, LLC

By: 

Samuel F. Franck, attorney and agent for applicant
Ward and Smith, P.A.

Date: January 4, 2020 ~~2021~~

Exhibit A

List of Adjacent Property Owners Who Received Notice

Owner	Address
710 MOHICAN LLC	3518 WARWICK DR
AFANADOR ANDRES DAVID HAYLEY F	1601 SOFTWIND WAY
AIELLO M JUANITA	4637 WEYBRIDGE LN
ALLEN TERRELL T JESSICA M	4706 TRIPLETT WAY
ANGERMEIER KELSEY L	4802 OBERBECK WAY
ANKRUM MICHAEL B MARTHA A	558 MOHICAN TRL
ARAB SHRINE CLUB H CORP	4510 COLLEGE RD S
ARTHUR TERRY J AUDREY D	2112 BOSTIC WAY
BABSON JOHN E	4731 TRIPLETT WAY
BAKER BETHANY J	4705 WEYBRIDGE LN
BARHAM DENNIS PARKER	4205 REEGAN CT
BASLER JOSEPH T LORI A	2116 BOSTIC WAY
BELL MELISSA ANNE HEIRS	4701 TRIPLETT WAY
BENNETT TROY M TAMMY R	19099 PARALLEL BLUFFS CT
BENNETT WILLIAM	4669 WEYBRIDGE LN
BERTRAND AUSTEN K	4817 WEYBRIDGE LN
BLACKMON BOBBY DALE	7509 QUAIL WOODS RD
BOOLS LINDSAY M	433 10TH ST DR
BOOS DIANE	2301 GLENEAGLES DR
BRADLEY BRIAN CHARLES ETAL	4613 IGLEHART CT
BRADY PHILLIP M PATRICIA M	4203 REEGAN CT
BRITTO JULIUS W JOYCE L	4304 CHADSFORD CT
BROOKER SONYA M PAUL C II	154 BRIAR PATCH LN

BROTHERS RYAN M	4207 MANGUM DR
BROWN CLEO	5008 WAYBRIDGE LN
BROWN MARK A MARY J	2124 BOSTIC WAY
BRUNNER CHRISTOPHER J	4701 WEYBRIDGE LN
CAMPS CINDY	5009 WEYBRIDGE LN
CANNON JEFFREY D DENISE B	5036 OUTISLAND DR
CAPPS BRYANT V DEBORAH N	4719 TRIPLETT WAY
CAREY SHELLEY	481 OLDE WATERFORD WAY SUITE 100
CARGILE GARY L ANNE M	4526 BANNOCK CIR
CARMICHAEL RICE YARROW DAVID C	4609 IGLEHART CT
CAROLINA POWER & LIGHT	PO BOX 1551
CARRICO CHARLES L JR JANE M	4514 BANNOCK CIR
CARTER PAMELA J	4910 WEYBRIDGE LN
CASAS JUAN R BONNIE L	609 MOHICAN TRL
CHACON JANE A	4204 REEGAN CT
CHEN QIONG	327 GATEFIELD DR
CHENAPHUM KIETIPONG ETAL	101 TROMBAY DR
CHICELLI ANGELA B	4521 BANNOCK CIR
CLAFFEY MICHAEL LINDA	4341 BYTHAL HILL CIR
CLEMMER MELVIN E	4657 GRINNELLS CT
COAKLEY JOSEPH J JR CYNTHIA L	4534 BANNOCK CIR
CONSTABLE TERENCE J CARMEN L	619 MOHICAN TRL
COOKE JOHN R ASTRID K	4612 REIGATE WAY
COOPER JULIE L ETAL	4629 WEYBRIDGE LN
COWAN MELISSA ANN	4522 BANNOCK CIR
COX CAROLYN M	553 MOHICAN TRL

COX DANE T	4206 GERBE CT
CRONIN EMILY R	2117 WHISKEY BRANCH DR
DALMAS JONATHAN DAWN	3 CHATTON PL
DAVIS JANICE TRUST	4624 REIGATE WAY
DAVIS JONATHAN R ETAL	4625 WEYBRIDGE LN
DEANS STEPHENS E SUSAN F	606 MOHICAN TRL
DEMPSEY ADAM B ETAL	5004 WEYBRIDGE LN
DESHIELDS JAMES C	3201 AMBER DR
DODGE DANIEL E KATHLEEN M	4816 WEYBRIDGE LN
DOLBEE BENJAMIN	4208 GERBE CT
DOWNING ELIZABETH	4353 BYTHAL HILL CIR
DRY POND PARTNERS LLC	PO BOX 3649
DUNN MANDY LYNN	555 MOHICAN TRL
DUPUIS KIMBERLY	4906 TARHEEL CT APT 103
EDWARDS JAMES JR TERRY	4204 GERBE CT
ENSTICE MAUREEN A	4200 REEGAN CT
FALCO ROBERT A KATHERINE S	4349 BYTHAL HILL CIR
FAVALORO MARK LORI PETERSON	2113 BOSTIC WAY
FAVORITO MICHAEL HEATHER B	4307 CHADSFORD CT
FERGUS BRENDA J	4009 APPLETON WAY
FIGLIOLIA NICHOLAS	4810 OBERBECK WAY
FITZGERALD J PATRICK MARIAN	2133 WHISKEY BRANCH DR
FLACKER JEFFREY P TONI R	4313 BYTHAL HILL CIR
FLOWERS DORIS H ARCHIE ELDRIDGE	402 SHUNEY ST
FORD ISLA ETAL	4812 OBERBECK WAY
FOREMAN CONSTANCE C	4704 WEYBRIDGE LN

FOX RUN FARM HOA INC	PO BOX 4517
FOX RUN HOA INC	2002 EASTWOOD RD #305
FRANTZ JAMES J MICHELLE L	4812 WEYBRIDGE LN
FRIEDRICHS RUTH	24 GREENSBORO ST
FUSSELL CANDICE	4345 BYTHAL HILL CIR
GAINER FREDERICK NANCY DOWNING	4833 WEYBRIDGE LN
GARCES SIMPLICIO R CLARA V	4506 BANNOCK CIR
GARDNER DONALD B KATHY S	4202 GERBE CT
GEORGE LORENE M	4202 REEGAN CT
GEORGETOWNE HOA	1628 DOCTORS CIR
GEORGETOWNE HOA	2502 17TH ST S
GIROLAMI CONCETTINA	4205 MANGUM DR
GODWIN JAMES Z II	7231 MASONBORO SOUNDS
GOLDSTON TERESA G	4801 OBERBECK WAY
GONZALEZ ANA MARIA	4825 WEYBRIDGE LN
GRANATO MICHAEL A GRACE G	4510 BANNOCK CIR
GRAVES JONATHAN S	4829 WEYBRIDGE LN
GREEN GEORGE T STACY L	4906 WEYBRIDGE LN
GRIFFIN ELANE B	601 MOHICAN TRL
GRIFFITH PATRICIA J	PO BOX 3706
HAGER JAMES LEE RHONDA LYLE	4600 REIGATE WAY
HANBY JOHN CARROLL JUSTINA	717 MOHICAN TRL
HANSLER JAMES J	4700 WEYBRIDGE LN
HARDY WYONIA REDD HEIRS	PO BOX 16218
HARRIETT GEORGE WILLIAM	4712 WEYBRIDGE LN
HARRISON WILLIAM JUDY F	2102 REDWOOD TER

HARTLEY ROGER S DORENDA V	505 MACON CT
HAUSER THOMAS M VIRGINIA L	4202 WINECOFF CT
HENDERSON DANITA FOLTZ REVOCABLE TRUST	5737 REEF LANDING WAY
HENDERSON LADON JR REVOCABLE TRUST	5737 REEF LANDING WAY
HENRIQUEZ ANA MANUEL	4736 WEYBRIDGE LN
HILL DEMETRIUS	614 MOHICAN TRL
HILL EDWARD M LISA D	4301 CHADSFORD CT
HINSHAW THERESA D	4836 WEYBRIDGE LN
HOOD CHRISTOPHER LISA	325 GATEFIELD DR
HOORNIK JOSHUA A	4420 JAY BIRD CIR UNIT 206
HOWARD JOHN W LIVING TRUST	120 LAKEVIEW
HUGHES JEFFREY PHILLIP EMILY BURTON	626 MOHICAN TRL
HUNT KATHLEEN L	4840 WEYBRIDGE LN
HUYNH MY TRAM THI	4545 CASCADE RD W
HYNES ESTHER C	4806 OBERBECK WAY
INSEL GEORGE CHRISTINA	2128 BOSTIC WAY
ISLAND TIME PROPERTIES LLC	4710 TRIPLETT WAY
JACOBS GREGORY KEITH JR	610 MOHICAN TRL
JAKWAY GRETCHEN B MICHAEL D	701 MOHICAN TRL
JAY HAZEL HALE	1185 BROUGHAM DR
JOHNSON DONNA LEE	4800 WEYBRIDGE LN
JOHNSON PHILLIP W	4720 WEYBRIDGE LN
JONZA TINA RENEE ALLEN	4722 TRIPLETT WAY
JPP HOLDINGS LLC	106 CROJACK LN
KALANADHATLA SARAL K VENNELA THUMULA	2120 BOSTIC WAY

KARLOF BRIGITTE LEHMANN REV LIV TRUST	4221 DEVONSHIRE LN
KENAN CREEK RENTALS LLC	PO BOX 441
KENNEDY KYLE	4217 DEVONSHIRE LN
KENTROLIS HARRY N IV WANDA E ETAL	4661 GRINNELLS CT
KENYON KEVIN M NANCY S	4538 BANNOCK CIR
KUZMA RHONDA MICHAEL	4213 MANGUM DR
LACE DAVID W CHRISTINE W	3405 UPTON CT
LAFAVE CHASITY	4904 WEYBRIDGE LN
LANE MARIANNA BREEN	4616 WEYBRIDGE LN
LEDET LAURIE M MICHAEL	4900 WEYBRIDGE LN
LEONARD JEANETTE P	2104 BOSTIC WAY
LEWCHUK TRACY R	4426 BANNOCK CIR
LEWIS CARRIE L	4325 BYTHAL HILL CIR
LLOYD WILLIAM C SHIRLEY S	4844 WEYBRIDGE LN
LOGAN THOMAS C JANET M	4837 WEYBRIDGE LN
LONG KEVIN JACQUELINE REY	4215 DEVONSHIRE LN
LUCAS JONATHAN C ALLYSON M	4305 CHADSFORD CT
MAI MAU V	4909 WEYBRIDGE LN
MAIN CHAD W DIANE L	4337 BYTHAL HILL CT
MALEWIACKI BERNARD JUDITH A	4329 BYTHAL HILL CIR
MALONE JUDITH K	4809 WEYBRIDGE LN
MANKE STEPHANIE N	5222 MARINA CLUB DR
MANSI SARAH A	713 MOHICAN TRL
MARSHALL MONIQUE	4905 WEYBRIDGE LN
MARTELL KENNETH PATRICIA	2113 WHISKEY BRANCH DR
MARTIN AMANDA E ETAL	5007 WEYBRIDGE LN

MARTIN EMILY E	4804 OBERBECK WAY
MARTIN VICKI P	4733 WEYBRIDGE LN
MAXWELL JAMES M SHELLEY S	721 MOHICAN TRL
MAYS RONALD S LORRAINE C	4628 WEYBRIDGE LN
MCCANN KATHLEEN	4200 GERBE CT
MCCLANAHAN BRADLEY K CATHY H	4305 BULLITT LN
MCCLORY LAURENCIENNE	5002 WEYBRIDGE LN
MCCORQUODALE IRA S	4308 CHADSFORD CT
MCDONALD BARBARA M	4532 BANNOCK CIR
MCDOWELL RENTALS INC	2840 COLLEGE RD S UNIT 319
MCKEE DAWN A	714 MOHICAN TRL
MCLAUGHLIN GORDON A KAITLIN D BADEN	4805 WEYBRIDGE LN
MCLEMORE NANCY L	4807 OBERBECK WAY
MCMILLAN AMY DAVID	4416 JAY BIRD CIR UNIT 101
MCMILLION CHARITY	609 MOHICAN TRL
MEACHAM ANDREW	629 MOHICAN TRL
MESSINEO ATHONY J ANNA T LIFE ESTATE	4717 TRIPLETT WAY
MILLIGAN DAWN D	4533 BANNOCK CIR
MITCHELL DONALD K ROSEMARIE	4529 BANNOCK CIR
MONEY MATTHEW D	4612 WEYBRIDGE LN
MONTGOMERY MORGAN N	4620 REIGATE WAY
MOORE ROBERT P CAROLYN K	306 NOTTINGHAM LN
MORGAN GLENDA R	4204 WINECOFF CT
MOSCILLO JEANNETTE L IRREV TRUST	2701 NEWKIRK AVE
NELSON TIMOTHY E	1714 MACKEREL LN
NOVOSEL PAMELA	4300 CHADSFORD CT

PATEL DEVANG SARIKABEN	2137 BOSTIC WAY
PATRICK ELIZABETH L	4307 BULLITT LN
PEARSON LELAND R HELEN	4518 BANNOCK CIR
PEDRO ANNETTE K	4645 WEYBRIDGE LN
PEPPER BRIAN A	4229 DEVONSHIRE LN
PEREZ SKYLAR ETAL	4902 WEYBRIDGE LN
PFEIFFER RICHARD M	613 MOHICAN TRL
PINCKNEY SANDRA F	4604 WEYBRIDGE LN
PRATT STEPHEN M LARA L	621 MOHICAN TRL
PREDDY FRANKIE DEWAYNE DEBORAH	550 MOHICAN TRL
PRIDGEN MARTHA L HEIRS	3815 SYLVAN DR
PRYOR MEGAN M	702 MOHICAN TRL
PSILOS KELLY E JOHN ANGELO	106 CROJACK LN
RAYNOR JULIAN R PEGGY W	321 GATEFIELD DR
RINI JOSEPH M LORETTA C	4637 PINE HOLLOW RD
RIVENBARK ROGER EARL	709 MOHICAN TRL
ROBERSON RAYMOND M JR KAREN K	6885 DERBY RUN WAY
ROPER KERRIGAN BETH ETAL	4820 WEYBRIDGE LN
ROSENBAUM IAN	225 WINDY HILLS DR
ROUSE BRIAN MARSHA	4632 PINE HOLLOW DR
RUIZ MARTINEZ JULIO	4711 TRIPLETT WAY
RYAN EDWARD R MELINDA M	4832 WEYBRIDGE LN
SAUCIER EDWARD A HEIRS	450 SAUCIER WAY
SCHAREN MARC D WENDY L ETAL	1771 CANDLE RIDGE LN
SELFE DOUGLAS S	4717 WEYBRIDGE LN
SHADY PINES MANAGEMENT LLC	244 MARSH HEN DR

SHIPP WILLIE JAMES III	4605 IGLEHART CT
SIEFERS EHREN T ETAL	4908 WEYBRIDGE LN
SMITH EVELYN BROWN	4608 REIGATE WAY
SMITH MARGARET H	4608 WEYBRIDGE LN
SNYDER CHERYL	618 MOHICAN TRL
SODINI SANDRA B	4640 PINE HOLLOW RD
SOLIS JEANNIE P EDUARDO	4708 WEYBRIDGE LN
SOUTH COLLEGE ASSOCIATES	2812 ERWIN RD SUITE 205
SPEAR TAYLOR C CAITLIN G WARD	4201 REEGAN CT
SPIERING SEAN ANDREA M	4901 WEYBRIDGE LN
STAATS MAUREEN A	4821 WEYBRIDGE LN
STEINER BRETT	4211 MANGUM DR
STIER GREG TERRY	4213 TH WAY
STRED MARY Y	4713 WEYBRIDGE LN
STRICKLAND DAVID C LINDA J	706 MOHICAN TRL
STRITTER ROSALIE	2121 WHISKEY BRANCH DR
STUMP PHILIP H JANET A	622 MOHICAN TRL
SUNDQUIST MARIA A	4200 WINECOFF CT
SWANK PATRICIA ANN	4209 MANGUM DR
SWANK TODD L	5000 WEYBRIDGE LN
TAYLOR DAVID E	PO BOX 15167
TESLA PARK APARTMENTS LLC	10 CARDINAL DR S
TEW GRACE C	4600 WEYBRIDGE LN
TOOMEY JOHN EDWARD JR COLLEEN	4303 BULLITT LN
TRACY CRYSTAL BOYCE	4726 TRIPLETT WAY
TRUSST BUILDER GROUP LLC	481 OLDE WATERFORD WAY SUITE 100

UNIHOME INC	3901 BISHOP CT W
VACCHINA MICHAEL X ETAL	4525 BANNOCK CIR
VANAJAKUMARI MANOJ RANI MENON	2129 WHISKEY BRANCH DR
VITALE CALISTA J CHRISTOPHER C DYKES	4703 TRIPLETT WAY
WARDEN WAYNE R SONG H	465 OLD THOMASVILLE RD
WASHINGTON DAVID B WENDY D	4718 TRIPLETT WAY
WAYNE SEAN P	4702 TRIPLETT WAY
WELCH MICHAEL W	PO BOX 154
WELCH PAUL J AUDREY A	4633 PINE HOLLOW RD
WHISKEY BRANCH HOA INC	481 OLDE WATERFORD WAY SUITE 100
WHITLOCK WILLIAM D ALICIA M	4333 BYTHAL HILL CIR
WILLETTS FRANCES	PO BOX 3706
WILLIAMS CHARLES	4219 DEVONSHIRE LN
WILLIAMS NORWOOD HRS	136 BILLY THE KID DR
WILLIAMS RUTH N	4724 WEYBRIDGE LN
WILSON CARLY A	4201 WINECOFF CT
WILSON REBECCA GAINOUS	4729 WEYBRIDGE LN
WIMBISH LEIGH ANNE	4613 REIGATE WAY
WOLFPACK HOLDINGS LLC	802 MIDNIGHT CHANNEL RD
WOOD RANDALL J AMELIA K	4420 BANNOCK CIR
WOODCOCK DANNY E MARY C	8210 RED COCKADED CT APT 102
WRIGHT FRANK T	4824 WEYBRIDGE LN
WUENSCH MICHELE M	4732 WEYBRIDGE LN
YEATES THOMAS C JR HEIRS	4632 WEYBRIDGE LN
ZANE ROBERT M NORMA C ROSEN	510 JENNINGS DR
ZONCA DAVID AMAL BELCADI	4416 BANNOCK CIR

Exhibit B

Copy of Community Notice

December 4, 2020

TO: Adjacent and Nearby Property Owners and Residents

FROM: Dry Pond Partners, LLC

RE: Notice of Community Meeting Regarding Rezoning – 5601 South College Rd.

Dear Neighbors,

This is a notice of a community meeting for all Adjacent and Nearby Property Owners in the proximity of the land located at 5601 South College Road (parcel ID No.: R07100-004-004-000) (the "Property"). The Property is owned by Dry Pond Partners, LLC ("Dry Pond").

Dry Pond is seeking to rezone the Property from its current zoning: Residential 15 ("R-15") to a Planned Development ("PD") district to allow the development of a mixed-use community. A proposed site plan showing the development concept is included with this notice for your reference.

The planned development will be an expansion of the existing Whiskey Branch Master Planned Community that began in 2018 as a residential subdivision containing single-family homes and duplex and quadraplex townhomes. This development proposes to add a mixture of uses to the subdivision, including single-family homes, limited multi-family housing options, and appropriate community-oriented retail, office, and commercial uses designed to complement the residential character of the subdivision.

We look forward to describing our plans for the Property in greater detail, and answering any questions you have about the project.

Given the current COVID-19 pandemic, and after careful consideration of how to appropriately solicit meaningful feedback from our neighbors while exercising social distancing measures, we will hold this meeting in a virtual setting via a **Zoom meeting on December 15, 2020 at 5:00pm.**

To register to attend this community meeting, please visit: <https://bit.ly/2VpTV2S>

After registering, you will receive a confirmation email containing information about joining the webinar.

In the alternative, you may email us at rsvp@wardandsmith.com and we will send the above link to your email address. Please also use this email address as a resource for any questions you may have regarding registration for, and participation in, the meeting.

If you have any questions regarding the topics to be covered in the meeting, or wish to comment on the proposed rezoning outside the context of this community meeting, please write or call Hill Rogers, a representative of Dry Pond, at hill@cameronco.com or 910-762-2676.

Best regards,

Sam Franck

Counsel to Dry Pond Partners, LLC

Exhibit C

Parties who Registered for Community Meeting

Attended	First Name	Last Name	Email
Yes	Cathy	Alberts	Cathyalberts8@gmail.com
Yes	James	Andrews	jimandrews@bellsouth.net
Yes	Walter	Brigman	brigman2@aol.com
Yes	Linda	Claffey	lindaclaffey50@gmail.com
Yes	Michael	Claffey	golfturf@aol.com
Yes	Tim	Clinkscales	admin@paramounte-eng.com
Yes	Jonathan and Dawn	Dalmas	dawndalmas@gmail.com
Yes	Kathy	Ellison	ellisonek@gmail.com
Yes	Mari	FitzGerald	marib54@me.com
Yes	Wade	Harris	w.harris5901@att.net
Yes	Chass	Hood	femchass@gmail.com
Yes	Gidget	Karlof	gkarlof@gmail.com
Yes	Jennifer	Kenzel	jkenzel68@yahoo.com
Yes	Tracy	Lewchuk	tracylewchuk@seacoastrealty.com
Yes	Pat	Martell	patmartell@roadrunner.com
Yes	Steve	Miller	steve.miller@smithturf.com
Yes	Phillip	Mixon	mixonpj53@gmail.com
Yes	Jane	Orseno	orseno@gmail.com
Yes	Elizabeth	Patrick	Bethaleigh66@yahoo.com
Yes	Lori	Peterson	lorip57@comcast.net
Yes	Amy	Pitt	amy.pitt@wellsfargo.com
Yes	Edward	Richter	edward.richter@gmail.com

Yes	Paul	Sommers	sommersguy@gmail.com
Yes	Todd	Swank	Swankster24@gmail.com
Yes	Philip	Triece	histriecce@msn.com
Yes	Amelia	Wood	Ameliakwood@gmail.com
No	Lily	Beall	luminalily@yahoo.com
No	Carrie	Benjamin	todazedesigner@gmail.com
No	Rex	Burford	dempfp4@gmail.com
No	Jane	Chacon	jachaconco@gmail.com
No	Jay	Curley	curleyrealestate@gmail.com
No	Nancy	Downing Gainer	sellstuf2u@hotmail.com
No	Hannah	Ellington	hcellington@gmail.com
No	Kathy	Falco	ksfalco33@gmail.com
No	Mike	Keenan	mkeen@bbandt.com
No	Karen	Kneeland	Kneeland02@gmail.com
No	Koreen	LaRose	hipmomanddad2@hotmail.com
No	Kenneth	Martell	kenmartell@roadrunner.com
No	Suzy	McIntosh	Suzyqsru@gmail.com
No	Buddy	Milliken	bmilliken44@gmail.com
No	Sean	Mulligan	seanpmulligan@gmail.com
No	robin	newlin	rnewlin@ec.rr.com
No	Katht	Park	kathypark2@yahoo.com
No	James & Mary E Smith	Smith	artist38@bellsouth.net
No	Phil and Jan	Stump	pstump@ec.rr.com
No	Katie	Summering	Katie.summering@gmail.com
No	Henry	Thomas	h5thomas@yahoo.com
No	Angelo	Williams	williaa1@ec.rr.com

No	Rita	Williams	MJETTE@aol.com
No	David	Wray	Dcwrap@aol.com

Exhibit D

Community Meeting Attendees

First Name	Last Name	Email Address
Cathy	Alberts	Cathyalberts8@gmail.com
James	Andrews	jimandrews@bellsouth.net
Walter	Brigman	brigman2@aol.com
Linda	Claffey	lindaclaffey50@gmail.com
Michael	Claffey	golfturf@aol.com
Tim	Clinkscates	admin@paramounte-eng.com
Jonathan and Dawn	Dalmas	dawndalmas@gmail.com
Kathy	Ellison	ellisonek@gmail.com
Mari	FitzGerald	marib54@me.com
Wade	Harris	w.harris5901@att.net
Chass	Hood	femchass@gmail.com
Gidget	Karlof	gkarlof@gmail.com
Jennifer	Kenzel	jkenzel68@yahoo.com
Tracy	Lewchuk	tracylewchuk@seacoastrealty.com
Pat	Martell	patmartell@roadrunner.com
Steve	Miller	steve.miller@smithturf.com
Phillip	Mixon	mixonpj53@gmail.com
Jane	Orseno	orseno@gmail.com
Elizabeth	Patrick	Bethaleigh66@yahoo.com
Lori	Peterson	lorip57@comcast.net
Amy	Pitt	amy.pitt@wellsfargo.com
Edward	Richter	edward.richter@gmail.com
Paul	Sommers	sommersguy@gmail.com

Todd	Swank	Swankster24@gmail.com
Philip	Triece	histrieces@msn.com
Amelia	Wood	Ameliakwood@gmail.com

ND: 4839-0715-6181, v. 2



November 2, 2020

Hill Rogers
Cameron Management, Inc.
1201 Glen Meade Road
Wilmington, NC 28401
hill@cameronco.com
[Sent via E-Mail]

Subject: **Trip Generation Comparison Letter**
Whiskey Branch Development

Dear Mr. Rogers:

This letter provides a trip generation for the updated land use plan for the Whiskey Branch development on College Road. The purpose of the letter is to demonstrate that the updated land use plan will generate fewer trips than was considered in the previous TIA Addendum dated June 18, 2020. The land uses for the updated plan are shown on the plan and are summarized below.

- 56 single-family homes
- 92 townhomes/duplex units
- 216 apartments
- 16 apartment units (Building 1 + Building 2)
- 24,000 sq. ft. retail (Building 1 + Building 2)
- 6 Outparcels (see below for assumptions)

The six outparcels are assumed to be as follows:

- 120-room hotel
- 4,000 sq. ft. high-turnover sit-down restaurant
- 3,500 sq. ft. fast food with drive thru
- 20,000 sq. ft. office building
- 20,000 sq. ft. office building
- 10,000 sq. ft. retail space (shopping center)

As in the TIA Addendum, the trip generation calculations were completed based on the ITE Trip Generation Manual, 10th Edition and following typical guidelines from the NCDOT unless otherwise noted. The trip generation for the updated plan is shown in Table 1 below.

Table 1: Trip Generation Summary for Updated Whiskey Branch Development

Land Use (ITE Code)	Intensity	Weekday Daily Traffic (vpd)	Weekday PM Peak Hour Trips (vph)		Saturday Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing ¹ (210)	56 units	610	36	22	35	30
Multifamily Housing (Low-Rise) ² (220)	92 units	660	35	20	32	32
Multifamily Housing (Mid-Rise) ¹ (221)	232 units	1,270	60	39	51	53
Hotel ¹ (310)	120 rooms	930	33	31	49	38
General Office Building ² (710)	40,000 s.f.	440	19	90	11	10
Shopping Center ¹ (820)	34,000 s.f.	2,890	117	128	137	127
High-Turnover Sit-Down Restaurant (932)	4,000 s.f.	450	36	34	23	22
Fast-Food Restaurant with Drive- Through Window ¹ (934)	3,500 s.f.	1,650	59	55	98	94
Total Trips		8,900	395	419	436	406
<i>Internal Capture</i> Office: (47% PM Entering and 7% PM Exiting) ³ Retail: (40% PM Entering and 47% PM Exiting) ³ Restaurant: (42% PM Entering and 63% PM Exiting) ³ Residential: (27% PM Entering and 20% PM Exiting) ³ Hotel: (42% PM Entering and 23% PM Exiting) ³			-145	-145	-0	-0
Total External Trips			250	274	436	406
<i>Pass-By: Shopping Center</i> (34% PM, 26% Saturday)			-24	-24	-35	-35
<i>Pass-By: High-Turnover Sit-Down Restaurant</i> (43% PM, 26% Saturday ⁴)			-8	-8	-6	-6
<i>Pass-By: Fast-Food Restaurant with Drive-Through Window</i> (50% PM, 26% Saturday ⁴)			-14	-14	-25	-25
Total Primary Trips			204	228	370	340

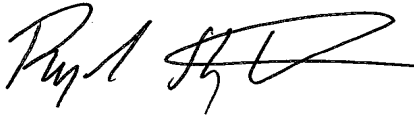
1) No Adjacent Street data was given for Saturday, Generator calculations were used instead.

- 2) No Adjacent Street data was given for Saturday, Generator calculations were used instead. No equation provided for Saturday, rates were used instead.
- 3) Internal capture was calculated according to methodology contained in the NCHRP 684 Report. 1,800 feet spacing between all land uses was assumed due to the uncertainty of the outparcels.
- 4) No Saturday pass-by data is available in the ITE *Trip Generation Manual*, 10th Edition; therefore, the Saturday pass-by rate from the shopping center land use (820) was utilized.

The trip generation table from the previously completed TIA Addendum dated June 18, 2020 is attached for reference. The trip generation for the updated site plan as shown in Table 1 above is lower than the trip generation from the previous TIA Addendum. Since the trip generation is lower for the updated site plan, it is our opinion that the TIA would not need to be revised and the previous MPO requirements would be adequate for the updated plan.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,



Rynal Stephenson, P.E.
Director of North Carolina
Ramey Kemp Associates

NC Corporate License # C-0910

Attachments: Updated Site Plan
TIA Report Trip Generation Table

WHISKEY BRANCH

PRELIMINARY MASTER PLAN

DATE: 10.19.2020

SCALE: 1" = 100'
0 50 100 200



NOTE: MOST CURRENT DOT CONFIGURATION
OF SOUTH COLLEGE ROAD AS OF 06.25.2020

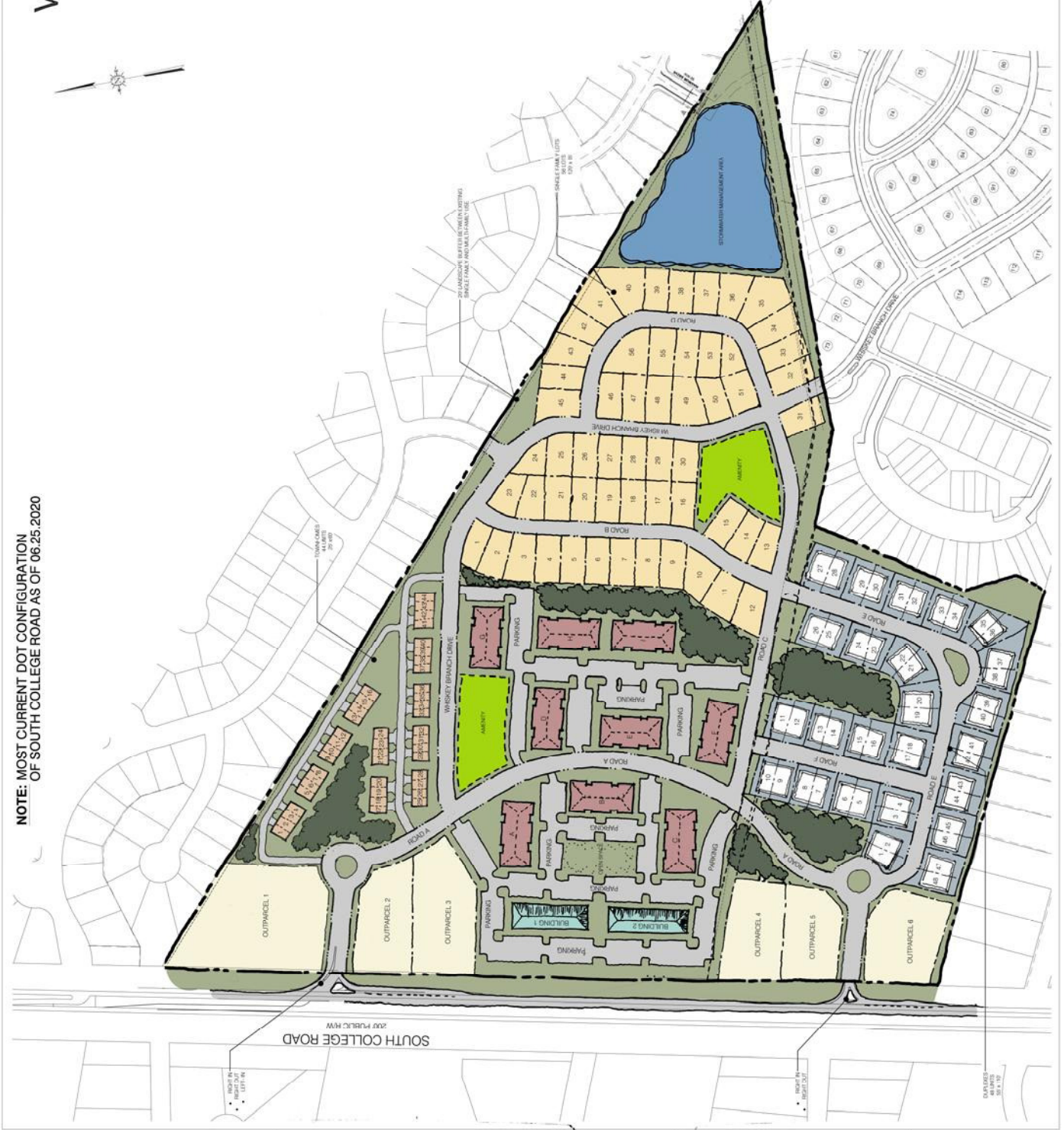


TABLE OF USES

	MIXED USE DEVELOPMENT GROUND FLOOR COMMERCIAL 2ND FLOOR RESIDENTIAL	ITE CODE 620 221
	TOWNHOMES (28' x 40') SQUARE FOOTAGE / UNIT = 1,500 SF TOTAL UNITS = 44 UNITS	620 221
	DUPLEX LOTS (110' x 85') SQUARE FOOTAGE / LOT = 6,600 SF TOTAL UNITS = 40 UNITS	220
	APARTMENTS BUILDING A (15-STORY) = 7,800 SF (3) = 23,400 SF 1 BEDROOM = 108 UNITS 2 BEDROOM = 108 UNITS TOTAL 3-BEDROOM UNITS = 108 UNITS TOTAL 2-BEDROOM UNITS = 108 UNITS TOTAL UNITS = 216 UNITS PARKING REQUIRED: RESIDENTIAL (1.5 SPACE / 1 BEDROOM) RESIDENTIAL (2 SPACE / 2 BEDROOM)	221
	OUTPARCELS Hotel (21,200 sq ft office, 10,000 sq retail, all-day restaurant, fast-food	
	SINGLE FAMILY LOTS (120' x 45') TOTAL LOTS = 56 SINGLE FAMILY LOTS	210

Existing and Background Peak Hour Conditions

Existing and background peak hour traffic volumes were determined according to the methodology and rationale contained within the approved Whiskey Branch development TIA dated August 2, 2019.

As the intersection of S. College Road and Weybridge Lane was not included in the 2019 TIA, per coordination with WMPO staff, counts at this intersection from August 2016 were utilized and grown to 2020 conditions. The through volumes were then pulled through this intersection from the 2019 TIA. Refer to the attached figures for the existing (2019), projected (2024), and background (2024) peak hour traffic volumes.

Trip Generation

The trip generation was updated for this Addendum to reflect the most current development plan. Under full buildout conditions the development is assumed to consist of approximately 510 apartments, a 50,000 s.f. general office building, and 122,750 s.f. of retail. Average weekday daily, PM peak hour, and Saturday peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Under full buildout conditions, internal capture was calculated according to methodology included in the NCHRP 684 reports with the assumptions reviewed and approved by the WMPO during scoping. Table 1 provides a summary of the full buildout trip generation potential for the site.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Weekday Daily Traffic (vpd)	PM Peak Hour Trips (vph)		Saturday Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise) ¹ (221)	510 units	2,780	129	83	108	113
General Office Building ² (710)	50,000 s.f.	540	22	98	15	12
Shopping Center ¹ (820)	122,750 s.f.	6,910	303	329	379	349
Total Trips		10,230	454	510	502	474
<i>Internal Capture</i>						
<i>Retail: (10% PM Entering and 19% PM Exiting)³</i>			-95	-97	-0	-0
<i>Office: (45% PM Entering and 21% PM Exiting)³</i>						
<i>Residential: (43% PM Entering and 16% PM Exiting)³</i>						
Total External Trips			359	413	502	474
<i>Pass-By Trips: Shopping Center (34% PM, 26% Saturday)</i>			-92	-92	-95	-95
Total Primary Trips			267	321	407	379

- 1) No Adjacent Street data was given for Saturday, Generator calculations were used instead.
- 2) No Adjacent Street data was given for Saturday, Generator calculations were used instead. No equation provided for Saturday, rates were used instead.
- 3) Internal capture was calculated according to methodology contained in the NCHRP 684 Report. 2,000 feet spacing between retail / office and residential land uses and 0 feet of spacing between office and retail land uses were assumed.



305 Chestnut Street
PO Box 1810
Wilmington, NC 28402
Ph: (910) 341-3258
Fax: (910) 341-7801
www.wmpo.org

December 22, 2020

Mr. Rynal Stephenson, PE
Ramey Kemp & Associates
5808 Faringdon Place, Suite 100
Raleigh, NC 27609

RE: Revised Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Whiskey Branch Development
New Hanover County

The WMPO, NCDOT, and New Hanover County staffs have reviewed the Whiskey Branch TIA sealed August 2, 2019, along with TIA Addendum dated June 18, 2020 and additional information received December 15, 2020. This approval is based on the following land uses as proposed in the TIA:

Phase 1A (Built out)

- 88 dwelling unit: Single Family Housing (LUC 210)
- 82 dwelling unit: Multi Family Housing Low Rise (LUC 220)

Phase 1B (Build year 2021 – includes Phase 1A)

- 56 dwelling unit: Single Family Housing (LUC 210)
- 48 dwelling unit: Multi-Family Housing Low-Rise (LUC 220)

Phase 2 (Build year 2022 – includes Phases 1A and 1B)

- 44 dwelling unit: Multi-Family Housing Low-Rise (LUC 220)
- 232 dwelling unit: Multi-Family Housing Mid-Rise (LUC 221)
- 24,000 SF: Shopping Center (LUC 820)

Full Build (Build year 2024 – includes Phases 1A, 1B, and 2)

- 120 rooms: Hotel (LUC 310)
- 40,000 SF: General Office Building (LUC 710)
- 10,000 SF: Shopping Center (LUC 820)
- 4,000 SF: High Turnover Sit-Down Restaurant (LUC 932)
- 3,500 SF: Fast Food Restaurant with Drive Through (LUC 934)

Based on review of the analysis provided in the TIA report, Alternative 1 will be the required access alternative. The following improvements are required by the developer:

Phase 1A – All improvements have been installed with this built out portion of the development.

Wilmington Urban Area Metropolitan Planning Organization

City of Wilmington • Town of Carolina Beach • Town of Kure Beach • Town of Wrightsville Beach
County of New Hanover • Town of Belville • Town of Leland • Town of Navassa • County of Brunswick
County of Pender • Cape Fear Public Transportation Authority • North Carolina Department of Transportation

Phase 1B

- **NC 132 (South College Road) at SR 1565 (Mohican Trail)** (signalized directional crossover)
 - No improvements are recommended.
- **NC 132 (South College Road) at Site Drive 3** (proposed RIRO)
 - Construct the site access with one ingress and one egress lane.
 - Restrict the westbound approach to right-in/right-out.
 - Provide stop control for the westbound approach.
 - Construct a northbound right turn lane with 400 feet of storage, 50 feet of full-width deceleration and appropriate taper.
 - Provide a minimum of 250 feet of internal protected stem.
- **NC 132 (South College Road) at U-Turn Location** (unsignalized U-turn pair)
 - No improvements are recommended.
- **NC 132 (South College Road) at Cape Fear Academy/Pinecliff Drive** (signalized full movement intersection)
 - No improvements are recommended.
- **SR 1516 (Navaho Trail) at SR 1592 (Lansdowne Road) / Nicholas Creek Circle** (unsignalized full movement)
 - No improvements are recommended.

Phase 2

- **NC 132 (South College Road) at Mohican Trail** (signalized directional crossover)
 - No improvements are recommended.
- **NC 132 (South College Road) at Site Drive 3** (proposed RIRO)
 - No additional improvements required beyond Phase 1B improvements.
- **NC 132 (South College Road) at U-Turn Location** (unsignalized U-turn pair)
 - Signalize the northbound to southbound U-turn.
 - A signal agreement is required for new signals. Contact the Division Traffic Engineer at (910) 341-2200, to initiate a Traffic Agreement.
- **NC 132 (South College Road) at Site Drive 4** (proposed directional crossover)
 - Provide a signalized directional crossover for Site Drive 4.
 - A signal agreement is required for new signals. Contact the Division Traffic Engineer at (910) 341-2200, to initiate a Traffic Agreement.
 - Provide site access via westbound approach with one ingress lane and one egress lane
 - Construct a northbound full right turn lane on S. College Road (end at Weybrige Lane) with a minimum of 300 feet of storage, 50 feet of full-width deceleration and appropriate taper.
 - Construct a southbound left turn lane on S. College Road with a minimum of 350 feet of storage, 50 feet of full-width deceleration and appropriate taper.
 - SB to NB U-turns are to be prohibited at this intersection.
 - Provide a minimum of 250 feet of internal protected stem.

- The opening of the median break for the new directional crossover will require a request for approval by the NCDOT State Traffic Engineer. This letter does not constitute as an approval for the proposed median break.
- **NC 132 (South College Road) at SR 1769 Weybridge Lane**
 - No improvements are recommended.
- **NC 132 (South College Road) at Proposed U-Turn north of SR 1769 (Weybridge Lane)** (proposed NB to SB U-turn)
 - Construct a northbound to southbound U-turn north of Weybridge Lane. Provide a minimum of 200 feet of storage, 50 feet of full-width deceleration and appropriate taper for the northbound U-turn lane.
 - Signalize the proposed northbound to southbound U-turn.
 - A signal agreement is required for new signals. Contact the Division Traffic Engineer at (910) 341-2200, to initiate a Traffic Agreement.
 - The opening of the median break for the new U-turn will require a request for approval by the NCDOT State Traffic Engineer. This letter does not constitute as an approval for the proposed median break.
- **NC 132 (South College Road) at Cape Fear Academy/Pinecliff Drive** (signalized full movement intersection)
 - No improvements are recommended.
- **SR 1516 (Navaho Trail) at SR 1592 (Lansdowne Road) / Nicholas Creek Circle** (unsignalized full movement intersection)
 - No improvements are recommended.

Full Build – All improvements have been installed with this portion of the development.

If changes are made to the proposed site driveways and/or land use, the current trip distribution may need to be modified and would require a revised Traffic Impact Analysis to be submitted for review by the NCDOT, WMPO, and New Hanover County. This approval will become null and void.

The applicant is required to obtain all applicable New Hanover County and NCDOT permits for access to the road network. All applicable NCDOT and New Hanover County technical standards and policies shall apply.

Please contact me at 910-772-4170 with any questions regarding this approval.

Sincerely,
 Kayla Grubb, EI
 Project Engineer
 Wilmington Urban Area MPO

Ec: James Dunlop, PE, Congestion Mgmt East Regional Engineer, NCDOT
Charles Sorrell, Congestion Mgmt Project Design Engineer, NCDOT
Ben Hughes, PE, District Engineer, NCDOT
Jessi Leonard, PE, Division Traffic Engineer, NCDOT
Eva Covarrubias, EI, Transportation Engineering Associate, NCDOT
Denys Vielkanowitz, PE, City Traffic Engineer, City of Wilmington
Brian Chambers, AICP, Senior Planner, City of Wilmington
Mike Kozlosky, Executive Director, WMPO
Scott James, PE, Transportation Planning Engineer, WMPO
Brad Schuler, Senior Planner, New Hanover County

Dry Pond Partners

Legal Property Description of 5601 S College Road

Being all of that certain tract, parcel, or lot of land in New Hanover County, North Carolina depicted as Tract 2 on that certain plat titled "Exempt Plat of Whiskey-Navaho for Dry Pond Partners" prepared by Port City Land Surveying, PLLC and recorded in Map Book 63, at Page 155 in the office of the Register of Deeds of New Hanover County on June 13, 2017.

BK: RB 5970

PG: 783-787

RECORDED:
05-16-2016

01:56:33 PM

BY: CAROL HUGHLEY
DEPUTY2016014501
NEW HANOVER COUNTY, NC
TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

SPECIAL WARRANTY DEED

Parcel ID. R07100-004-004-000 and R07100-004-021-000

Document Stamps: None

Prepared by Morgan & Carter, PLLC, 602 Market St, Wilmington, NC 28401

THIS SPECIAL WARRANTY DEED, made and entered into this 12th day of May, 2016, by and between BRUCE B. CAMERON, IV, a resident of New Hanover County, North Carolina, with an address of P.O. Box 3649, Wilmington, North Carolina 28406 (herein "Grantor"); and DRY POND PARTNERS, LLC, a North Carolina limited liability company, with an address of P. O. Box 3649, Wilmington, North Carolina 28406 (herein "Grantee"),

WITNESSETH:

WHEREAS, Grantor is a married person acting without the joinder of his spouse pursuant to a Premarital Agreement dated October 2, 2014, a memorandum of which Premarital Agreement is recorded in Book 5843 at Page 683 of the New Hanover County Registry.

NOW THEREFORE, the Grantor in consideration of ONE (\$1.00) DOLLAR and other good and valuable considerations, the receipt of which is hereby acknowledged, has given, granted, bargained, and sold, and by these presents does give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, a twenty-five percent (25%) undivided interest in and to those certain tracts, parcels, or lots of land in New Hanover County, North Carolina, bounded and described as follows, to-wit:

TRACT ONE: BEGINNING at a concrete monument located in the Easterly line of North Carolina Highway No. 132 where the same is intersected by the southern line of a tract of land conveyed by G. Dudley Humphrey and wife to Gilliam K. Horton and wife, by deed bearing date December 22, 1959, and running thence South 54 degrees 11 minutes East with the said Horton's southerly line 3262.60 feet to a concrete monument located in the westerly line of Wyone Hardy's tract of land; running thence South 38 degrees 50 minutes West with said Hardy's westerly line 197.65 feet to an old iron bar at her southwesterly corner; running thence with said Hardy's southerly line South 53 degrees 31 minutes East 416.30 feet to her southeasterly corner; running thence with the Southerly line of a tract of land conveyed to Albert Williams by deed recorded in Book 124 at Page 599, South 46 degrees 52 minutes East 362.35 feet to the southwesterly corner of a tract of land conveyed to Roland Sanders by deed recorded in Book 124 at Page 567; running thence South 58 degrees 39 minutes East with said Sanders' southerly line 421.60 feet to his southeasterly corner; running thence with said Sanders' easterly line North 38 degrees 45 minutes East 400 feet to his northeasterly corner; running thence with said Sanders' northerly line North 53 degrees 35 minutes West 423.65 feet to the said Alfred Williams' northeasterly corner; running thence North 54 degrees 06 minutes West with Alfred Williams' northerly line 359.1 feet to the aforesaid Norwood Williams' Southeasterly corner; running thence with said Norwood Williams' easterly line North 34 degrees 35 1/2 minutes East 387.0 feet to his corner in the Norma F. Edwards' southern line; running thence South 54 degrees 11 minutes East with the said Edwards' southerly line 1126.87 feet to a post and old pipe and thence same course continued 8 feet to her corner in the run of Jumping Run Branch (a prong of Whiskey Creek); thence up the run of said Branch 1200 feet, more or less, to a concrete monument located at the Southeasterly corner of a tract of land conveyed to G. Dudley Humphrey and wife by Bruce B. Cameron, et al., by deed bearing date December 22, 1959, (said monument being located the following courses and distances from the Edwards' corner, but the said measurements are not necessarily running with the run of said Branch; South 59 degrees 57 minutes West 362.1 feet; South 41 degrees 17 minutes 30 seconds West 217.82 feet; South 7 degrees 45 minutes West 35.25 feet; South 17 degrees 31 minutes West 129.75 feet; South 4 degrees 16 minutes West 108.4 feet; South 19 degrees 18 minutes West 189.1 feet; South 32 degrees 13 minutes West 101.9 feet; and South 22 degrees 8 minutes West 102.83 feet to a concrete monument in the run of said Branch), running thence North 70 degrees 55 minutes West with said Neil Trask's northerly line 3980.53 feet to a concrete monument in the easterly line of N.C. Highway No. 132; and running thence North 5 degrees, 10 minutes East with the easterly line of said Highway 1999.5 feet to the point of Beginning. The same containing 136.0 acres, more or less, and reference is hereby had to a Map of said lands prepared by Howard M. Loughlin, Registered Surveyor, bearing date December 22, 1959.

Being the same property described in a deed to Bruce B. Cameron and wife, Louise W. Cameron, dated December 22, 1959, and recorded in Book 664, Page 692 of the New Hanover County Registry, reference to which deed is hereby made for a more particular and detailed description.

TRACT TWO: Beginning at an existing iron pipe at now or formerly Alfred Hardie's Northeast corner, said pipe being located South 33 degrees 24 minutes 12 seconds West 386.92 feet, South 53 degrees 33 minutes 40 seconds East 413.64 feet from an existing concrete monument at the Northeast corner of Section 6 Fox Run Farm as recorded in Map Book 34 at Page 396 of the New Hanover County Registry; running thence with Alfred Hardie's line South 37 degrees 51 minutes 59 seconds West 430.89 feet to a point in the center of a branch; running thence South 53 degrees 30 minutes 31 seconds East 361.19 feet to an existing iron pipe; running thence along an old marked line North 37 degrees 35 minutes 48 seconds East 437.12 feet to an existing iron pipe; running thence North 54 degrees 30 minutes 36 seconds West 359.34 feet to the point of beginning, containing 3.59 acres, more or less, as the same is shown on survey by Lignell W. Hood, III, R.L.S., dated July 27, 1995, a copy of which

survey is attached to a deed from Elsie H. Sholar, et al., to Bruce B. Cameron, Trustee, dated January 14, 1996, and recorded in Book 1983, Page 775 of the New Hanover County Registry.

Being the same property described in a deed from Mattie Williams (widow) to E. W. Hollis and wife, Sally F. Hollis, by deed dated July 12, 1960, in Book 638 at Page 178 of the New Hanover County Registry. Also being the same property described in a deed from Elsie H. Sholar, et al., to Bruce B. Cameron, Trustee, dated January 14, 1996, and recorded in Book 1983, Page 775 of the New Hanover County Registry, reference to which deed is hereby made for a more particular and detailed description.

Together with all and singular the lands, tenements, easements, and appurtenances thereunto belonging or in anywise appertaining

The property herein described does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid undivided interest in and to said tracts or parcels of land and all privileges and appurtenances thereunto belonging to the Grantee, its successors and assigns, forever.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as the Grantor received, and the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through the Grantor, other than the following exceptions.

1. The lien of any unpaid ad valorem taxes,
2. All governmental land use statutes, ordinances, and regulations including zoning, building, and subdivision regulations affecting the property;
3. Matters which would be revealed by an accurate survey of the property; and
4. All matters of record affecting the above described property.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.


 _____ (SEAL)
 Bruce B. Cameron, IV

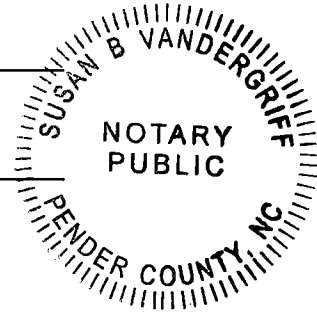
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Susan B Vandergriff, a Notary Public of Pender
County, North Carolina, hereby certify that BRUCE B. CAMERON, IV, personally came before me this day and
acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 13th day of May, 2016.

Susan B Vandergriff
Notary Public

Susan B Vandergriff
Printed Name of Notary Public



My commission expires: 6/2/17

TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7751



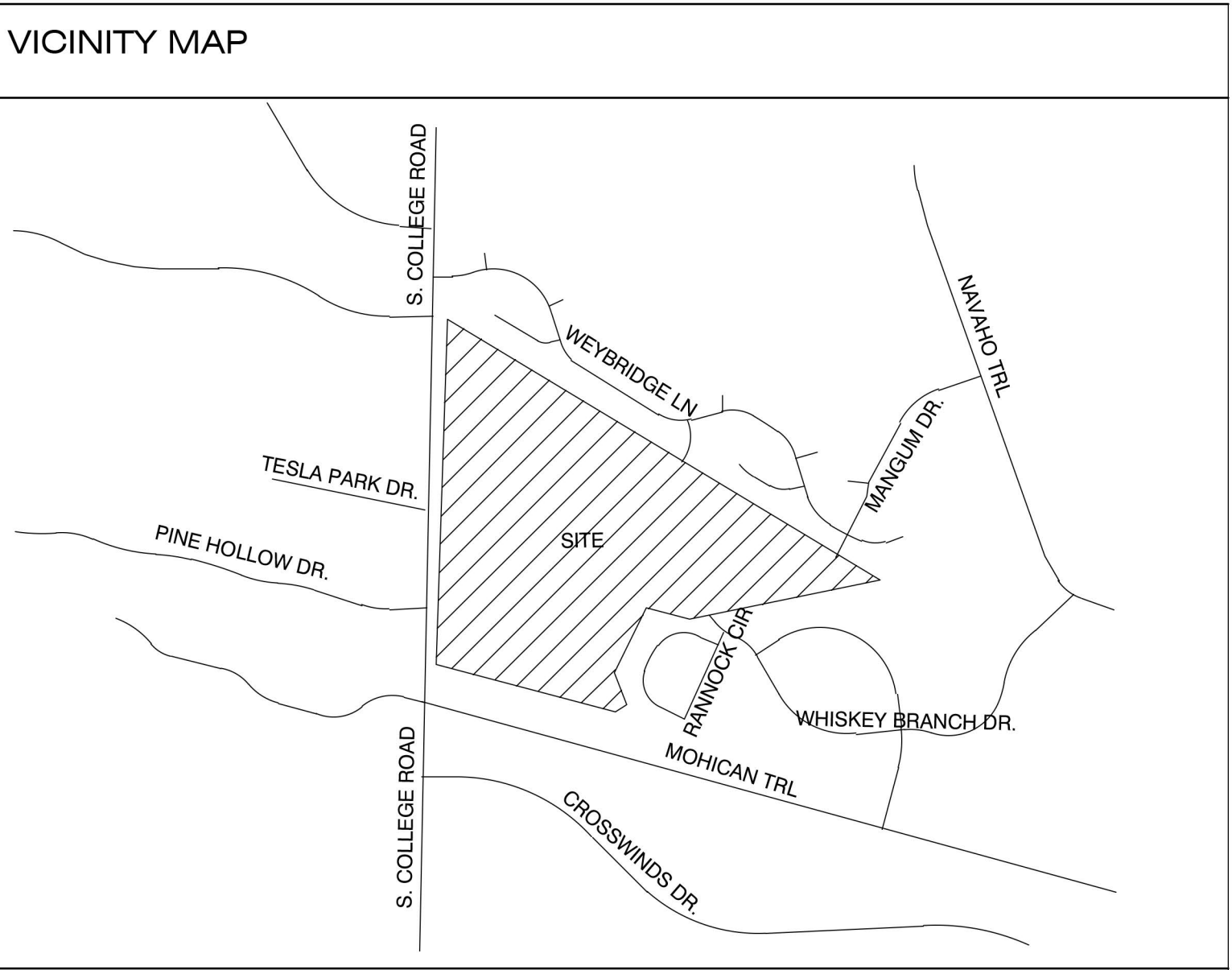
State of North Carolina, County of NEW HANOVER
Filed For Registration: 05/16/2016 01:56:33 PM
Book: RB 5970 Page: 783-787
5 PGS \$26.00
Real Property \$26.00
Recorder: CAROL HUGHLEY
Document No: 2016014501

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.



- NOTES:
- ENTRANCES INTO PROJECT AREA BASED MOST CURRENT DOT CONFIGURATION OF SOUTH COLLEGE ROAD AS OF 06.25.2020
 - EACH COLOR INDICATES DIFFERENT PROJECT PHASES
 - ALL ROADWAY AND PARKING IMPROVEMENTS DEPICTED ARE SHOWN FOR SPACE RELATIONSHIP AND BUFFERING PURPOSES ONLY, AND THE DESIGN FOR THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBJECT TO CHANGE.
 - COMMUNITY BENEFITS TO INCLUDE ENHANCED ARCHITECTURE, PEDESTRIAN AND BICYCLE CONNECTION TO FOX RUN FARMS, WALKING TRAILS, GREENWAYS AND MIXED USE DEVELOPMENT



SITE DATA

ADDRESS:	
OWNER:	DRY POND PARTNERS LLC P.O. Box 3649 Wilmington, NC 28406
PARCEL ID:	R07100-004-004-000
TOTAL PROJECT AREA	2,800,037 SF (64.28 AC.)
EXISTING ZONING	R-15
PROPOSED ZONING	PD - Planned Development
CAMA LAND CLASSIFICATION	Water Shed Resource Protection & Transition
FUTURE LAND USE PLAN	Community Mixed-Use & General Residential
ALLOWABLE DENSITY:	17 UNITS / ACRE
PROPOSED DENSITY:	7.16 UNITS / ACRE (1092 UNITS ALLOWED, 490 PROPOSED)
MAXIMUM BUILDING HEIGHT:	40' (A MAXIMUM OF 80' IN AREAS IDENTIFIED AS COMMUNITY MIXED USE IN THE FUTURE LAND USE PLAN)

BUFFER REQUIREMENTS

	REQUIRED	PROVIDED
BUFFER YARD (ABUTTING RESIDENTIAL)	20' MIN.	20' MIN.

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
RESIDENTIAL USE	20' MIN.	20' MIN.
COMMERCIAL USE FRONTYARD	20' MIN.	20' MIN.
REARYARD (ABUTTING RESIDENTIAL)	10' MIN. 25' MIN.	20' MIN. 25' MIN.
SIDEYARD (ABUTTING RESIDENTIAL)	0' MIN. 20' MIN.	0' MIN. 20' MIN.
US & NC HIGHWAYS	50' MIN.	50' MIN.

TABLE OF USES

<div></div> MIXED USED (3-STORY) LEVEL 1 - COMMERCIAL LEVEL 2 - RESIDENTIAL LEVEL 3 - RESIDENTIAL TOTAL SQUARE FOOTAGE = 72,000 SF TOTAL COMMERCIAL - 24,000 SF RESIDENTIAL - 40 UNITS MAX HEIGHT = 50'
<div></div> MULTI-FAMILY APARTMENTS HOMES APARTMENT HOMES WILL BE A MIX OF 1,2 & 3 BEDROOM TOTAL UNITS = 250 UNITS MAX HEIGHT = 50'
<div></div> TOWNHOMES TOTAL UNITS = 50 UNITS MAX HEIGHT = 40'
<div></div> SINGLE-FAMILY LOTS / TOWNHOMES / DUPLEX / TRIPLEX / QUADRAPLEX TOTAL UNITS = 60 UNITS MAX HEIGHT = 40'
<div></div> SINGLE-FAMILY LOTS / TOWNHOMES / DUPLEX / TRIPLEX / QUADRAPLEX TOTAL UNITS = 60 UNITS MAX HEIGHT = 40'
<div></div> COMMERCIAL OUTPARCEL DENSITY = THE COLLECTIVE SQUARE FOOTAGE OF THE COMMERCIAL OUTPARCELS SHALL NOT EXCEED 185,000 SF MAX HEIGHT = 50'

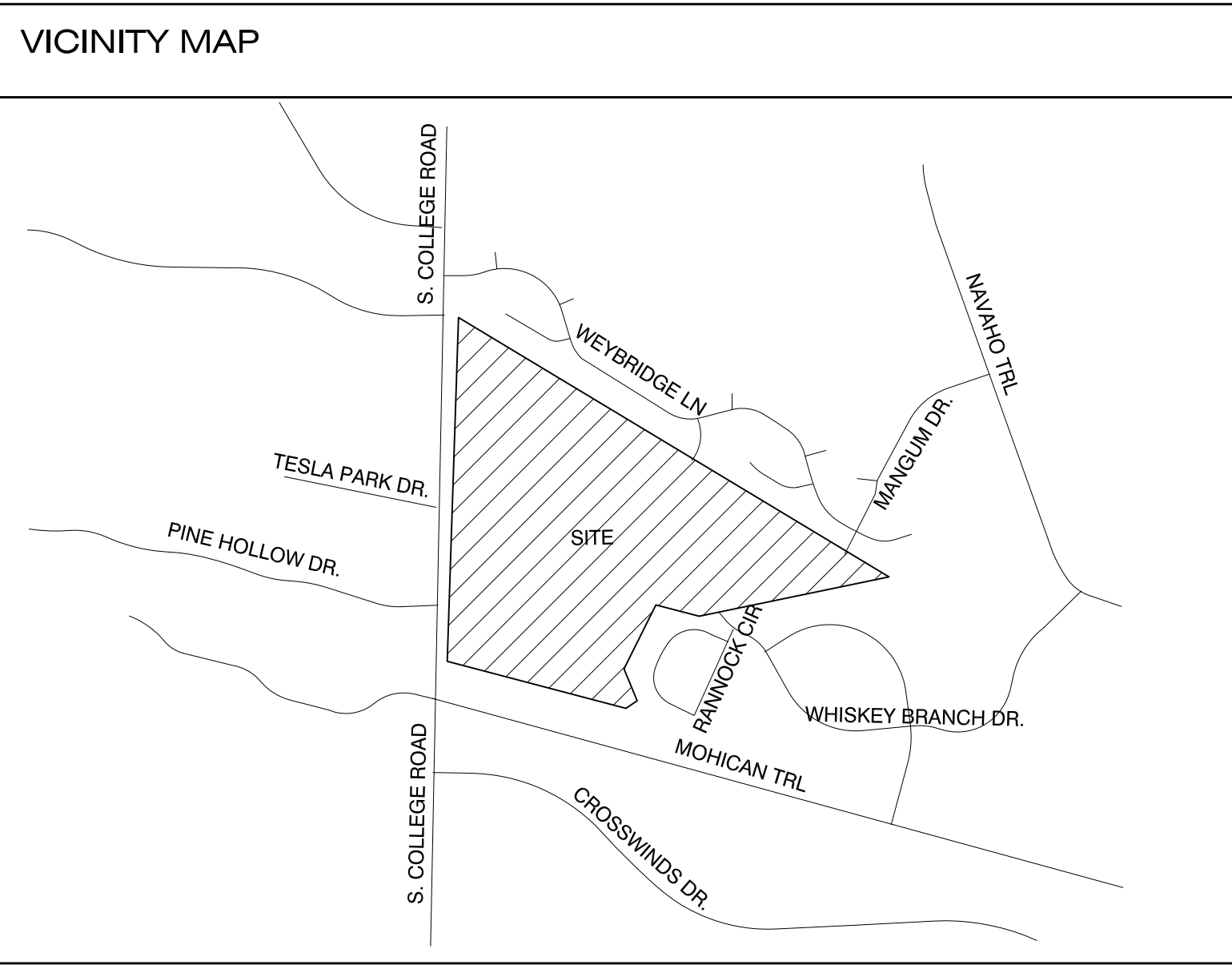
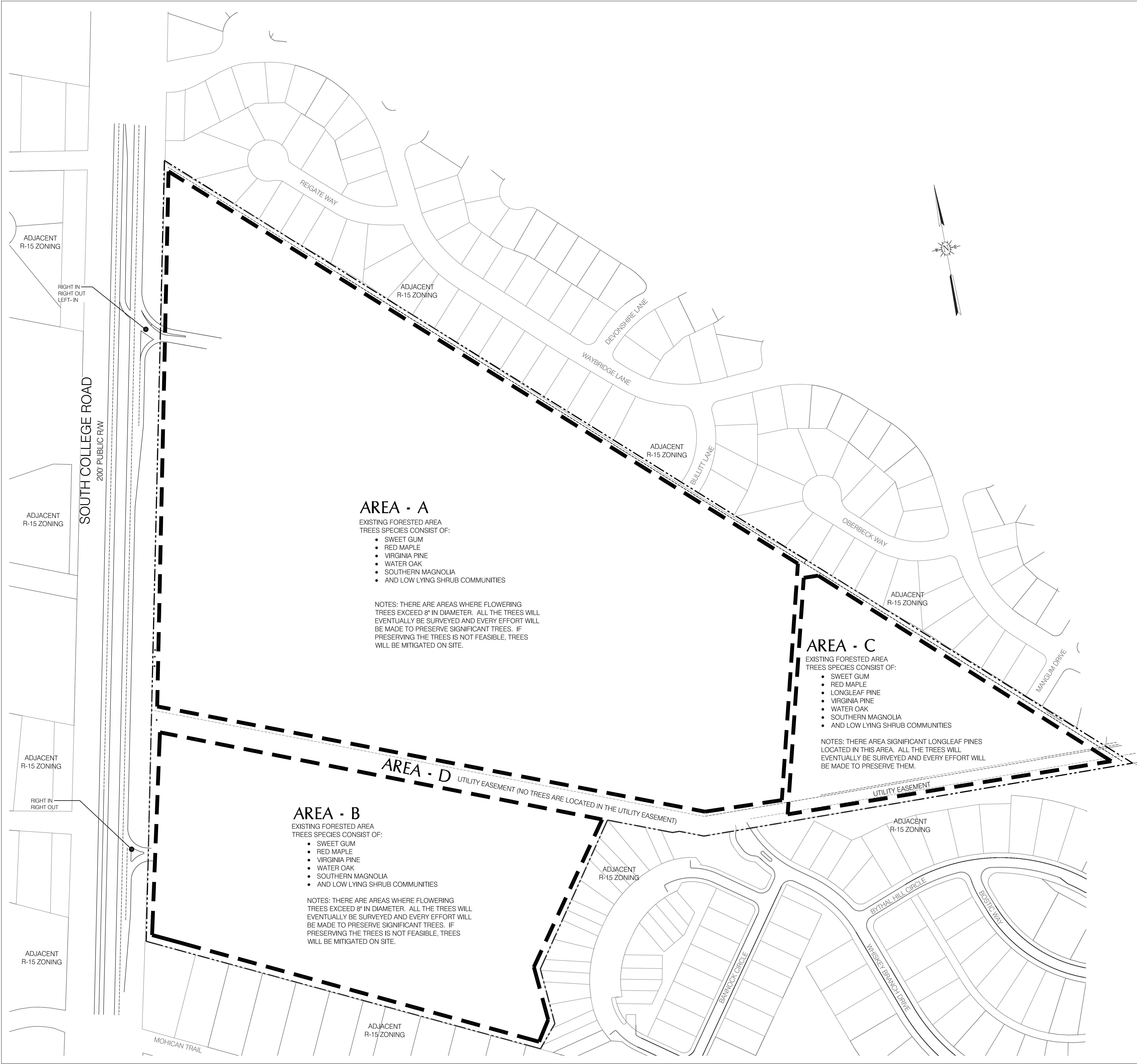
WHISKEY BRANCH

CONCEPTUAL MASTER PLAN

DATE: 11.29.2020

SCALE: 1" = 100'

MIHALY LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
335 Military Cutoff Rd. Suite #3
Wilmington, NC 28403 | 910.392.4200



NOTES:
TREE ANALYSIS IS BASED ON THE LANDSCAPE ARCHITECT FIELD VISIT THAT TOOK PLACE ON 12-31-2020. EVERY EFFORT WAS MADE TO REVIEW EACH AREA OF THE SITE TO DETERMINE THE EXISTING TREE SPECIES.

WHISKEY BRANCH

TREE ANALYSIS PLAN

DATE: 12.31.2020

SCALE: 1" = 100'

MIHALY
LAND DESIGN

PLANNING • LANDSCAPE ARCHITECTURE
330 Military Cut-off Rd., Suite A3
Wilmington, NC 28403 910.392.4253

Proposed Master Development Plan Terms & Conditions

Dry Pond Partners, LLC – 5601 South College Road

1. Conditions related to approval of the application for the master planned development zoning district classification:
 - a) The use, density of use, and maximum building heights for the areas depicted as "Mixed Use Building"; "Multi-Family Apartment Homes"; "Townhomes"; "Commercial Outparcel"; "Townhomes/Duplex/Triplex"; and "Single Family Lots" shall comply with the approved Master Development Plan ("MDP") as the MDP may be amended or modified in accordance with County requirements from time to time;
 - b) The use and development of the subject property shall comply with all applicable regulations and requirements imposed by the New Hanover County Unified Development Ordinance ("UDO"), and any other applicable federal, state, or local law;
 - c) Approval of this rezoning does not constitute technical approval of the site plan. Issuance of all required permits must occur prior to construction commencing.
2. References to the MDP, including any density/intensity standards, dimensional standards, and development standards:
 - a) Maximum density permitted in Planned Development ("PD") District – seventeen (17) dwelling units per acre ("DUAC"). Total site area is 64.28 acres, maximum number of dwelling units would be 1092.
 - b) Proposed maximum density of residential units on this MDP is 460 total units, or 7.16 DUAC.
 - c) The project shall be developed in accordance with County, state, and federal building and environmental regulations, including compliance with the current open space requirements.
 - d) Sidewalks will be provided along both sides of the roads within the development at a width of five feet (5'), except for portions of roads adjacent to the "Utility Easement" depicted on the MDP Master Plan, where sidewalks will be limited to one side of the road.

3. Conditions related to the approval of the MDP Master Plan, including any conditions related to the form and design of development shown in MDP Master Plan:
 - a) Vehicular access from the master planned development site through to Whiskey Branch Drive is gated for use only by emergency vehicles and owners in the existing Whiskey Branch planned community;
 - b) An access point for pedestrian and bicycle use will be provided through to the site from the existing Bullitt Lane.
 - c) Existing vegetation will be left undisturbed in the depicted twenty foot (20') buffer, subject to the applicant's right to install required utilities and infrastructure and make any changes required by this zoning. To the extent necessary to satisfy County standards, additional vegetation, as well as fencing, will be added to the buffer area sufficient to establish required opacity in areas adjacent to residential uses.
4. Street yard area along College Road shall be provided as follows:
 - a) Provide eighteen (18) square feet of street yard area for every linear foot of street frontage along College Road (minimum width of 9', max width of 27').
 - i. Driveways shall not be included in the calculation of street frontage;
 - ii. The area of any walkways, sidewalks or other bicycle and pedestrian facilities, and transit amenities shall be subtracted from the base street yard area required above to get the total required street yard area;
 - iii. The applicant may choose to increase the required square footage per linear foot up to twenty-five percent (25%) to receive an equivalent reduction in the building's front yard setback;
 - iv. The applicant may install the street yard in any configuration that provides the required amount of street yard square footage between the property line and any site improvements as long as it remains in compliance with the minimum and maximum widths outlined above.
 - b) For every six hundred (600) square feet of street yard area, the following landscaping shall be provided:
 - i. One canopy/shade tree a minimum of three inches (3") caliper in size OR three (3) understory trees a minimum of six (6) feet in

- height at time of planting, if overhead power lines are located above the street yard; and
 - ii. Six shrubs, 12" in height at time of planting.
 - c) If there are existing trees of a minimum two inches caliper size in the proposed street yard, the Planning Director may grant credit toward meeting tree preservation requirements.
 - d) Walkways, sidewalks, or other bicycle and pedestrian facilities, fountains, walls or fences, and transit amenities shall be permitted within the street yard; however, parking areas shall not be permitted.
5. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development:
- a) Transportation will be provided by access to public rights of way. A NCDOT driveway permit will be acquired prior to any access to College Road.
 - b) Potable water will be provided by Cape Fear Public Utility Authority ("CFPUA").
 - c) Wastewater services will be provided by CFPUA.
 - d) Stormwater will be managed on site in accordance with NCDEQ restrictions and regulations, will comply with all County and State regulations, and any permit issued for the site. The engineers who will coordinate and implement the stormwater management plan have not yet been selected.
 - e) Infrastructure will be designed in accordance with the North Carolina building code, all other applicable government regulations, laws, and ordinances, and developed consistent with the approved MDP.
6. Provisions related to environmental protection and monitoring:
- a) Any 404 wetlands determined to exist on the site from time to time will be handled in accordance with all applicable government regulations, laws, and ordinances including Army Corp. of Engineers requirements. The property owner will comply with all applicable regulations, laws, and ordinances from local, state, and federal sources with jurisdiction over the site.

7. Any other provisions relevant and necessary to the development of the master planned development in accordance with applicable standards and regulations:
- a) The Residential Use areas of the MDP may be used for any purpose permitted under the applicable zoning regulations.
 - b) The Mixed Use and Commercial areas of the MDP shall be used for any Commercial purpose permitted under the applicable zoning regulations, except that the following Commercial uses will not be permitted:
 - i. Animal Shelter;
 - ii. Adult Entertainment Establishment;
 - iii. Kennel; and
 - iv. Vehicle Towing Service and Storage Yard
 - c) In addition to the Commercial uses permitted by applicable zoning regulations, subject to these terms and conditions, the following Civic and Institutional uses shall be permitted in the Mixed-Use and Commercial areas of the MDP:
 - i. Adult Day Care;
 - ii. Child Care Center;
 - iii. Family Child Care Home;
 - iv. Community Center;
 - v. Library;
 - vi. Lodges, Fraternal, & Social Organizations;
 - vii. Museum;
 - viii. Post Office;
 - ix. Hospital, Medical, and Dental Office and Clinic; and
 - x. Nursing and Rehabilitation Center
 - d) In addition to the Commercial and Civic and Institutional uses permitted by applicable zoning regulations, subject to these terms and conditions, the following Industrial uses shall be permitted in the Mixed-Use and Commercial areas of the MDP:
 - i. Broadcasting and Production Studio;
 - ii. Research and Development Facility;
 - iii. Artisan Manufacturing;
 - iv. Bakeries and Tortilla Manufacturing;
 - v. Fruit and Vegetable Preserving and Specialty Food Manufacturing;

- vi. Grain and Oilseed Manufacturing;
- vii. Other Food Manufacturing;
- viii. Seafood Product Preparation and Packaging;
- ix. Sugar and Confectionary Product Manufacturing;
- x. Beverage Manufacturing;
- xi. Printing and Related Support Activities;
- xii. Cutlery and Handtool Manufacturing;
- xiii. Hardware Manufacturing;
- xiv. Household and Institutional Furniture and Kitchen Cabinet Manufacturing;
- xv. Office Furniture (including fixtures) Manufacturing;
- xvi. Other Furniture Related Produce Manufacturing;
- xvii. Other Miscellaneous Manufacturing;
- xviii. Warehousing; and
- xix. Wholesaling.

8. Identify the proposed compensating community benefits. They may include, but are not limited to, improved design, natural preservation, improved connectivity for pedestrians and/or vehicles, mixed-use development, green building practices, and dedication of land or in-lieu fee contribution.

The community will benefit from the development contemplated herein for the following reasons identified in the New Hanover County Unified Development Ordinance:

- a. Improved Design. The use of architectural design that exceeds any minimum standards established in this UDO or any other County regulation, or the use of site design incorporating principals of walkable urbanism and traditional neighborhood development, compatible with the comprehensive plan and other adopted County plans. **The proposed development encourages a walkable urban environment by incorporating non-vehicular access points to adjacent properties; five foot (5') sidewalks along all internal roads within the development other than where sidewalks would interfere with existing utility easements; and locating high density multi-family uses in the center of the site to promote easier pedestrian access to nearby commercial uses without additional vehicle trips.**
- b. Natural Preservation. The preservation of sensitive lands such as natural habitats, natural features, or trees that exceed the requirements of this UDO, when they are located on the site. **Unless**

required for necessary infrastructure or required by the County's land use and building regulations, existing vegetation that serves as a buffer between the development site and adjacent residential uses will be left in place, including a significant number of mature trees that current have an average canopy height in excess of fifty feet (50'). These trees are not required by the UDO—compliance could be obtained with fencing or a less substantial natural area, but the natural features will remain in substantially their original condition with limited allowances for required infrastructure and utilities.

- c. Improved Connectivity for Pedestrians and/or Vehicles. Additional connections to existing roads, bicycle facilities, and pedestrian facilities that provide additional connectivity to and from the development and existing residential and commercial development in the County, beyond the requirements of Section 5.2, Traffic, Access, and Connectivity. **In response to neighbors' requests and in an effort to improve connectivity for pedestrians, additional connections to neighboring properties are being provided for pedestrian and bicycle use. At least one of these connections will also be accessible by a neighboring subdivision's vehicles to allow increased connectivity to that development and encourage a dispersal of existing vehicle trips to reduce existing traffic.**

The proposed development also offers an integrated commercial/residential node that will serve the residents of the development as well as the surrounding neighborhoods to reduce the number and distance of additional vehicular trips and offer nearby retail and commercial services to adjacent and nearby residents.

- d. Mixed-Use Development. The approval of a significant amount of mixed-use development on the site, by ensuring that a minimum of 35 percent of the total gross square feet in the development (and 25 percent of the land area) will be developed in an integrated mixed-use form (residential and nonresidential), with sidewalks on both sides of the street, and street trees spaced appropriately along the street. **The proposed development will have a mixture of residential and commercial uses within the property boundary, integrated**

through pedestrian and vehicular paths to promote interconnectivity. Integration is primarily horizontal, but there are vertical mixed use structures included in the proposed development plan.

- e. Any other community benefit that would provide benefits to the development site and the citizens of the County, generally. The proposed development would be an example of successful in-fill development; repurposing a current vacant County parcel into a residential and commercial project designed to provide additional housing for County residents, local commercial and retail for those and nearby residents, and provide a benefit to the County's tax base and citizens.

While the specific tenants are not yet identified, it is the applicant's desire to include a gourmet grocery store, electrical car charging station(s), a coffee shop, and a consumer-electronics store among the retail uses that will be available to the public.



**NEW HANOVER COUNTY
PLANNING & LAND USE
*AUTHORITY FOR
APPOINTMENT OF AGENT***

230 Government Center Drive
Suite 110
Wilmington, NC 28403
910-798-7165 phone
910-798-7053 fax
www.nhcgov.com

Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.

The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

Agent Information	Property Owner(s)	Subject Property
Name Samuel B. Franck	Owner Name Dry Pond Partners, LLC	Address 5601 S College Rd.
Company Ward and Smith, P.A.	Owner Name 2	City, State, Zip Wilmington, NC
Address 127 Racine Dr.	Address P.O. Box 3649	Parcel ID R07100-004-004-000
City, State, Zip Wilmington, NC 28403	City, State, Zip Wilmington, NC 28406	
Phone 910.794.4835	Phone 910.762.2676	
Email sbf@wardandsmith.com	Email hill@cameronco.com	
Application Tracking Information (Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the _____ day of _____, 20²⁰.

Bruce Cameron IV
Owner 1 Signature

Owner 2 Signature

Agent Appointment Form (unsigned)






4813-4943-8931

Final Audit Report

2020-12-01

Created:	2020-11-30
By:	Hill Rogers (hill@cameronco.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAz4esK-zyaLaCVLaS47rAUDDEIB6ZBVzZ

"Agent Appointment Form (unsigned) 4813-4943-8931" History

-  Document created by Hill Rogers (hill@cameronco.com)
2020-11-30 - 10:19:06 PM GMT- IP address: 65.184.165.179
-  Document emailed to Bruce Cameron IV (bcameroniv@cameronco.com) for signature
2020-11-30 - 10:19:41 PM GMT
-  Email viewed by Bruce Cameron IV (bcameroniv@cameronco.com)
2020-11-30 - 11:13:34 PM GMT- IP address: 107.12.77.19
-  Document e-signed by Bruce Cameron IV (bcameroniv@cameronco.com)
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