



AGENDA | PLANNING & ZONING BOARD MEETING

April 18, 2024 at 5:30 PM

Burgaw Town Center, 108 E Wilmington St, Burgaw, NC 28425

- 1. Call to Order**
- 2. Invocation**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - A. March 21, 2024 Minutes
- 5. Public Forum**
- 6. New Business**
 - A. Consideration of a conditional district rezoning from RA, Rural Agricultural to R-20 (CZ), Residential Conditional District for a 531-lot single-family residential subdivision located at 2630 NC HWY 53 W (PIN: 3218-28-4425-0000).
- 7. Announcement and Updates**
- 8. Adjournment**

TOWN OF BURGAW PLANNING BOARD

REGULAR MEETING

DATE: March 21, 2024
TIME: 5:30 PM
PLACE: Burgaw Town Center
BOARD MEMBERS PRESENT: Sam Guidry, Char-Lynn Robinson, Matthew Boney, Frederick Lewis, John Johnson, Stacy Jernigan
STAFF PRESENT: Gilbert Combs, Planning Director
Jessica Gray, Community Development Coordinator
Zachary Rivenbark, Town Attorney
ELECTED OFFICIALS PRESENT: None
MEDIA PRESENT: None
PUBLIC PRESENT: Nathan Tew
CALL TO ORDER: 5:32 PM
INVOCATION: Sam Guidry

The meeting was called to order by Sam Guidry, Planning Board Vice-Chair, at 5:32 PM.

Approval of the Agenda

Mr. Guidry asked staff if there was anything to change on the agenda. Ms. Robinson made a motion to approve the agenda. Mr. Boney seconded the motion, and the board unanimously approved the agenda.

Approval of Minutes of the Previous Meeting

Mr. Guidry asked if there were any corrections needed to be made to the February 15, 2024, minutes. There were no changes requested. A motion was made by Mr. Boney to approve the minutes. The motion was seconded by Mr. Johnson with a unanimous vote for approval.

Public Input

None

Presentations and reports referenced at the meeting can be obtained at the Town of Burgaw Planning Department.

Agenda Item 1.

Consideration of a text amendment to the Unified Development Ordinance requested by Nathan Tew to amend Section 2.3.5 Nonconforming Lots of Record

Ms. Gray summarized the text amendment request made by the applicant, Nathan Tew, and the requested changes the planning board was being asked to consider. Ms. Gray explained to the planning board that staff had reviewed the applicant's request, and suggested a different chapter in the Unified Development Ordinance to add similar language that would achieve the same goal of the applicant's request.

The applicant's request would have added language to Chapter 10. Subdivision Standards and Processes, Section 10.23 Design Standards for Lots, that would allow one recorded access easement to an existing lot of record with no road frontage. Planning staff pointed out that the applicant's requested text amendment was more applicable to Chapter 2. Administrative Rules; Nonconformities, Section 2.3.5 Nonconforming Lots of Record and suggested the text amendment request be modified to apply to that section of the UDO. Ms. Gray informed the planning board that the applicant was consulted and approved planning staff's modification of the requested text amendment.

Ms. Gray went over the current dimensional requirements of the UDO and the exceptions that allowed deviation from these standards and identified the goals and policies of the Town that are consistent with approval of the text amendment request.

Ms. Gray explained that the purpose of the applicant's text amendment request for allowance of an access easement was to be able to build a single-family residence on the parcel of land he owns behind his home where residential development is currently prohibited due to the parcel having no road frontage. Ms. Gray identified the few existing lots of record in the Town of Burgaw's jurisdiction having no road frontage to support staff recommendation for approval of the requested text amendment.

Ms. Robinson made a motion to recommend to the board of commissioners approval of the request to allow one recorded access easement to an existing lot of record with no road frontage, considering it to be consistent with the goals and policies of the Town. Mr. Johnson seconded the motion and the vote for recommended approval was unanimous.

Announcements and Updates

The planning board commended Mr. Combs for his service to the community as planning director and wished him well.

Mr. Combs informed the board of Arbor Day events and the Town's tree giveaway.

Ms. Gray updated the planning board of the status of the NC Resilient Coastal Communities Program.

Mr. Combs offered the planning board opportunity to comment on the proposed planning board rules of procedure.

Adjournment

A motion was made by Mr. Boney to adjourn the Planning Board meeting. The motion was seconded by Mr. Jernigan. The vote was unanimous. The meeting was adjourned at 6:07 PM.

Respectfully submitted,

Jessica Gray, CFM, CZO
Community Development Coordinator

Planning Board Chair Signature



CASE SUMMARY Planning Board

Conditional District Rezoning April 18, 2024

Jessica Gray, 910-663-3452, jgray@burgawnc.gov

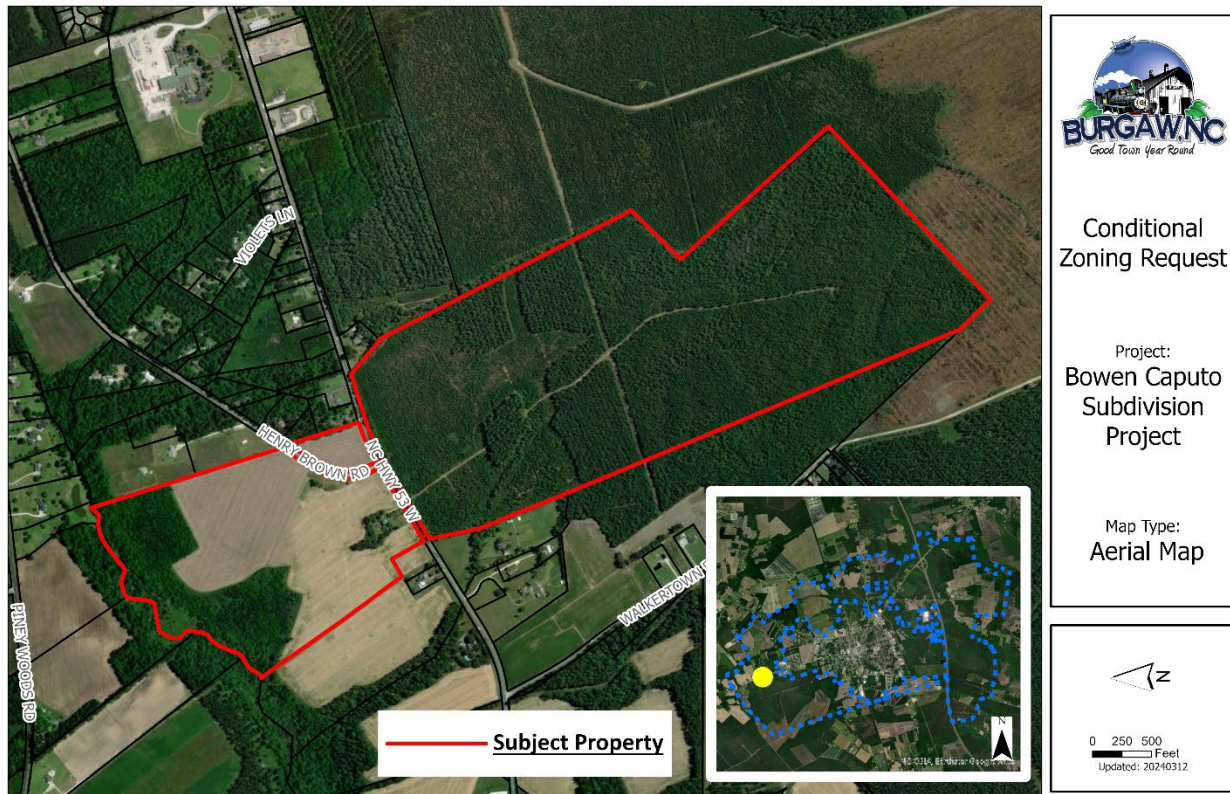
Planning Board	04/18/2024; Scheduled
Board of Commissioners	PENDING

Request

Request	Rezone PIN 3229-60-0564-0000 from RA, Rural Agricultural to R-20 Residential Conditional Zoning for a 531-lot single-family residential subdivision.	
Applicant	Elizabeth Shelton D. R. Horton Inc.	910-515-9561 elshelton@drhorton.com
Owner	Kathryn Kirk Bowen Caputo Family Limited Partnership	919-612-3237 boots456@aol.com

1. Case Overview

Application to rezone ±285.17 acres of undeveloped land for a 531-unit single-family residential subdivision.





2.1.a Proposed Conditions

ZONING	<u>SETBACKS</u> FRONT YARD = 25' SIDE YARD = 5' REAR YARD = 15' CORNER YARD SIDE = 10'	<u>LOT STANDARDS</u> MIN. LOT SIZE = 10,000 SF MIN. LOT WIDTH = 60'	<u>DENSITY</u> 2 DU/AC
DENSITY	531 UNITS / 285.17 AC = 1.86 UNITS/AC		
STORMWATER	STORMWATER BASINS HAVE BEEN SIZED TO DETAIN THE 25-YEAR 24-HOUR STORM EVENT		
OPEN SPACE	<u>TOTAL REQUIRED OPEN SPACE AREA</u> 15% OF TOTAL AREA = 285.17 AC X 0.15 = 42.78 <u>TOTAL PROPOSED OPEN SPACE AREA</u> = 89.24 AC (31.29% OF PROJECT AREA) <u>PROPOSED RECREATIONAL USE / ACTIVE OPEN SPACE AREA</u> = 13.29 AC (14.89% OF TOTAL OPEN SPACE) <u>PROPOSED PASSIVE OPEN SPACE AREA</u> = 75.85 AC (85.11% OF TOTAL OPEN SPACE) AT LEAST 30% OF THE REQUIRED OPEN SPACE BASED ON TOTAL BUILDABLE ACRES = 42.78 AC X 0.30 = 12.83 AC PROJECT PROPOSES 13.29 AC (31.07%)		

2.1.b Proposed Elevations

The Curtis



Elevation A



Elevation B



Elevation C

3 Bedrooms | 2 Baths | 1,182 Square Feet

The Lewis



Elevation A



Elevation B



Elevation C

3 Bedrooms | 2 Baths | 1,254 Square Feet

The Perry



Elevation A



Elevation B



Elevation C

2 Bedrooms | 2 Baths | 1,045 Square Feet

2.2 Community Meetings

The two required community meetings were held on 4/1/2024 and 4/10/2024 from 4:00 PM to 7:00 PM at Hankins Park Pavilion, 310 N. Walker Street. A summary of these meetings can be found in attachment 9.



2.3 Criteria for Review

Section 8.8 Conditional Zoning (CZ) Amendments of the Unified Development Ordinance (UDO): Conditional zoning districts are zoning districts in which the development and use of the property is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. A conditional zoning district allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. Some land uses are of such a nature or scale that they have significant impacts on both the immediately surrounding area and on the entire community, which cannot be predetermined and controlled by general district standards. There are also circumstances in which a general district designation allowing such a use by right would not be appropriate for a particular property even though the use itself could, if properly planned, be appropriate for the property consistent with the objectives of these regulations, the adopted land use plan, and adopted district and area plans. The review process established in this section provides for the accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions, which ensure compatibility of the use with the use and enjoyment of neighboring properties.

Recommended Conditions

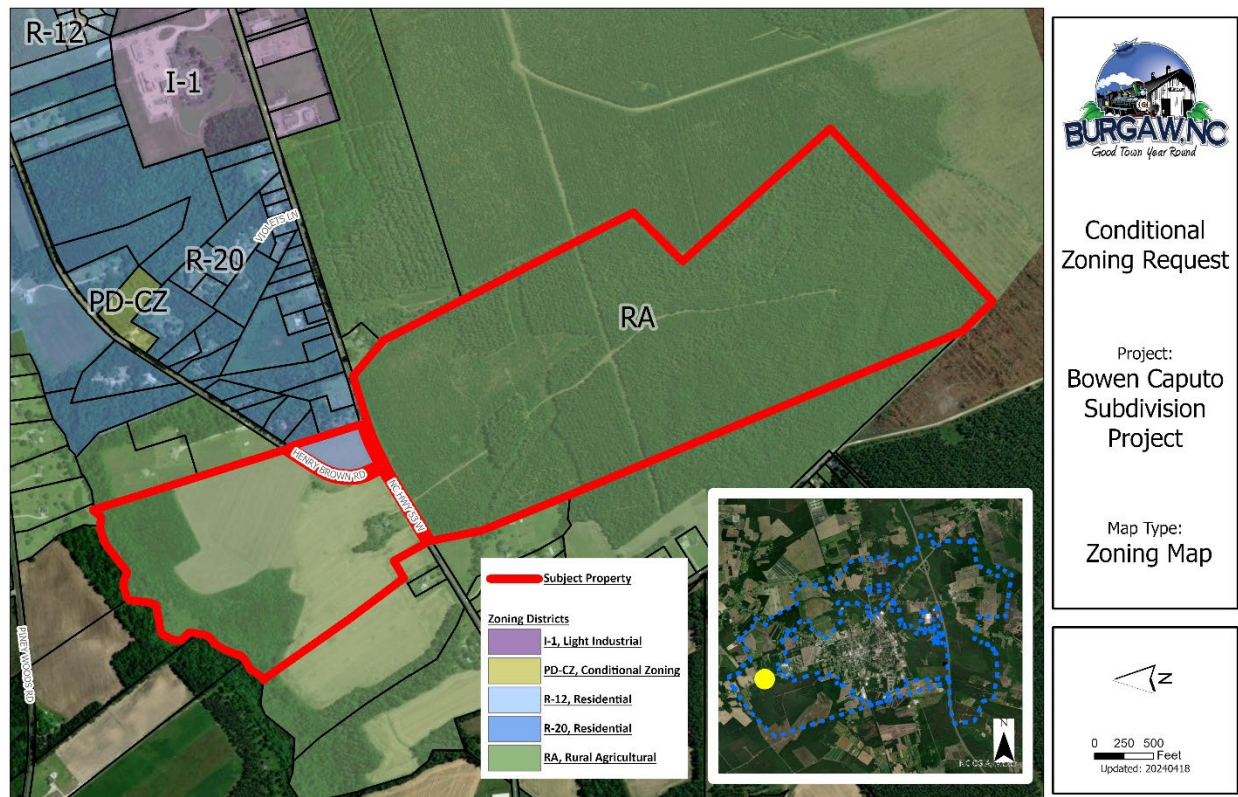
1. The use and development of the subject property shall comply with all regulations and requirements imposed by the Town of Burgaw Unified Development Ordinance and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
2. Approval of this conditional district rezoning does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to releasing the project to the Building Inspections Department.
3. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and no effect and proceedings shall be instituted to rezoning the property to its previous zoning classification.
4. The use and development of the subject property shall be in substantial compliance with the site plan as submitted and accepted by the Board of Commissioners on XX/XX/XXXX.
5. Streets shall be constructed to NCDOT minimum standards and Town of Burgaw standards and should be turned over to the Town and made public.
6. A 50ft buffer shall be required along NC Highway 53 W (Section 10.24.C).
7. Sidewalks shall be required on both sides of the street in the public right-of-way and shall be constructed to a minimum width of five feet and shall consist of a minimum thickness of four inches of concrete and a minimum thickness of six inches at driveway crossings (Section 10.25.B).
8. All cul-de-sacs shall meet the requirements of Section 10.21.L.
9. All utilities shall be located within the proposed street rights-of-ways.



It is important to note that conditions that may be applied to a conditional district rezoning must be agreed to by both the town and the applicant and the disapproval of a condition may impact the resulting recommendations and decisions.

3. Analysis

3.1 Area Context and Existing Conditions



Surrounding Area	North	South	East	West
Zoning	Pender County: RA Rural Agriculture, RP Residential Performance Town: RA Rural- Agricultural, R-20 Residential	Pender County: RA Rural Agriculture Town: RA Rural- Agricultural	RA Rural- Agricultural, R- 20 Residential	RA Rural- Agricultural
Current Land Use	Vacant, Agricultural	Vacant, Agricultural	Single-family Residential, Agricultural, Vacant	Single-family Residential, Agricultural

3.2 Site History/Cultural Resources

The Timmons Group, on behalf of D.R. Horton, conducted a desktop cultural resources review and an onsite investigation for potential historic resources for the Bowen-Caputo Tract and have submitted a request for a project review to the North Carolina State Historic Preservation Office. Section 106 of the National Historic Preservation Act (NHPA) requires US Army Corp of Engineers (USACE) to consider the effects on Historic Properties before authorization of a permit under Section 404 of the Clean Water Act.

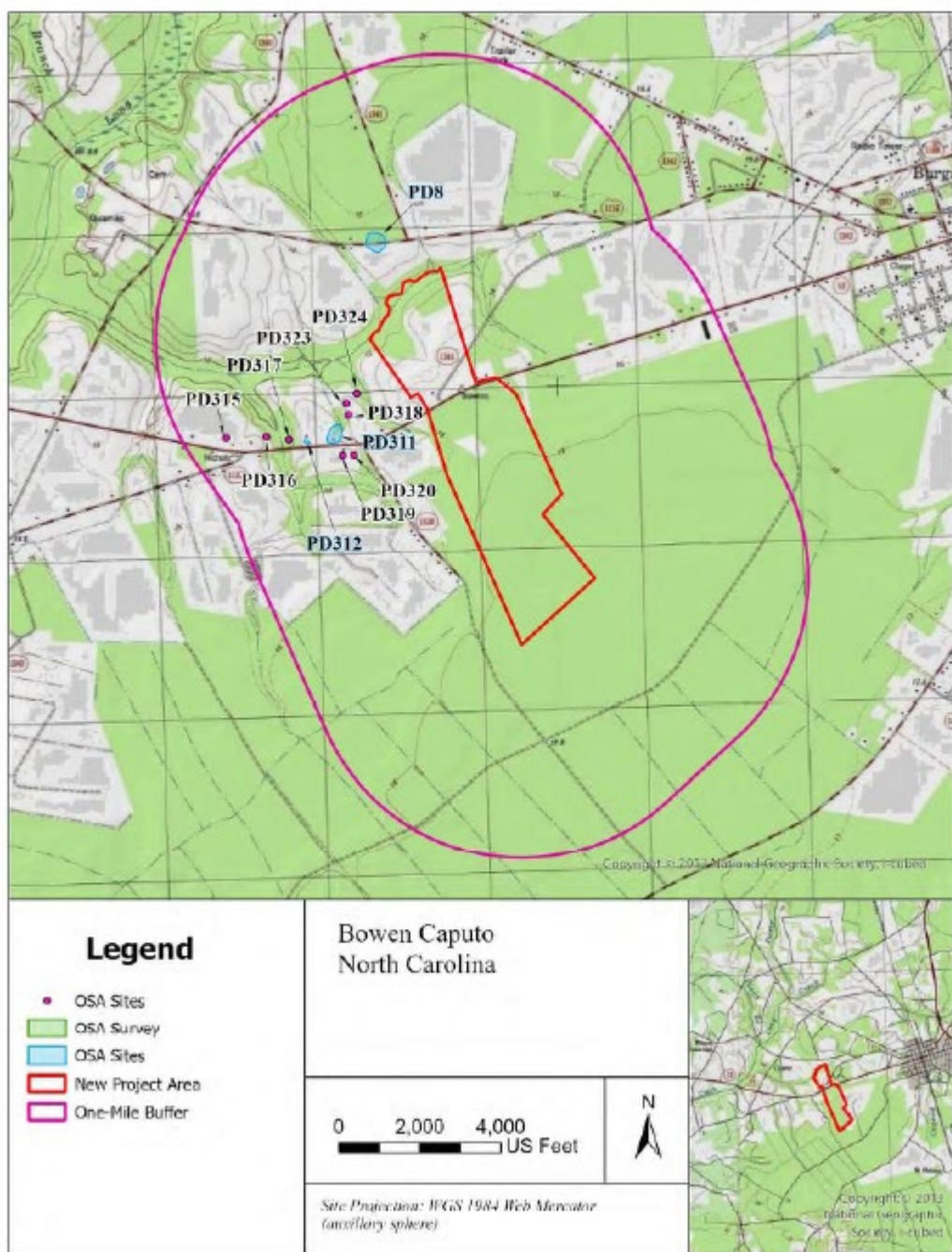


Figure 3.2: NCSHPO map showing location of previously identified archaeological sites.

3.3 Environmental



Wetlands have been identified on the site plan at the northern and southeastern portions of the project area, with a small stream and wetland area in the northwestern portion of the Phase 2 project area. An approval from the US Army Corp of Engineers will be required prior to conditional zoning release.



3.4 Consistency of Proposed Development with Unified Development Ordinance (UDO) Requirements

Preliminary review of the proposed development against the UDO shows it is in general compliance with reviewed sections.

3.4.a Parks and Recreation Space Requirements

Section 10.5 of the UDO requires new residential developments to contribute to and share the expense of providing space for recreation and other leisure time activities by dedication or payment in lieu of dedication, stating the developer shall:

1. Dedicate to the Town of Burgaw a portion of said property or other land considered by the Town to be suitable for the purposes of parks and recreation; or
2. Make a cash payment in lieu of such dedication in accordance with the provisions [of the UDO].

Acceptance of dedication or payment in lieu of dedication is brought to the Parks and Recreation Board for review, and the recommended decision is to be considered by the Board of Commissioners. The Board of Commissioners have sole discretion over the proposed residential subdivision parks and recreation space requirement decision.

Other provisions for parks and recreation space requirements are further outlined in Section 10.5. Of these applicable to the proposal are from Section 10.5 (N), allowing the Board of Commissioners to elect to give partial credit of private, on-site recreation facilities. The Board may give up to 50% of the land dedication or land payment provided they find that:

1. The private facilities are significantly usable for the type of subdivision being developed; and
2. The facilities are likely to reduce the need for residents of the subdivision to use public recreational facilities.

3.4.b Open Space Requirement

All subdivisions of 10 acres or more shall be required to maintain at least 15% dedicated open space. Such open space shall be designated on the final plat prior to being recorded with the Pender County Register of Deeds. The open space must be on-site and owned completely by a homeowners or property owners association. Buildings constructed for recreational purposes and/or sidewalks may be considered as part of the open space requirements. Street rights-of-way (excluding sidewalks, as constructed), parking lots, and yards held in individual ownership shall not constitute any part of the required open space. In addition, at least 30% of the required open space must be based on the total buildable acres (as defined) within the development.

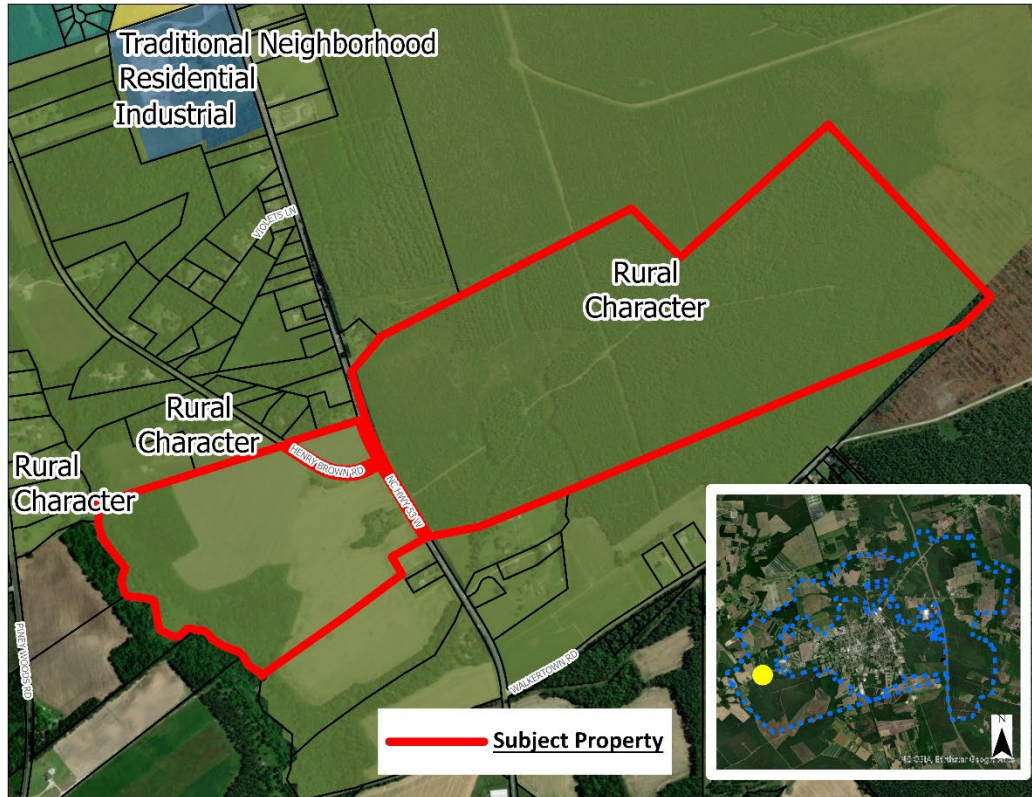


CONSISTENCY WITH APPROVED PLANS

Town of Burgaw Comprehensive Land Use Plan

The proposed amendment is consistent with the policy intent of the Town of Burgaw Comprehensive Land Use Plan. Policies that are most pertinent to the proposed amendment are below. Not all policies carry equal weight and may depend on the specifics of the proposal. The following symbology is employed:

				
	Strong Support	Modest Support	Modest Non-support	Strong Non-support
Land Use				
Goal 1: To promote infill development and revitalization of areas with existing infrastructure: Encourage development in areas where the necessary infrastructure—roads, water, sewer, etc.—are available, planned, or can be most cost effectively provided and extended to serve existing and future development				
Economic Development				
Goal 2: To attract businesses and industries that will enhance the economic health and livability of the town: Ensure the town's zoning and development codes can accommodate appropriate businesses and industries and a variety of development forms				
Agriculture and Forestry				
Goal 1: To preserve existing agricultural and forest lands: Consider effects on agricultural properties when contemplating expansion of public utilities and other growth-inducing infrastructure into agricultural areas				
Environmental Protection				
Goal 3: To protect the integrity of wetlands and wildlife habitats: Encourage nature-friendly subdivisions with large blocks of contiguous habitats linked by functional connections				
Housing				
Goal 1: To promote the development and preservation of quality housing that is affordable across the full spectrum of household incomes and meets the needs and preferences of Burgaw's households: Ensure that the town's development codes provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing				

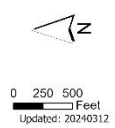



BURGAW, NC
Good Town. Great Road.

Conditional Zoning Request

Project:
Bowen Caputo Subdivision Project

Map Type:
Future Land Use Map



0 250 500 Feet
Updated: 20240312

Future Land Use Map: Rural Character

Properties in this land use category are intended to remain rural in nature, with low density and a primarily agricultural character. They are not adjacent to a major highway and may have environmental concerns.

Recommended Land Uses: low-density residential, agriculture, forestry, recreational amenities

DEVELOPMENT GUIDELINES

Clustered residential developments to protect wetlands, forests, and agricultural areas



Structures not recommended in floodway or wetlands



CONCLUSIONS

The subdivision development as proposed is not consistent with the Town of Burgaw Future Land Use Map. The current proposal has stronger inconsistencies with the goals and policies adopted in the Burgaw 2030 Comprehensive Land Use Plan than it does support.



NEIGHBORHOOD CONTACT

	Community Meetings	Planning Board	Board of Commissioners
Advertisement Date(s)	04/01/24, 4PM-7PM & 04/10/24, 4PM-7PM	Pender Post & Voice 04/04/24 & 04/11/24	
Other – Contact(s)		Mailers sent 04/02/24 Signs posted 04/03/24	

ACTIONS TO DATE

<i>Planning Board</i>	04/18/2024; Scheduled
<i>Board of Commissioners</i>	PENDING

ATTACHMENTS

1. Application
2. Project Narrative
3. Plan Submittal
4. NCDOT TIA Approval
5. Cultural Resources Review Request
6. Aerial Map
7. Zoning Map
8. Future Land Use Map
9. Community Meeting Items



PETITION FOR CONDITIONAL DISTRICT REZONING

Petitions for conditional district rezoning must be accompanied by eight (8) hard copy sets and one digital copy of required information.

DATE: 02/23/2024 FEE: \$710.00

As the Petitioner(s), I/We D.R. Horton Inc. - Elizabeth Shelton request that the Town of Burgaw Planning Board recommend to the Town of Burgaw Board of Commissioners to change the Official Zoning Map of the Town of Burgaw as defined in the Unified Development Ordinance as follows:

LOCATION OF PROPERTY

PARCEL ID NUMBER: 3218-28-4425

STREET ADDRESS: 2630 NC HWY 53 W

PROPERTY SIZE

ACREAGE 285.17 STREET FRONTAGE (ft) 4,377 DEPTH (ft) LOT 1 - 2,500
LOT 2 - 600
LOT 3 - 5,300

ZONING

CURRENT ZONING DISTRICT RA REQUESTED ZONING DISTRICT R-20 (CZ)

PROPERTY OWNERS

I CERTIFY THAT THE FOLLOWING ARE OWNER(S) OF THE PROPERTY SUBJECT TO THE REZONING REQUEST AS LISTED IN THE PENDER COUNTY REGISTRY.

NAME

1. Bowen Caputo Family Limited Partnership

2.

3.

4.

5.

ADDRESS

1. 2630 NC HWY 53 W or P.O. Box 4846

2.

3.

4.

5.

ADJACENT PROPERTIES LIST

Please add below the adjacent properties and property owners required to be notified of the public hearing. Please note the Town Fee Schedule requires an additional fee of \$7 per property required to be notified.

NAME

BLAKE, WILLIAM HENRY

ADJACENT PROPERTY ADDRESS

2740 HWY 53 WEST

PARCEL NUMBER

3218-09-3673

NAME

LANIER, GENE BURON JR

ADJACENT PROPERTY ADDRESS

1379 PINEY WOODS RD

PARCEL NUMBER

3209-71-8670

NAME

BLACKBURN, MICHAEL R

ADJACENT PROPERTY ADDRESS

1171 PINEYWOODS RD

PARCEL NUMBER

3209-92-3174

NAME

HUFHAM, DONALD R

ADJACENT PROPERTY ADDRESS

1089 PINEY WOODS RD

PARCEL NUMBER

3209-92-7468

NAME

COLLINS, KENNETH N

ADJACENT PROPERTY ADDRESS

PINEY WOODS RD

PARCEL NUMBER

3219-02-7357

NAME

BARNHILL, JAMES KENNETH JR

ADJACENT PROPERTY ADDRESS

745 PINEY WOODS RD

PARCEL NUMBER

3219-12-2510

NAME

MAGRUDER, CHRISTOPHER

ADJACENT PROPERTY ADDRESS

2238 HENRY BROWN RD

PARCEL NUMBER

3219-11-7863

NAME

MAGRUDER, CHRISTOPHER

ADJACENT PROPERTY ADDRESS

HENRY BROWN RD

PARCEL NUMBER

3219-21-0026

ADJACENT PROPERTIES LIST

Please add below the adjacent properties and property owners required to be notified of the public hearing. Please note the Town Fee Schedule requires an additional fee of \$7 per property required to be notified.

NAME

KOLLEN, JENNIFER

ADJACENT PROPERTY ADDRESS

HENRY BROWN RD

PARCEL NUMBER

3219-20-0358

NAME

OAK MOUNTAIN TIMBERCO NC LLC

ADJACENT PROPERTY ADDRESS

HIGHSMITH RD

PARCEL NUMBER

3208-90-5620

NAME

JONES, JONATHAN D

ADJACENT PROPERTY ADDRESS

2460 NC HWY 53 W

PARCEL NUMBER

3219-20-1122

NAME

CROOM, JUDSON BRINKLEY

ADJACENT PROPERTY ADDRESS

WALKERTOWN RD

PARCEL NUMBER

3218-17-3370

NAME

HAND, DALE L

ADJACENT PROPERTY ADDRESS

2345 HWY 53 WEST

PARCEL NUMBER

3218-29-7962

NAME

HILBURN, OSCAR HALLETT

ADJACENT PROPERTY ADDRESS

2745 NC HWY 53 W

PARCEL NUMBER

3218-18-0784

NAME

DRAKE, GREGORY NATHAN

ADJACENT PROPERTY ADDRESS

NC HWY 53

PARCEL NUMBER

3218-39-8656

NAME

BARNHILL, JAMES KENNETH JR

ADJACENT PROPERTY ADDRESS

745 PINEY WOODS RD

PARCEL NUMBER

3219-12-4552

ADJACENT PROPERTIES LIST

Please add below the adjacent properties and property owners required to be notified of the public hearing. Please note the Town Fee Schedule requires an additional fee of \$7 per property required to be notified.

NAME

FENNELL, JOHN P

ADJACENT PROPERTY ADDRESS

681 PINEY WOODS RD

PARCEL NUMBER

3219-12-7509

NAME

BOWEN, JESSICA

ADJACENT PROPERTY ADDRESS

2185 HENRY BROWN RD

PARCEL NUMBER

3219-20-2885

NAME

BOWEN, HARMONY

ADJACENT PROPERTY ADDRESS

HENRY BROWN RD

PARCEL NUMBER

3219-20-2733

NAME

GRENNELL, CHRISTOPHER P

ADJACENT PROPERTY ADDRESS

2285 HENRY BROWN RD

PARCEL NUMBER

3219-20-1572

NAME

KING, DOROTHY G

ADJACENT PROPERTY ADDRESS

2330 NC 53 HWY W

PARCEL NUMBER

3219-20-3197

NAME

AMEZCUA, GABRIEL

ADJACENT PROPERTY ADDRESS

NC 53 HWY W

PARCEL NUMBER

3219-20-3398

NAME

AMEZCUA, GABRIEL

ADJACENT PROPERTY ADDRESS

NC 53 HWY W

PARCEL NUMBER

3219-21-2927

NAME

AMEZCUA, GABRIEL

ADJACENT PROPERTY ADDRESS

NC 53 HWY

PARCEL NUMBER

3219-20-7264

ADJACENT PROPERTIES LIST

Please add below the adjacent properties and property owners required to be notified of the public hearing. Please note the Town Fee Schedule requires an additional fee of \$7 per property required to be notified.

NAME

BROWN, KAREN B

ADJACENT PROPERTY ADDRESS

NC 53 HWY W

PARCEL NUMBER

3219-20-8616

NAME

BULLARD, MARTHA B

ADJACENT PROPERTY ADDRESS

2805 NC HY 53 W

PARCEL NUMBER

3218-08-6553

NAME

ALDRIDGE, JENNI

ADJACENT PROPERTY ADDRESS

153 WIDOW MOORE DR

PARCEL NUMBER

3219-30-0248

NAME

ADJACENT PROPERTY ADDRESS

PARCEL NUMBER

NAME

MATTHEWS, GREGORY DALE

ADJACENT PROPERTY ADDRESS

2801 NC HY 53 W

PARCEL NUMBER

3218-08-9454

NAME

BULLARD, MARTHA B

ADJACENT PROPERTY ADDRESS

2815 NC HY 53 W

PARCEL NUMBER

3218-08-6880

NAME

RAMIREZ, ESEQUIEL R

ADJACENT PROPERTY ADDRESS

2288 NC HWY 53 W

PARCEL NUMBER

3219-20-9485

NAME

ADJACENT PROPERTY ADDRESS

PARCEL NUMBER

SUPPLEMENTARY INFORMATION

- ♦ PRELIMINARY SITE PLAN (SEE ATTACHED CHECK SHEET)
- ♦ SUPPORTING INFORMATION AND TEXT THAT SPECIFIES THE ACTUAL USE OR USES INTENDED FOR THE PROPERTY AND ANY RULES, REGULATIONS, AND CONDITIONS THAT WILL GOVERN THE DEVELOPMENT AND USE OF THE PROPERTY
- ♦ REPORT OF THE REQUIRED COMMUNITY MEETING TO INCLUDE:
 - A LIST OF THOSE PERSONS AND ORGANIZATIONS CONTACTED ABOUT THE MEETING
 - THE MANNER AND DATE OF CONTACT
 - THE DATE, TIME, AND LOCATION OF THE MEETING
 - A ROSTER OF THE PERSONS IN ATTENDANCE AT EACH MEETING
 - A SUMMARY OF ISSUES DISCUSSED AT THE MEETING
 - A DESCRIPTION OF ANY CHANGES TO THE REZONING PETITION MADE BY THE PETITIONER AS RESULT OF THE MEETING
 - NOTICE MUST BE SENT TWO WEEKS PRIOR TO THE MEETING

OWNER INFORMATION

PHONE: 919 612-3237

EMAIL: Boots456@aol.com

SIGNATURE: Kathryn C. Kirk

DATE: 2/16/24

APPLICANT INFORMATION (if different from owner)

PHONE: 910-515-9561

EMAIL: ELShelton@drhanton.com

SIGNATURE: ELShelton

DATE: 2/19/24

OFFICE USE ONLY

COMPLETE APPLICATION RECEIVED BY: _____

DATE: _____

CONDITIONAL DISTRICT REZONING SITE PLAN CHECKLIST

REQUIRED INFORMATION	NOT APPLICABLE WAIVED BY PLANNING	INCLUDED WITH APP
Boundary survey and vicinity map showing the property's total acreage, its zoning classification(s), the general location in relation to adjacent properties, major streets, railroads, and/or waterways, the date, and north arrow		✓
All existing easements, reservations, and rights-of-way		✓
Approximate location of existing and proposed buildings, structures, and other improvements		✓
Proposed use of all lands and structures, including the number and square footage of all units, residential and nonresidential		✓
All yards, buffers, screening, and landscaping required and proposed		✓
All existing and proposed points of access to public streets		✓
Location of flood zones		✓
Location of wetlands		✓
Proposed phasing, if any		✓
The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development		✓
Location of all existing and proposed infrastructure on the site, including water, sewer, roads, pedestrian walkways, and open space		✓
Generalized traffic, parking, and circulation plans (including bicycle and pedestrian facilities)		✓
Proposed screening, buffers, and landscaping, as well as proposed treatment of any existing natural features		✓
Existing and proposed topography at five-foot contour intervals or less		✓
The location of existing vegetation and regulated trees		✓
Scale of buildings relative to abutting property		✓
Building elevations and exterior features of proposed development		✓
Master Sign Plan		To Be Provided
An evaluation of traffic impacts prepared in accordance with a scope of work established by NCDOT and the UDO)		✓
Inventory of the existing environmental, cultural, historical, and natural site attributes		✓
A conceptual plan that shows with reasonable certainty the type and intensity of use for the proposal		✓
Any other information needed to demonstrate compliance with regulations		✓

Project Narrative

Bowen Caputo is a proposed residential community utilizing the Town of Burgaw R-20 Conditional Zoning District as outlined in the Unified Development Ordinance (UDO). The assemblage is made up of three parcels with two frontages on NC Highway 53 and one frontage on Henry Brown Road. The total existing tract area is about 285.17 acres.

The proposed community will consist of single family detached residential development. Bowen Caputo is planned at a minimum lot width of 60' and min. lot size of 10,000 sf. The front setback will be set at 25', the side corner 10', the side interior 5', and the rear 15'. The property will be served by public water and sewer infrastructure. The current zoning of the property is RA.

30% of the development area has been reserved for passive open space with about 13% of the area being for Recreational Use. These areas are centralized and will consist of Sports Courts/Open Play areas and neighborhood clubhouse and pool. The Open space exceeds the Town of Burgaw Minimum Requirements.

The development will include a 20' buffer around the perimeter utilizing existing vegetation.

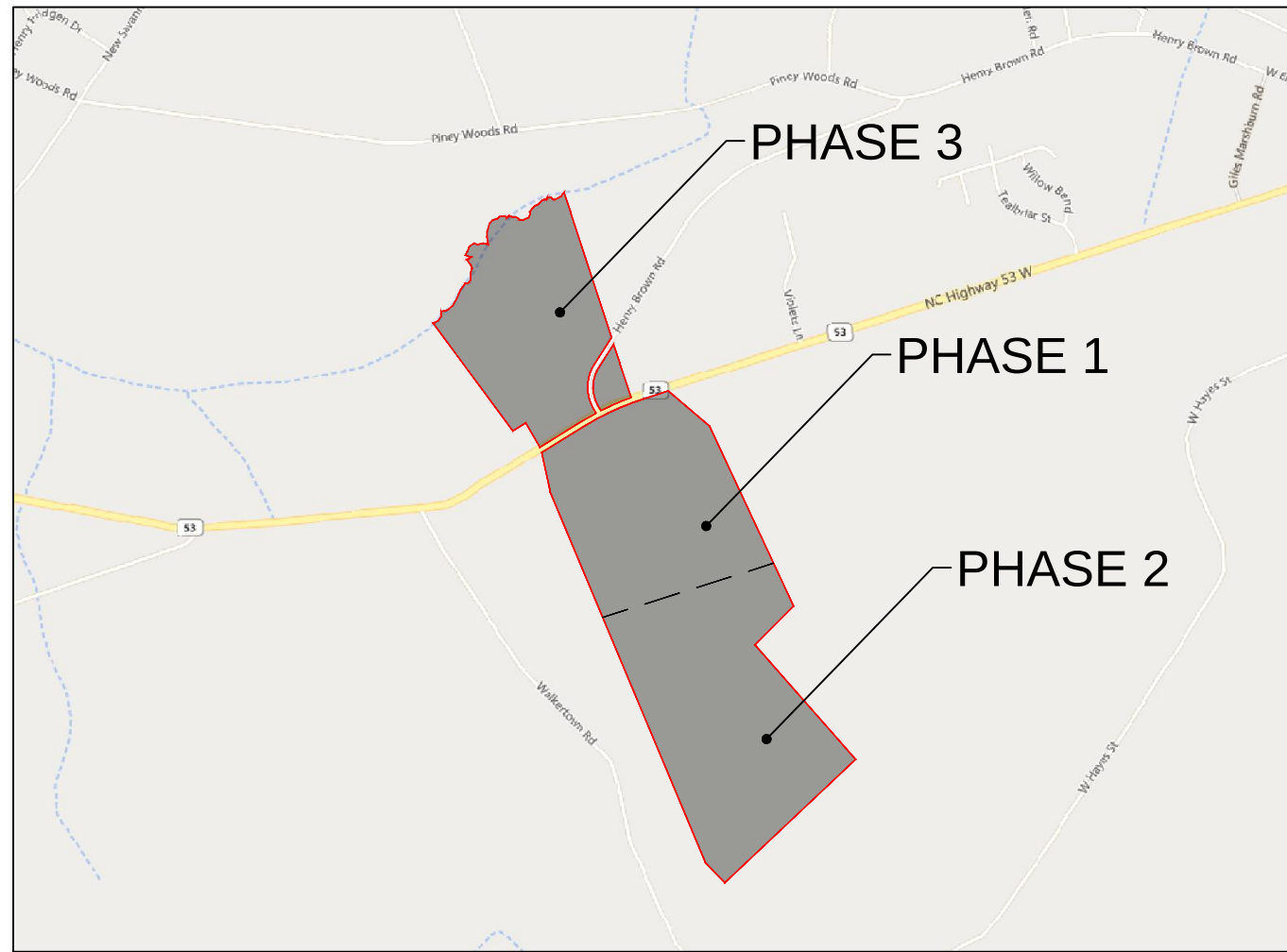
Bowen Caputo preserves a significant amount of environmentally sensitive areas in the conceptual design plan. The preserved areas, to a large degree, are located on the perimeter of the development, allowing for the concentration of infrastructure improvements in the central area of the development. The plan respects existing wetlands & open space as buffer for the development, mitigating effects of the development on the surrounding community. There are no encroachments within the existing floodplain proposed. Open space & common amenities support a high quality of life for the residents in the development.

BOWEN CAPUTO

PHASE 1-3 CONDITIONAL REZONING TOWN OF BURGAW PENDER COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	BOWEN CAPUTO
ENGINEER:	TIMMONS GROUP 430 EASTWOOD ROAD WILMINGTON, NC 28403 PHONE: 910-746-1174 JOHN WALL, PE EMAIL: JOHN.WALL@TIMMONS.COM
DEVELOPER:	D.R. HORTON 6752 PARKER FARM DR., SUITE 210 WILMINGTON, NC. 28405 CAMILLE TEUBEN EMAIL: CMTEUBEN@DRHORTON.COM
PROPERTY LOCATION:	2630 NC HWY 53 W, BURGAW, NC 28425
EXISTING ZONING:	RA
PROPOSED ZONING:	R-20 (CZ)
TOWNSHIP:	BURGAW
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL - SINGLE FAMILY
TOTAL SITE AREA:	285.17 ACRES



VICINITY MAP
1"=2000'

TYPE OF WORK:
RESIDENTIAL SUBDIVISION

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C3.0	OVERALL SUBDIVISION PLAN
C3.1	DETAILED SUBDIVISION PLAN - SHEET 1 OF 19
C3.2	DETAILED SUBDIVISION PLAN - SHEET 2 OF 19
C3.3	DETAILED SUBDIVISION PLAN - SHEET 3 OF 19
C3.4	DETAILED SUBDIVISION PLAN - SHEET 4 OF 19
C3.5	DETAILED SUBDIVISION PLAN - SHEET 5 OF 19
C3.6	DETAILED SUBDIVISION PLAN - SHEET 6 OF 19
C3.7	DETAILED SUBDIVISION PLAN - SHEET 7 OF 19
C3.8	DETAILED SUBDIVISION PLAN - SHEET 8 OF 19
C3.9	DETAILED SUBDIVISION PLAN - SHEET 9 OF 19
C3.10	DETAILED SUBDIVISION PLAN - SHEET 10 OF 19
C3.11	DETAILED SUBDIVISION PLAN - SHEET 11 OF 19
C3.12	DETAILED SUBDIVISION PLAN - SHEET 12 OF 19
C3.13	DETAILED SUBDIVISION PLAN - SHEET 13 OF 19
C3.14	DETAILED SUBDIVISION PLAN - SHEET 14 OF 19
C3.15	DETAILED SUBDIVISION PLAN - SHEET 15 OF 19
C3.16	DETAILED SUBDIVISION PLAN - SHEET 16 OF 19
C3.17	DETAILED SUBDIVISION PLAN - SHEET 17 OF 19
C3.18	DETAILED SUBDIVISION PLAN - SHEET 18 OF 19
C3.19	DETAILED SUBDIVISION PLAN - SHEET 19 OF 19
C4.0	OVERALL TREE INVENTORY PLAN
C4.1	DETAILED TREE INVENTORY PLAN - SHEET 1 OF 19
C4.2	DETAILED TREE INVENTORY PLAN - SHEET 2 OF 19
C4.3	DETAILED TREE INVENTORY PLAN - SHEET 3 OF 19
C4.4	DETAILED TREE INVENTORY PLAN - SHEET 4 OF 19
C4.5	DETAILED TREE INVENTORY PLAN - SHEET 5 OF 19
C4.6	DETAILED TREE INVENTORY PLAN - SHEET 6 OF 19
C4.7	DETAILED TREE INVENTORY PLAN - SHEET 7 OF 19
C4.8	DETAILED TREE INVENTORY PLAN - SHEET 8 OF 19
C4.9	DETAILED TREE INVENTORY PLAN - SHEET 9 OF 19
C4.10	DETAILED TREE INVENTORY PLAN - SHEET 10 OF 19
C4.11	DETAILED TREE INVENTORY PLAN - SHEET 11 OF 19
C4.12	DETAILED TREE INVENTORY PLAN - SHEET 12 OF 19
C4.13	DETAILED TREE INVENTORY PLAN - SHEET 13 OF 19
C4.14	DETAILED TREE INVENTORY PLAN - SHEET 14 OF 19
C4.15	DETAILED TREE INVENTORY PLAN - SHEET 15 OF 19
C4.16	DETAILED TREE INVENTORY PLAN - SHEET 16 OF 19
C4.17	DETAILED TREE INVENTORY PLAN - SHEET 17 OF 19
C4.18	DETAILED TREE INVENTORY PLAN - SHEET 18 OF 19
C4.19	DETAILED TREE INVENTORY PLAN - SHEET 19 OF 19
C4.20	TREE TABLES



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS,
SPECIFICATIONS, AND DETAILS

PROGRESS
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	DESIGNED BY
	331
	CHECKED BY
	J. WALL
	SCALE
	AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

COVER SHEET

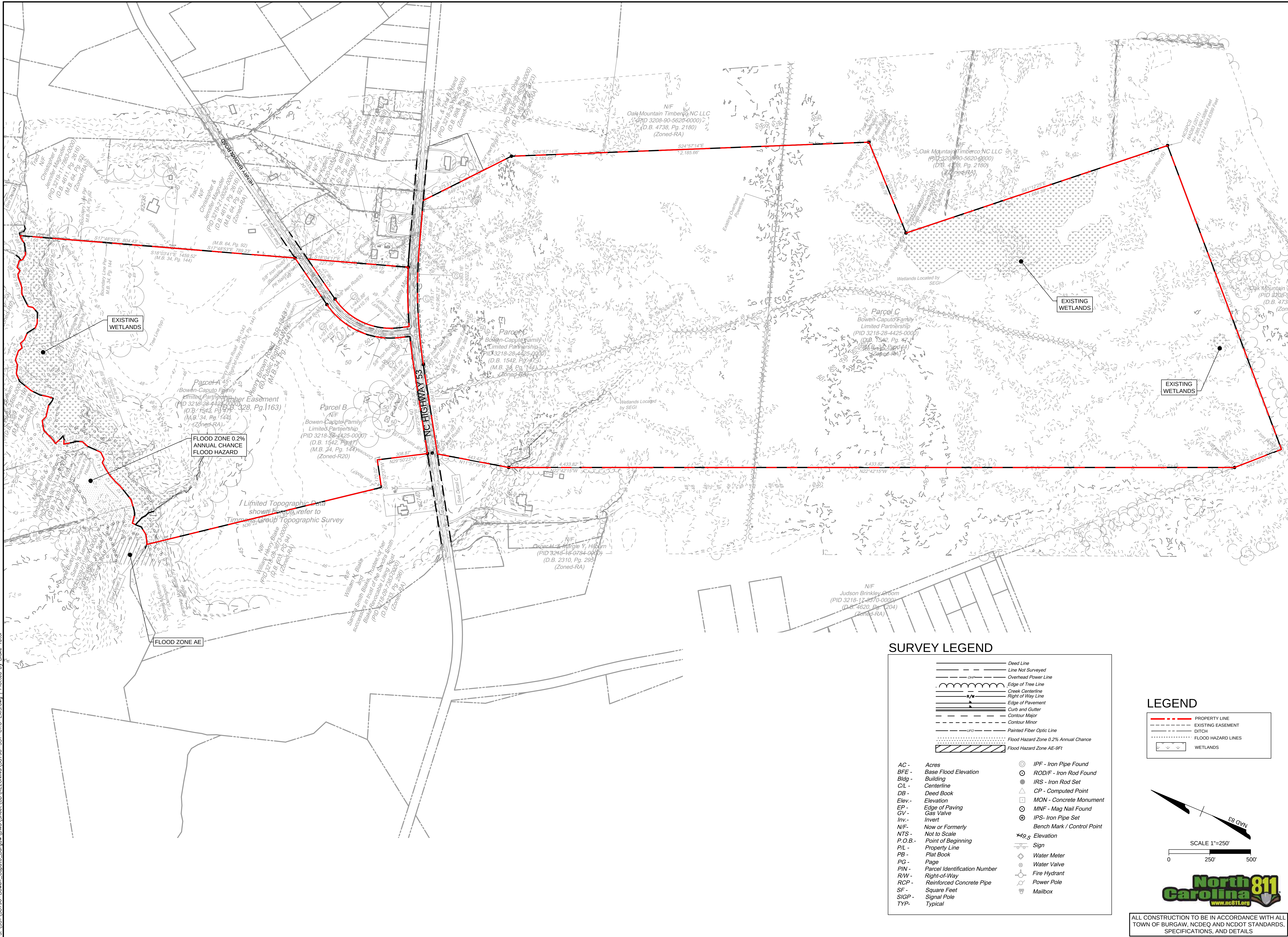
JOB NO.
58796

SHEET NO.
C0.0

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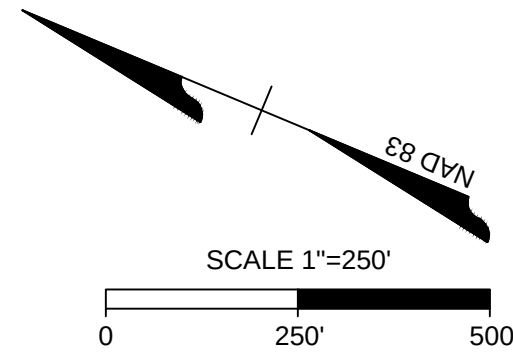


SURVEY LEGEND

AC - Acres	IPF - Iron Pipe Found
BFE - Base Flood Elevation	ROD/F - Iron Rod Found
Bldg - Building	IRS - Iron Rod Set
CIL - Centerline	CP - Computed Point
DB - Dead Book	MON - Concrete Monument
Elev. - Elevation	MNF - Mag Nail Found
EP - Edge of Paving	IPS - Iron Pipe Set
GV - Gas Valve	Bench Mark / Control Point
Inv. - Invert	
N/F - Now or Formerly	
NTS - Not to Scale	
P.O.B. - Point of Beginning	
PL - Property Line	
PB - Plat Book	
PG - Page	
PIN - Parcel Identification Number	
R/W - Right-of-Way	
RCP - Reinforced Concrete Pipe	
SF - Square Feet	
SIGP - Signal Pole	
TYP - Typical	

LEGEND

--- PROPERTY LINE
- - - EXISTING EASEMENT
- - - DITCH
- - - FLOOD HAZARD LINES
WETLANDS



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

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BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

OVERALL EXISTING CONDITIONS

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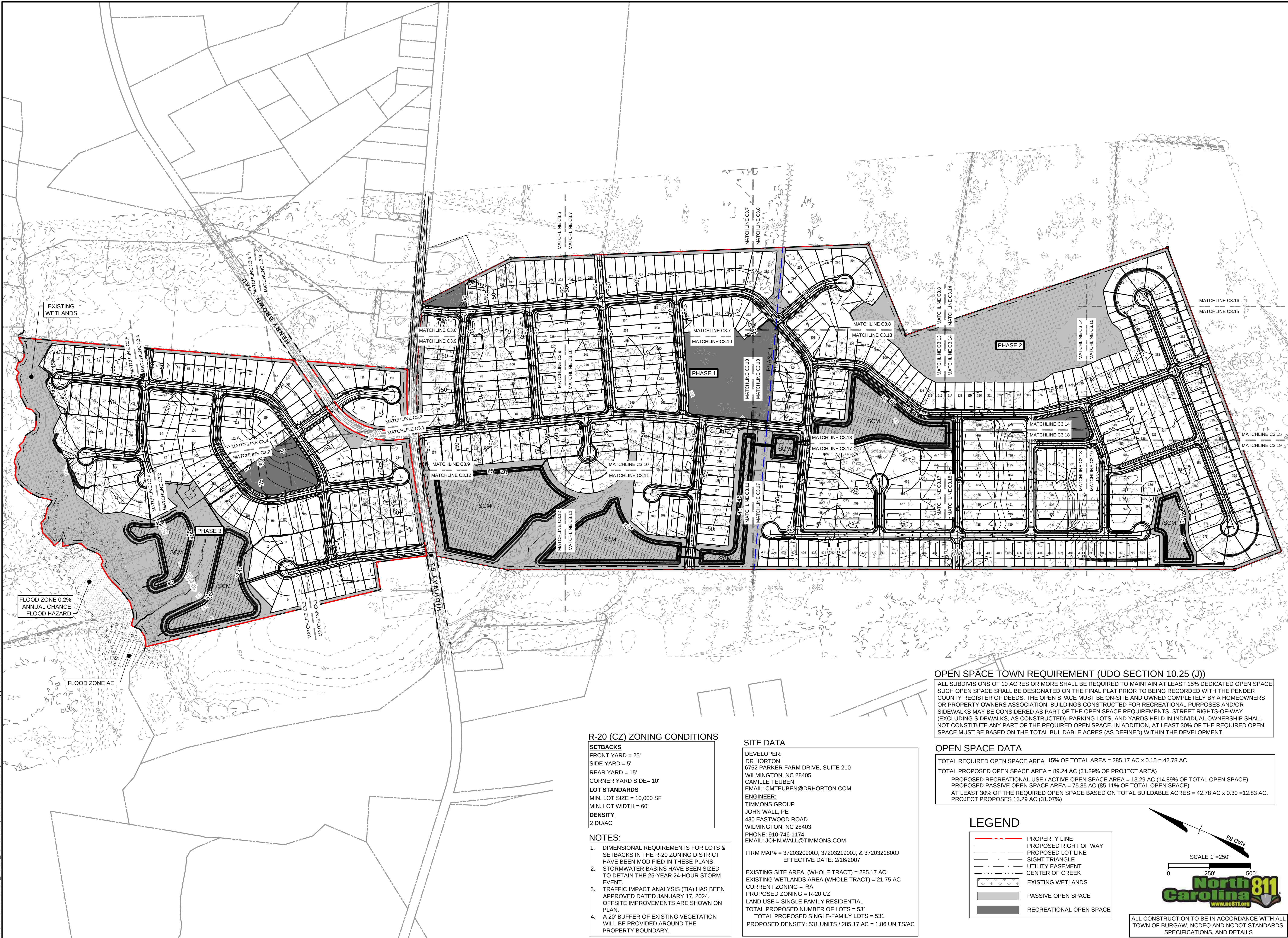
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4/12/2024	
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DESIGNED BY	331
CHECKED BY	J. WALL
SCALE	1" = 250'

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R-20 (CZ) ZONING CONDITIONS

SETBACKS
FRONT YARD = 25'
SIDE YARD = 5'
REAR YARD = 15'
CORNER YARD SIDE = 10'
LOT STANDARDS
MIN. LOT SIZE = 10,000 SF
MIN. LOT WIDTH = 60'
DENSITY
2 DU/AC

NOTES:

- DIMENSIONAL REQUIREMENTS FOR LOTS & SETBACKS IN THE R-20 ZONING DISTRICT HAVE BEEN MODIFIED IN THESE PLANS.
- STORMWATER BASINS HAVE BEEN SIZED TO DETAIN THE 25-YEAR 24-HOUR STORM EVENT.
- TRAFFIC IMPACT ANALYSIS (TIA) HAS BEEN APPROVED DATED JANUARY 17, 2024. OFF-SITE IMPROVEMENTS ARE SHOWN ON PLAN.
- A 20' BUFFER OF EXISTING VEGETATION WILL BE PROVIDED AROUND THE PROPERTY BOUNDARY.

SITE DATA

DEVELOPER:
DR HORTON
6752 PARKER FARM DRIVE, SUITE 210
WILMINGTON, NC 28405
CAMILLE TEUBEN
EMAIL: CMTEUBEN@DRHORTON.COM
ENGINEER:
TIMMONS GROUP
JOHN WALL, PE
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WILMINGTON, NC 28403
PHONE: 910-746-1174
EMAIL: JOHN.WALL@TIMMONS.COM

FIRM MAP# = 37203209003, 37203219003, & 37203218003
EFFECTIVE DATE: 2/16/2007

EXISTING SITE AREA (WHOLE TRACT) = 285.17 AC
EXISTING WETLANDS AREA (WHOLE TRACT) = 21.75 AC
CURRENT ZONING = RA
PROPOSED ZONING = R-20 CZ
LAND USE = SINGLE FAMILY RESIDENTIAL
TOTAL PROPOSED NUMBER OF LOTS = 531
TOTAL PROPOSED SINGLE-FAMILY LOTS = 531
PROPOSED DENSITY: 531 UNITS / 285.17 AC = 1.86 UNITS/AC

OPEN SPACE TOWN REQUIREMENT (UDO SECTION 10.25 (J))

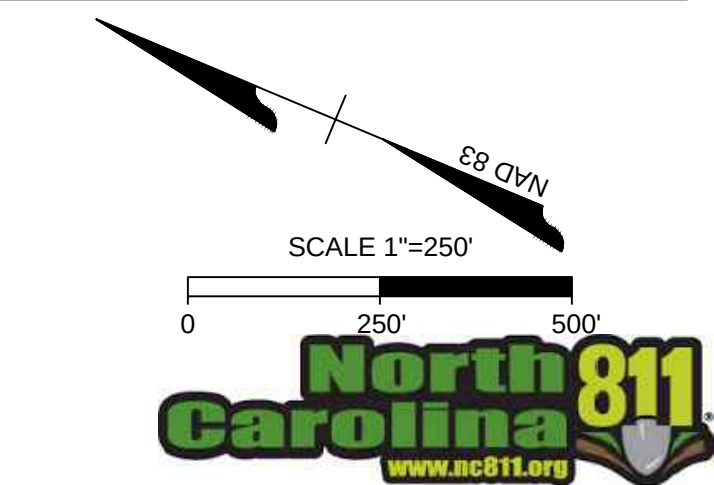
ALL SUBDIVISIONS OF 10 ACRES OR MORE SHALL BE REQUIRED TO MAINTAIN AT LEAST 15% DEDICATED OPEN SPACE. SUCH OPEN SPACE SHALL BE DESIGNATED ON THE FINAL PLAT PRIOR TO BEING RECORDED WITH THE PENDER COUNTY REGISTER OF DEEDS. THE OPEN SPACE MUST BE ON-SITE AND OWNED COMPLETELY BY A HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. BUILDINGS CONSTRUCTED FOR RECREATIONAL PURPOSES AND/OR SIDEWALKS MAY BE CONSIDERED AS PART OF THE OPEN SPACE REQUIREMENTS. STREET RIGHTS-OF-WAY (EXCLUDING SIDEWALKS, AS CONSTRUCTED), PARKING LOTS, AND YARDS HELD IN INDIVIDUAL OWNERSHIP SHALL NOT CONSTITUTE ANY PART OF THE REQUIRED OPEN SPACE. IN ADDITION, AT LEAST 30% OF THE REQUIRED OPEN SPACE MUST BE BASED ON THE TOTAL BUILDABLE ACRES (AS DEFINED) WITHIN THE DEVELOPMENT.

OPEN SPACE DATA

TOTAL REQUIRED OPEN SPACE AREA 15% OF TOTAL AREA = 285.17 AC x 0.15 = 42.78 AC
TOTAL PROPOSED OPEN SPACE AREA = 89.24 AC (31.29% OF PROJECT AREA)
PROPOSED RECREATIONAL USE / ACTIVE OPEN SPACE AREA = 13.29 AC (14.89% OF TOTAL OPEN SPACE)
PROPOSED PASSIVE OPEN SPACE AREA = 75.95 AC (85.11% OF TOTAL OPEN SPACE)
AT LEAST 30% OF THE REQUIRED OPEN SPACE BASED ON TOTAL BUILDABLE ACRES = 42.78 AC x 0.30 = 12.83 AC.
PROJECT PROPOSES 13.29 AC (31.07%)

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	SIGHT TRIANGLE
	UTILITY EASEMENT
	CENTER OF CREEK
	EXISTING WETLANDS
	PASSIVE OPEN SPACE
	RECREATIONAL OPEN SPACE



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

TIMMONS GROUP

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

OVERALL SUBDIVISION PLAN

JOB NO.
58796
SHEET NO.
C3.0

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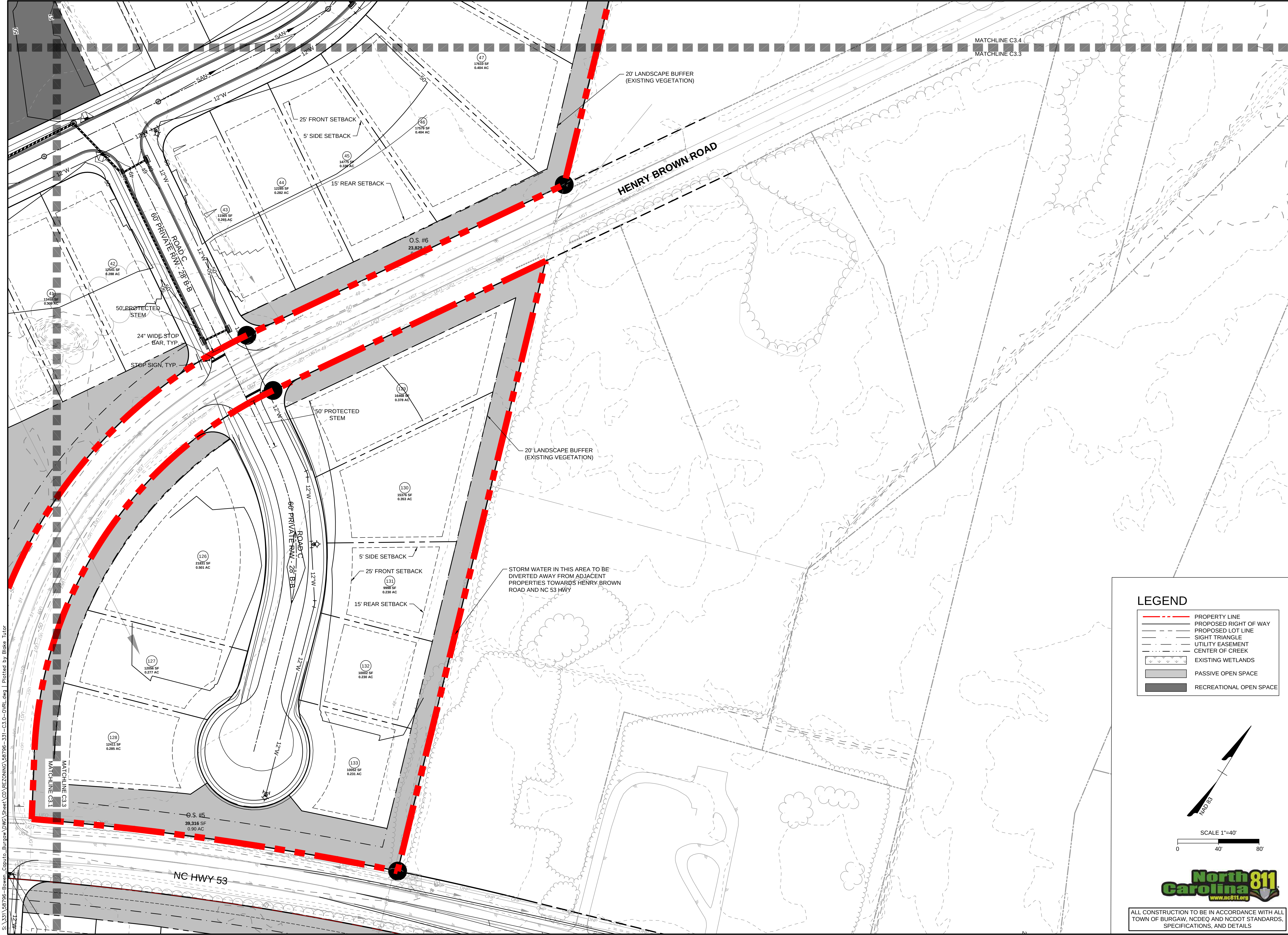
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CHECKED BY
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SCALE
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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE

SCALE 1"=40'

0 40' 80'

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

DETAILED SUBDIVISION PLAN - SHEET 3 OF 19

JOB NO.
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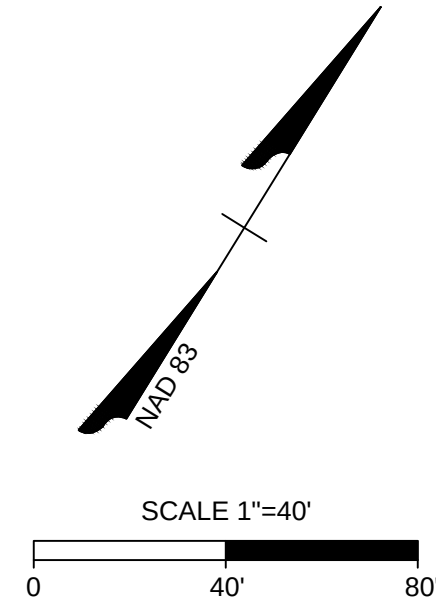
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- LEGEND**
- PROPERTY LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - SIGHT TRIANGLE
 - UTILITY EASEMENT
 - CENTER OF CREEK
 - EXISTING WETLANDS
 - PASSIVE OPEN SPACE
 - RECREATIONAL OPEN SPACE



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BOWEN CAPUTO - CONDITIONAL REZONING TOWN OF BURGAW, NORTH CAROLINA DETAILED SUBDIVISION PLAN - SHEET 4 OF 19

JOB NO.
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SHEET NO.
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SCALE
 $1'' = 40'$

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BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BORSAW, NORTHERN CAROLINA
DETAILED SUBDIVISION PLAN - SHEET 5 OF 19

JOB NO.
58796

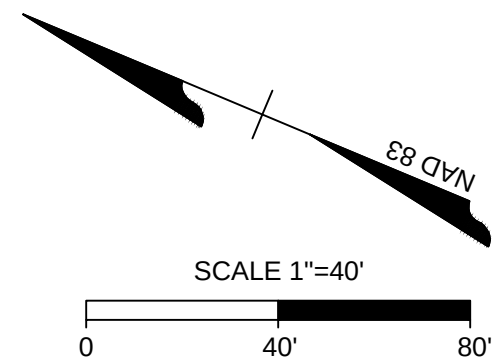
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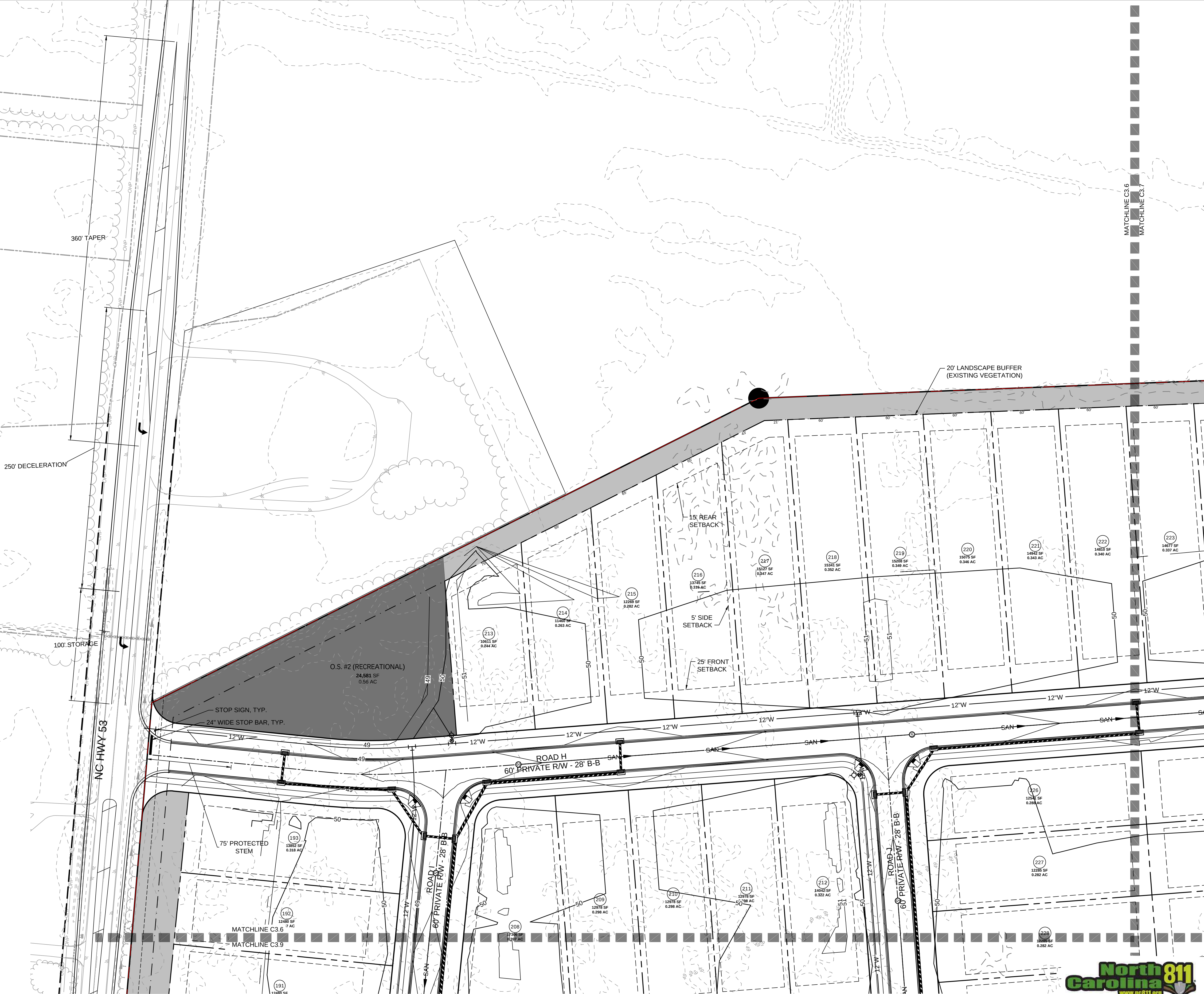


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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	SIGHT TRIANGLE
	UTILITY EASEMENT
	CENTER OF CREEK
	EXISTING WETLANDS
	PASSIVE OPEN SPACE
	RECREATIONAL OPEN SPACE



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BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

DETAILED SUBDIVISION PLAN - SHEET 6 OF 19

NORTH CAROLINA LICENSE NO. C-1652

JOB NO.
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SHEET NO.
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LEGEND

-
-  PROPERTY LINE
 PROPOSED RIGHT OF WAY
 PROPOSED LOT LINE
 SIGHT TRIANGLE
 UTILITY EASEMENT
 CENTER OF CREEK
 EXISTING WETLANDS
 PASSIVE OPEN SPACE
 RECREATIONAL OPEN SPACE

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CHECKED BY
J. WALL

SCALE
 $1'' = 40'$

BOWEN CAPUTO - CONDITIONAL REZONING

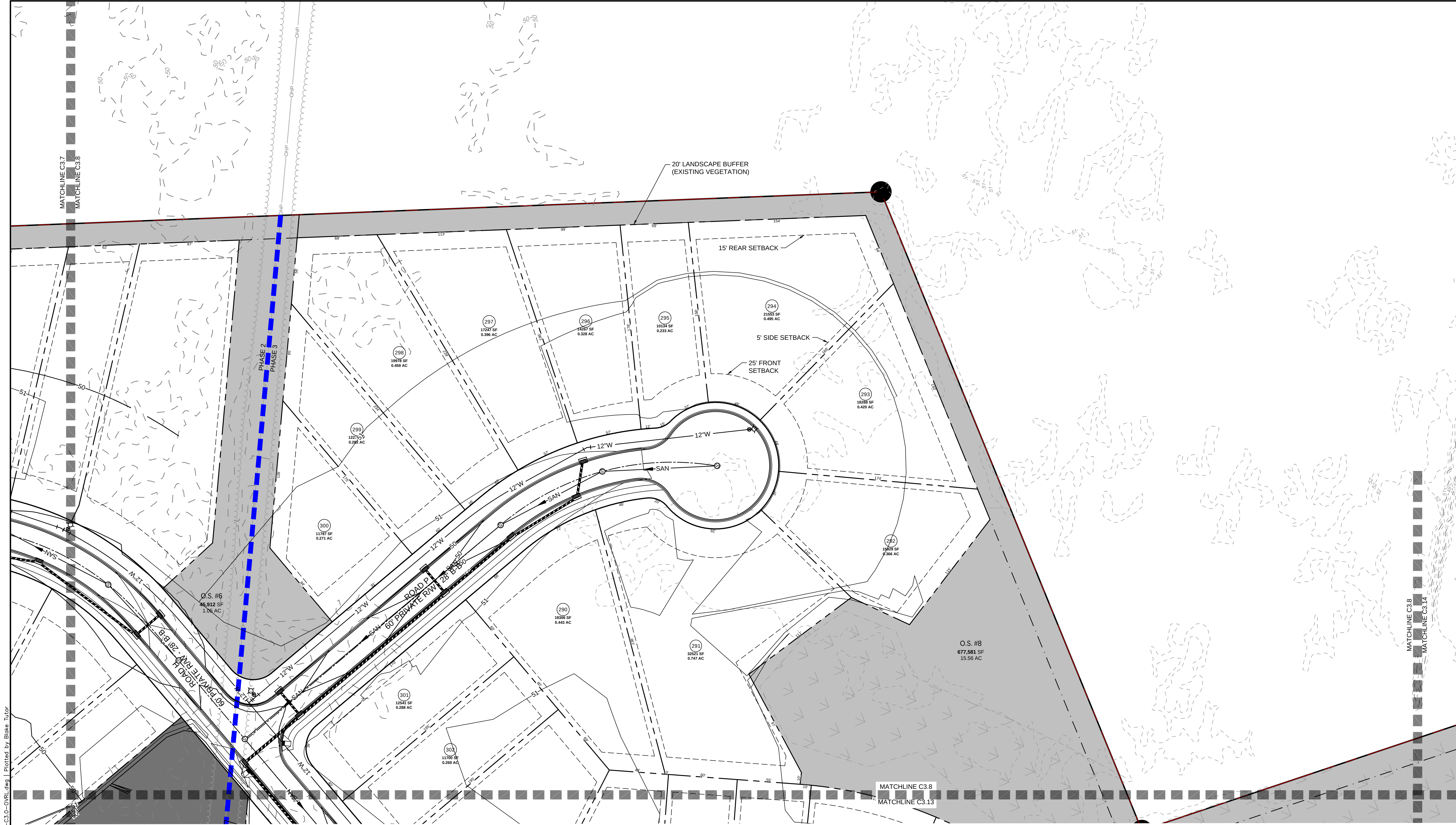
TOWN OF BURGAW, NORTH CAROLINA
DETAILED SUBDIVISION PLAN - SHEET 7 OF 19

JOB NO.
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SHEET NO.
C3.7

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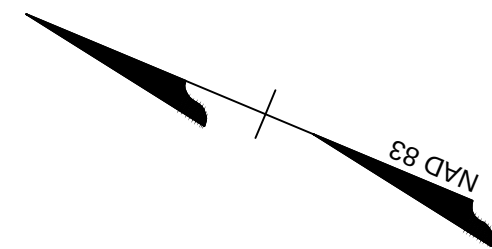
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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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4/12/2024

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DESIGNED BY

331

CHECKED BY

J. WALL

SCALE

1" = 40'

TIMMONS GROUP

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BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

DETAILED SUBDIVISION PLAN - SHEET 8 OF 19

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SCALE	1" = 40'

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA
DETAILED SUBDIVISION PLAN - SHEET 9 OF 19

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 TOWN OF BURGAW, NORTH CAROLINA
 DETAILED SUBDIVISION PLAN - SHEET 10 OF 19

BOWEN CAPUTO - CONDITIONAL REZONING
 TOWN OF BURGAW, NORTH CAROLINA
 DETAILED SUBDIVISION PLAN - SHEET 10 OF 19

JOB NO.
58796

SHEET NO.
C3.10

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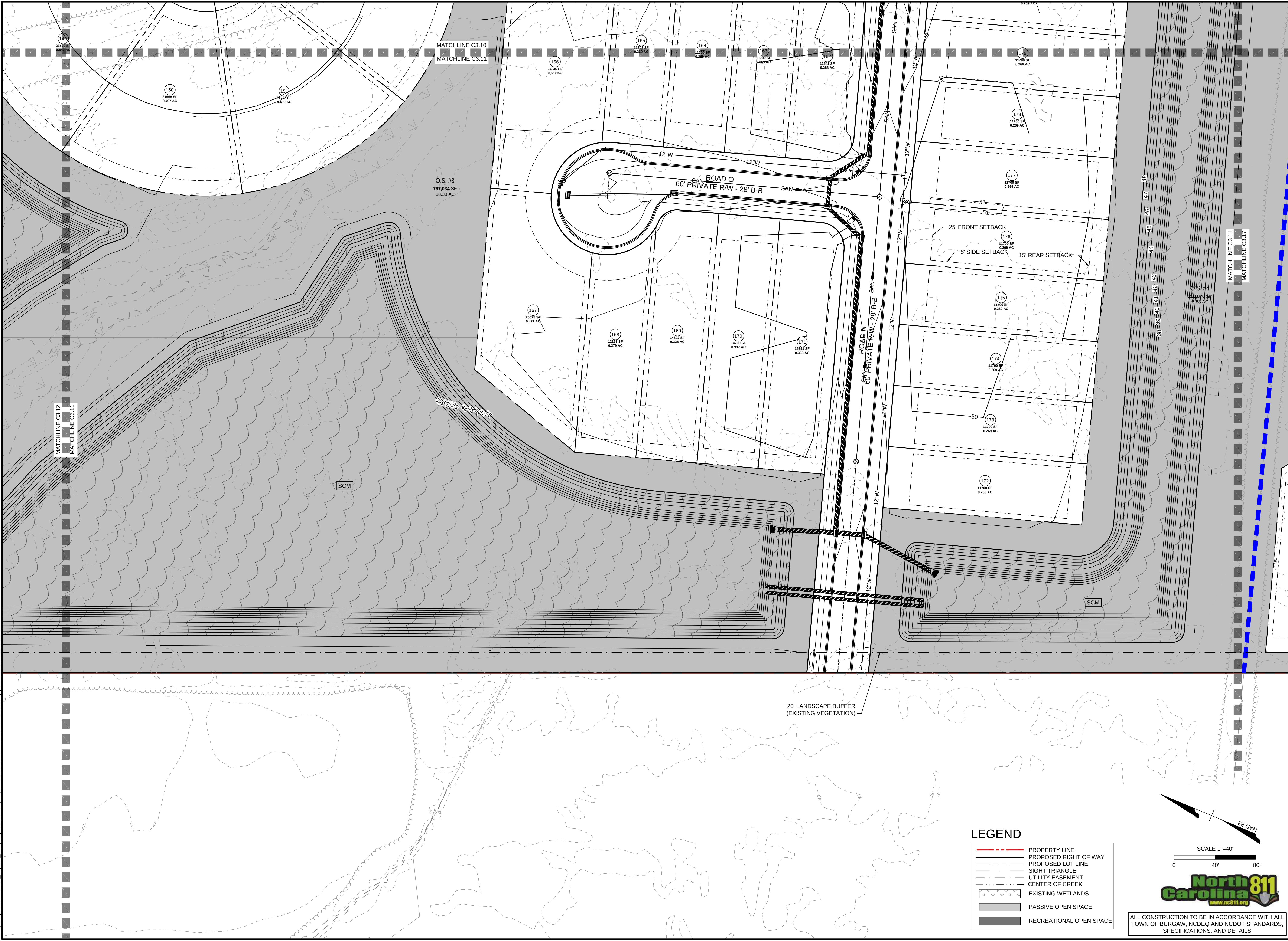
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PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION

DATE	REVISIONS PER NEIGHBORHOOD MEETINGS	REVISION DESCRIPTION
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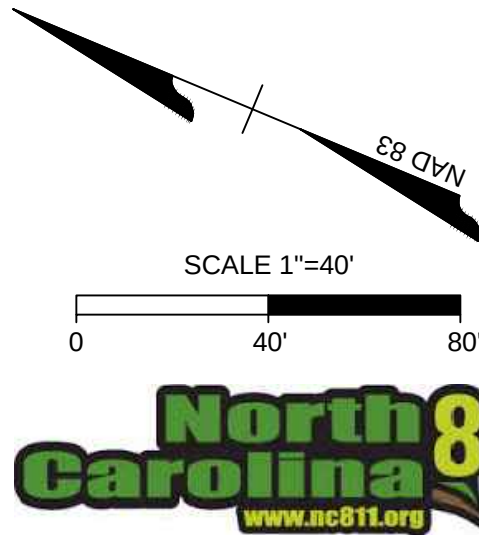
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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	SIGHT TRIANGLE
	UTILITY EASEMENT
	CENTER OF CREEK
	EXISTING WETLANDS
	PASSIVE OPEN SPACE
	RECREATIONAL OPEN SPACE



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

TIMMONS GROUP

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA
DETAILED SUBDIVISION PLAN - SHEET 11 OF 19

JOB NO.
58796

SHEET NO.
C3.11

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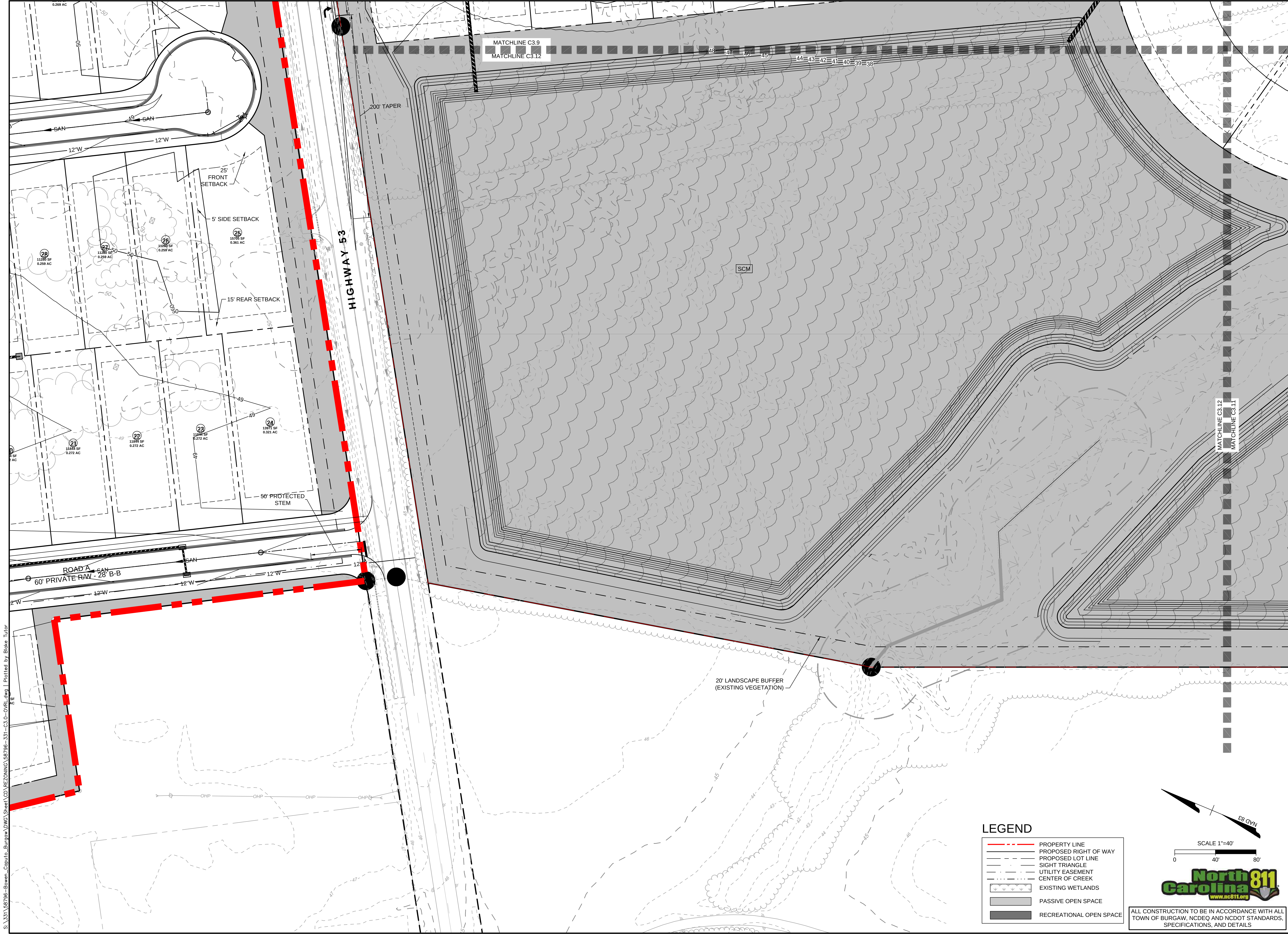
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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE

SCALE 1"=40'

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BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

DETAILED SUBDIVISION PLAN - SHEET 12 OF 19

JOB NO.
58796

SHEET NO.
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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE

North Carolina 811
www.nc811.org

SCALE 1"=40'

0 40' 80'

NAD 83

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DESIGNED BY
331

CHECKED BY
J. WALL

SCALE
1" = 40'

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NORTH CAROLINA LICENSE NO. C-1652

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TOWN OF BURGAW, NORTH CAROLINA

DETAILED SUBDIVISION PLAN - SHEET 13 OF 19

JOB NO.
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SHEET NO.
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DETAILED SUBDIVISION PLAN - SHEET 14 OF 19

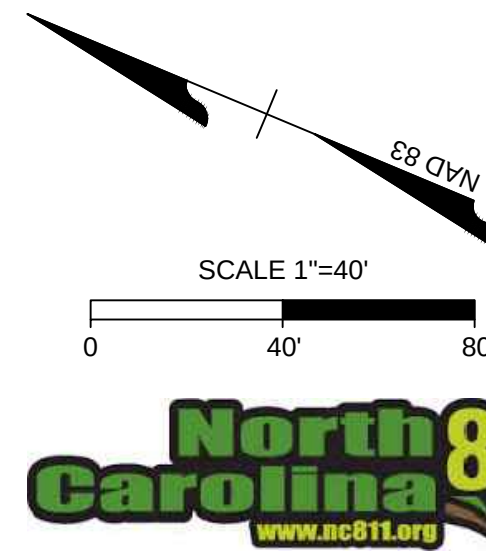
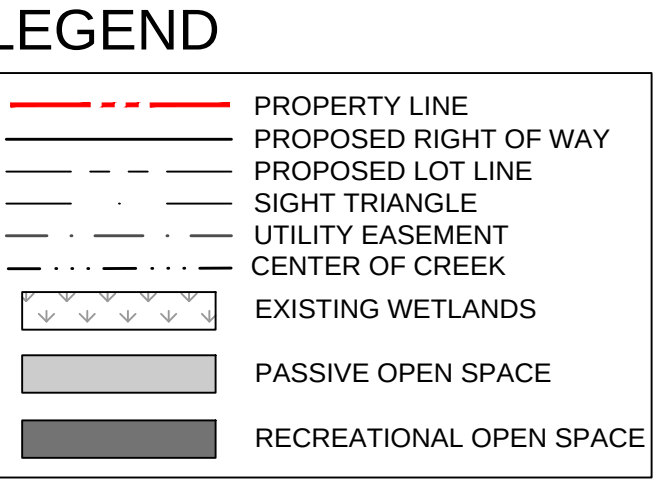
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CAPU10 - CONDITIONAL REZONING
TOWN OF BURGAW, NORTH CAROLINA
DETAILED SUBDIVISION PLAN - SHEET 14 OF 19

JOB NO.
58796

SHEET NO
C3.14

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	SCALE 1" = 40'

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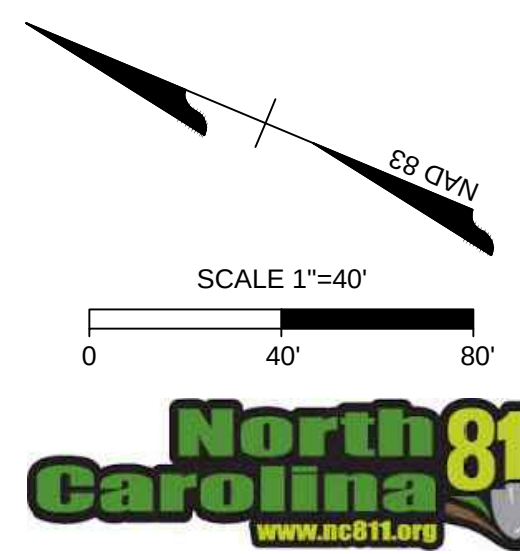
BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

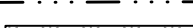
DETAILED SUBDIVISION PLAN - SHEET 15 OF 19

JOB NO.	58796
SHEET NO.	C3.15

PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION



LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	SIGHT TRIANGLE
	UTILITY EASEMENT
	CENTER OF CREEK
	EXISTING WETLANDS
	PASSIVE OPEN SPACE
	RECREATIONAL OPEN SPACE

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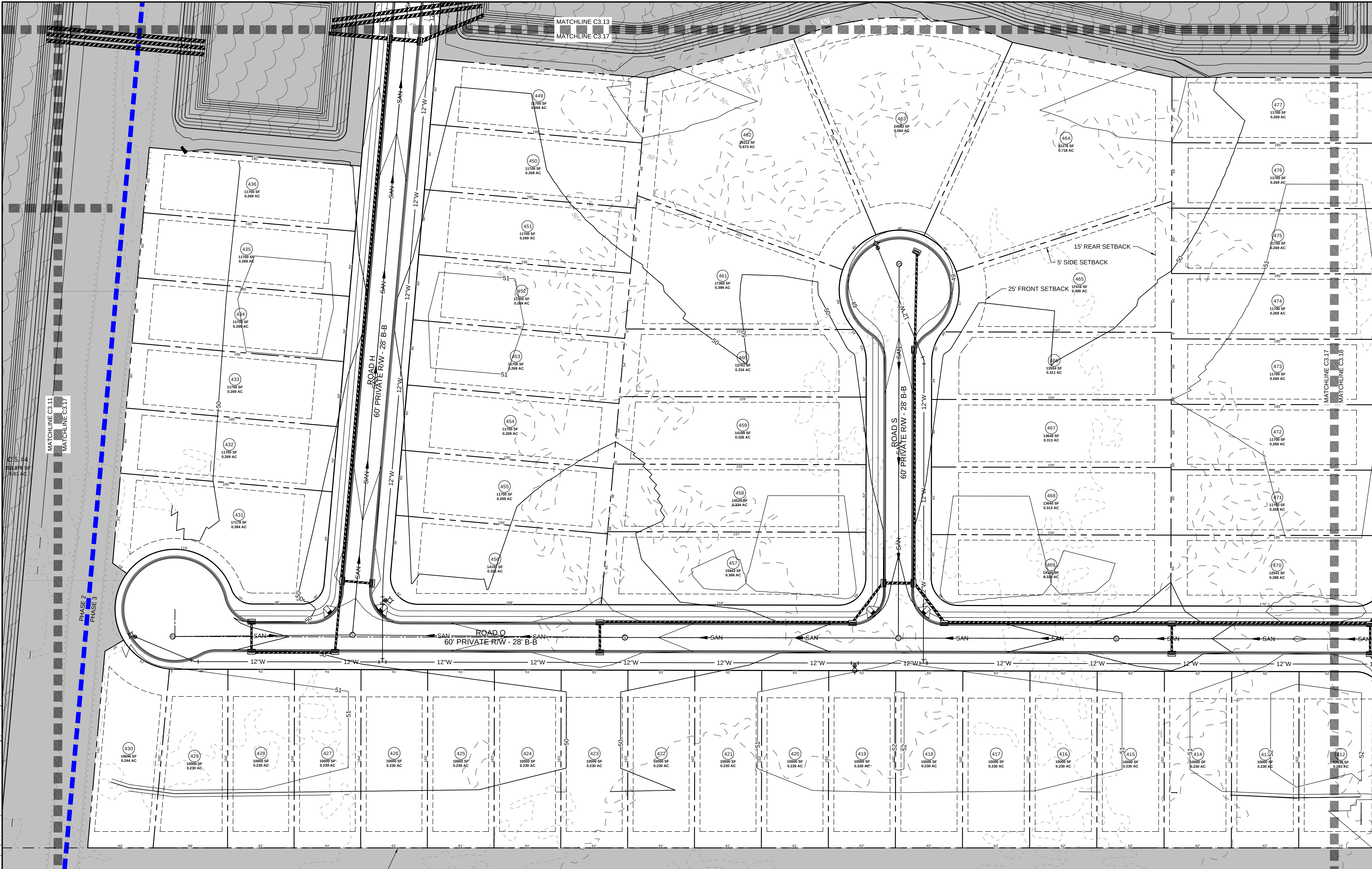
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DETAILED SUBDIVISION PLAN - SHEET 16 OF 19

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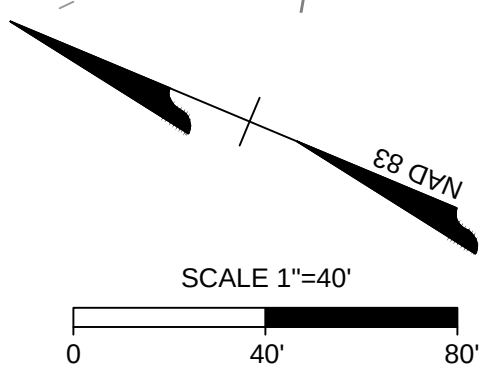
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20' LANDSCAPE BUFFER
(EXISTING VEGETATION)

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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TOWN OF BURGAW, NORTH CAROLINA
DETAILED SUBDIVISION PLAN - SHEET 17 OF 19

JOB NO.
58796
SHEET NO.
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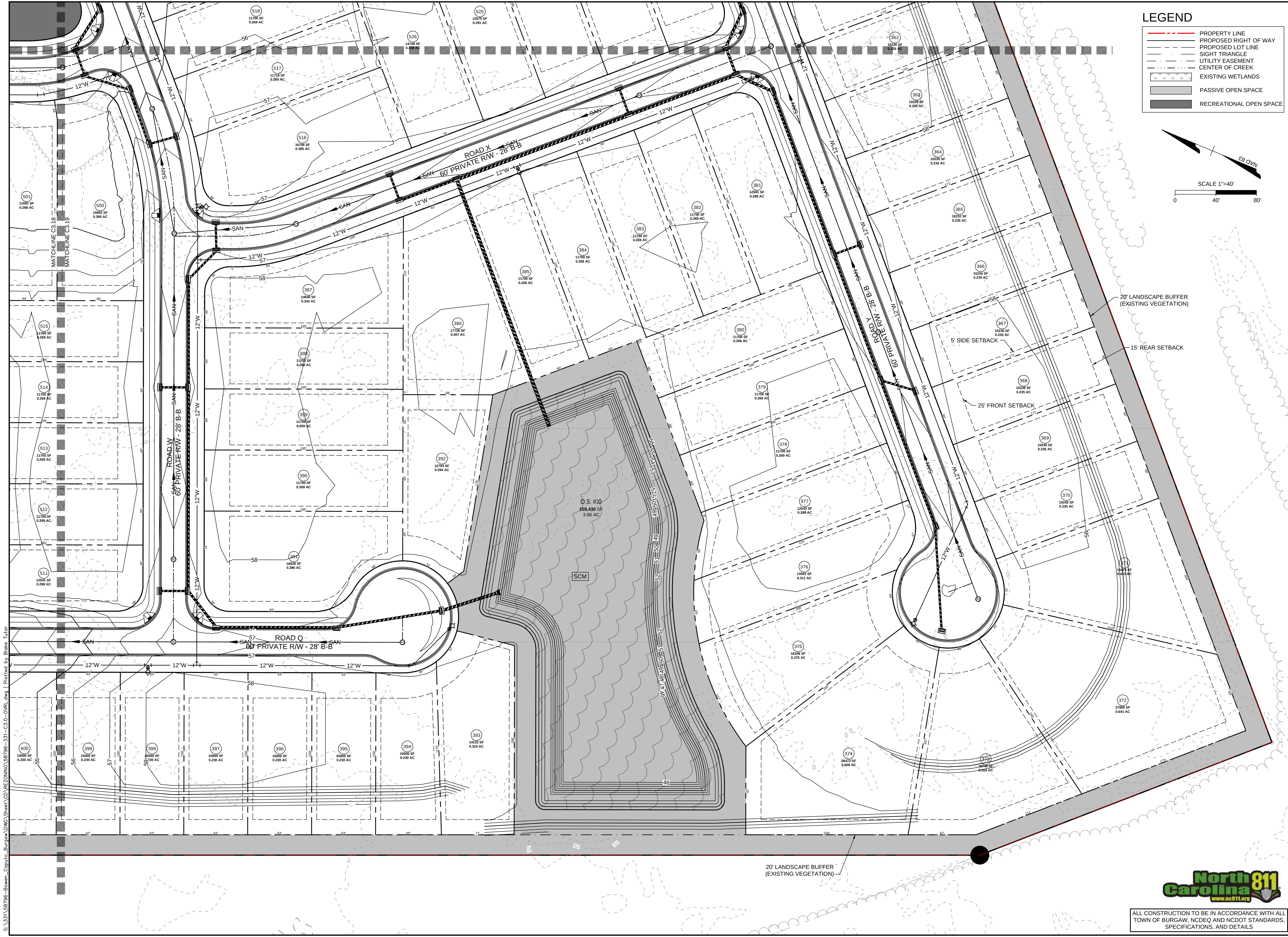
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TOWN OF BURGAW, NORTH CAROLINA
DETAILED SUBDIVISION PLAN - SHEET 18 OF 19

JOB NO.
58796

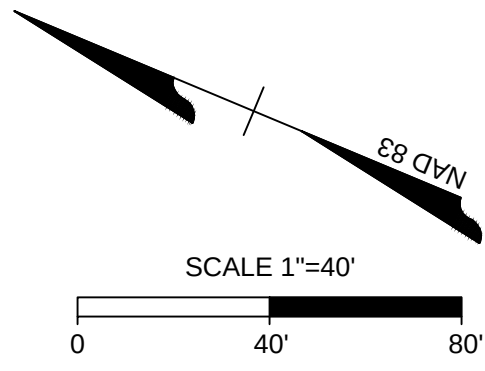
SHEET NO.
C3.18

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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- SIGHT TRIANGLE
- UTILITY EASEMENT
- CENTER OF CREEK
- EXISTING WETLANDS
- PASSIVE OPEN SPACE
- RECREATIONAL OPEN SPACE



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DESIGNED BY	331
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SCALE	1" = 40'

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BOWEN CAPUTO - CONDITIONAL REZONING

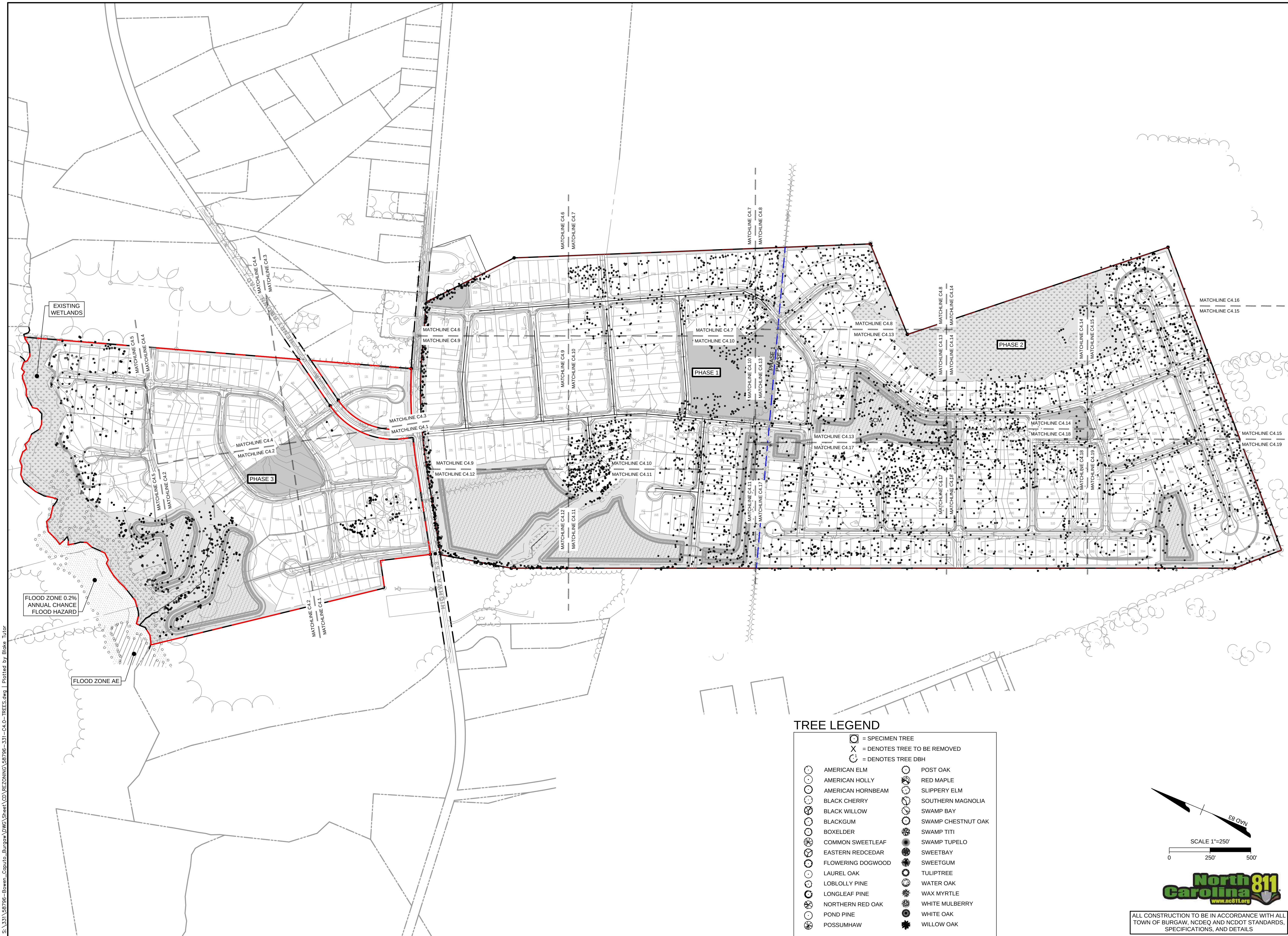
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DETAILED SUBDIVISION PLAN - SHEET 19 OF 19

JOB NO.	58796
SHEET NO.	C3.19

North Carolina 811
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SCALE	1" = 250'

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

OVERALL TREE INVENTORY PLAN

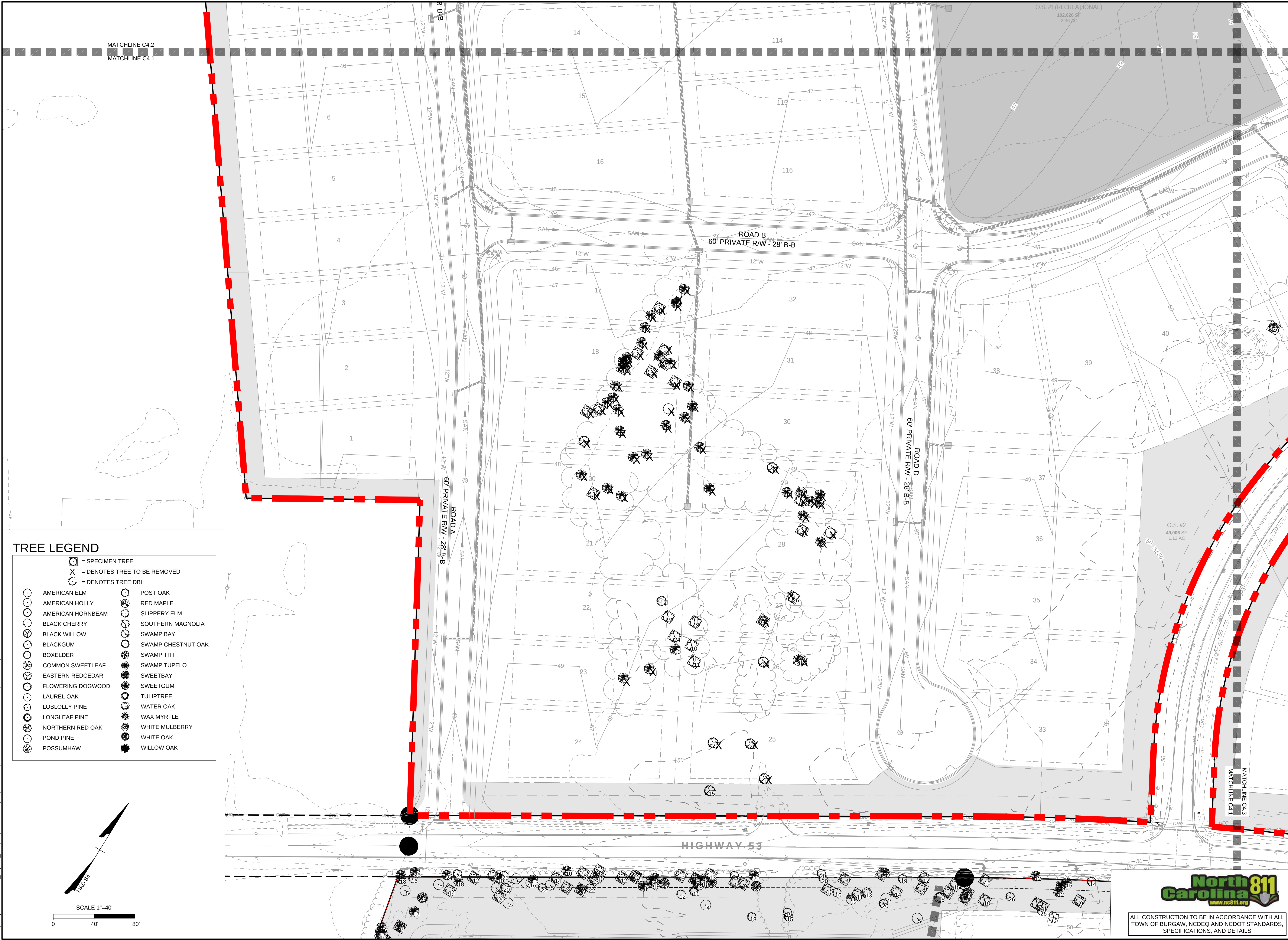
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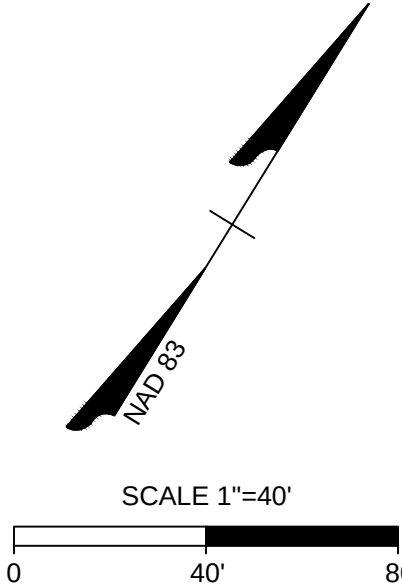
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TREE LEGEND

	= SPECIMEN TREE		= DENOTES TREE TO BE REMOVED
	= DENOTES TREE DBH		= DENOTES TREE DBH
	AMERICAN ELM		POST OAK
	AMERICAN HOLLY		RED MAPLE
	AMERICAN HORNBEAM		SLIPPERY ELM
	BLACK CHERRY		SOUTHERN MAGNOLIA
	BLACK WILLOW		SWAMP BAY
	BLACKGUM		SWAMP CHESTNUT OAK
	BOXELDER		SWAMP TITI
	COMMON SWEETLEAF		SWAMP TUPELO
	EASTERN REDCEDAR		SWEETBAY
	FLOWERING DOGWOOD		SWEETGUM
	LAUREL OAK		TULIPTREE
	LOBLOLLY PINE		WATER OAK
	LONGLEAF PINE		WAX MYRTLE
	NORTHERN RED OAK		WHITE MULBERRY
	POND PINE		WHITE OAK
	POSSUMHAW		WILLOW OAK





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DESIGNED BY

331

CHECKED BY

J. WALL

SCALE

1" = 40'

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

DETAILED TREE INVENTORY PLAN - SHEET 1 OF 19

JOB NO.

58796

SHEET NO.

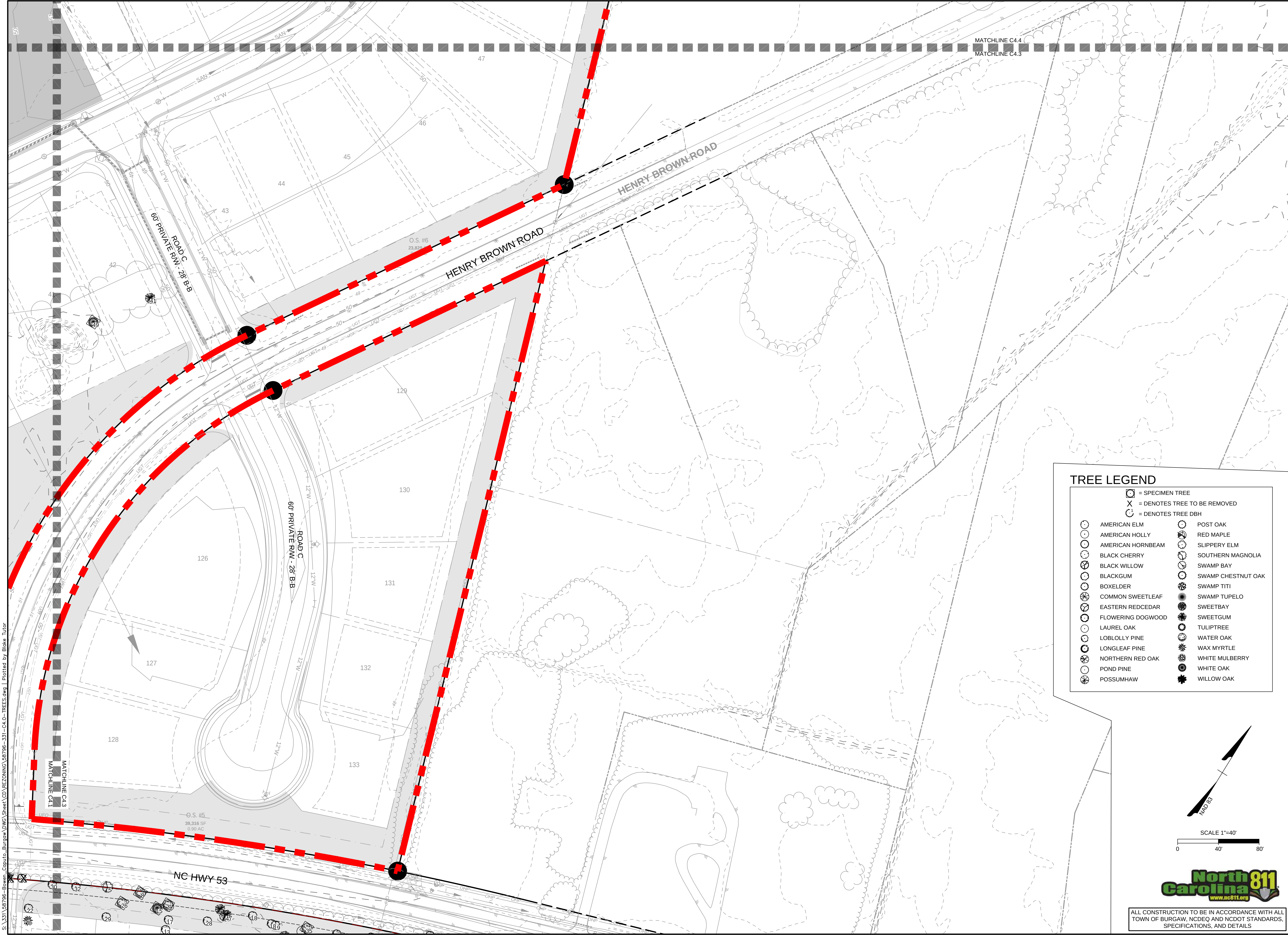
C4.1

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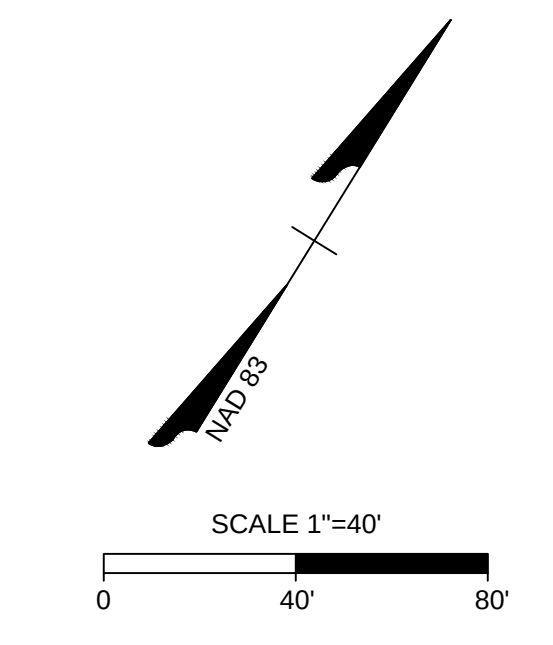
NORTH CAROLINA LICENSE NO. C-1652

PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION

Page 48 of 106



TREE LEGEND	
	= SPECIMEN TREE
	= DENOTES TREE TO BE REMOVED
	= DENOTES TREE DBH
	AMERICAN ELM
	AMERICAN HOLLY
	AMERICAN HORNBEAM
	BLACK CHERRY
	BLACK WILLOW
	BLACKGUM
	BOXELDER
	COMMON SWEETLEAF
	EASTERN REDCEDAR
	FLOWERING DOGWOOD
	LAUREL OAK
	LOBLOLLY PINE
	LONGLEAF PINE
	NORTHERN RED OAK
	POND PINE
	POSSUMHAW
	POST OAK
	RED MAPLE
	SLIPPERY ELM
	SOUTHERN MAGNOLIA
	SWAMP BAY
	SWAMP CHESTNUT OAK
	SWAMP TITI
	SWAMP TUPELO
	SWEETBAY
	SWEETGUM
	TULIPTREE
	WATER OAK
	WAX MYRTLE
	WHITE MULBERRY
	WHITE OAK
	WILLOW OAK





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BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

DETAILED TREE INVENTORY PLAN - SHEET 3 OF 19

JOB NO.
58796

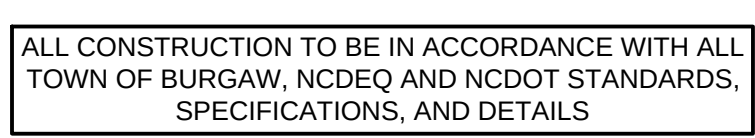
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	= SPECIMEN TREE		
	= DENOTES TREE TO BE REMOVED		
	= DENOTES TREE DBH		
	AMERICAN ELM		POST OAK
	AMERICAN HOLLY		RED MAPLE
	AMERICAN HORNBREAM		SLIPPERY ELM
	BLACK CHERRY		SOUTHERN MAGNOLIA
	BLACK WILLOW		SWAMP BAY
	BLACKGUM		SWAMP CHESTNUT OAK
	BOXELDER		SWAMP TITI
	COMMON SWEETLEAF		SWAMP TUPELO
	EASTERN REDCEDAR		SWEETBAY
	FLOWERING DOGWOOD		SWEETGUM
	LAUREL OAK		TULIPTREE
	LOBLOLLY PINE		WATER OAK
	LONGLEAF PINE		WAX MYRTLE
	NORTHERN RED OAK		WHITE MULBERRY
	POND PINE		WHITE OAK
	POSSUMHAW		WILLOW OAK



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	DATE	
	4/12/2024	
	COORDINATED BY	

	DESIGNED BY
	331
	CHECKED BY
	J. WALL
	SCALE
	1" = 40'

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NORTH CAROLINA LICENSE NO. C-1652

BOWEN CAPUTO - CONDITIONAL REZONING
TOWN OF BURGAW, NORTH CAROLINA

DETAILED TREE INVENTORY PLAN - SHEET 5 OF 19



JOB NO. <i>58796</i>
SHEET NO. <i>C4.5</i>

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	SHEET NO.	C4.

RETAINED TREE INVENTORY PLAN SHEET 6 OF 10

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BOWEN CAPUTO - CONDITIONAL REZONING TOWN OF BURGAW, NORTH CAROLINA DETAILED TREE INVENTORY PLAN - SHEET 7 OF 19	JOB NO.	58796	DATE	04/12/2024	REVISION DESCRIPTION			
	SHEET NO.	C4.7	DRAWN BY		331	REVISIONS PER NEIGHBORHOOD MEETINGS		
			DESIGNED BY		331			
			CHECKED BY		J. WALL			
			SCALE		1" = 40'			



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CHECKED BY
J. WALL

SCALE
 $1'' = 40'$

BOWEN CAPUTO - CONDITIONAL REZONING

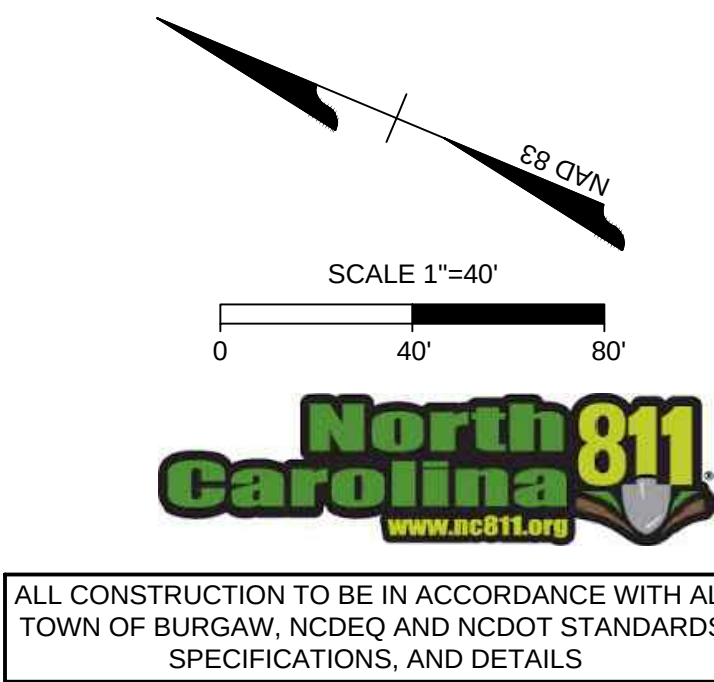
TOWN OF BURGAW, NORTH CAROLINA
DETAILED TREE INVENTORY PLAN - SHEET 8 OF 19

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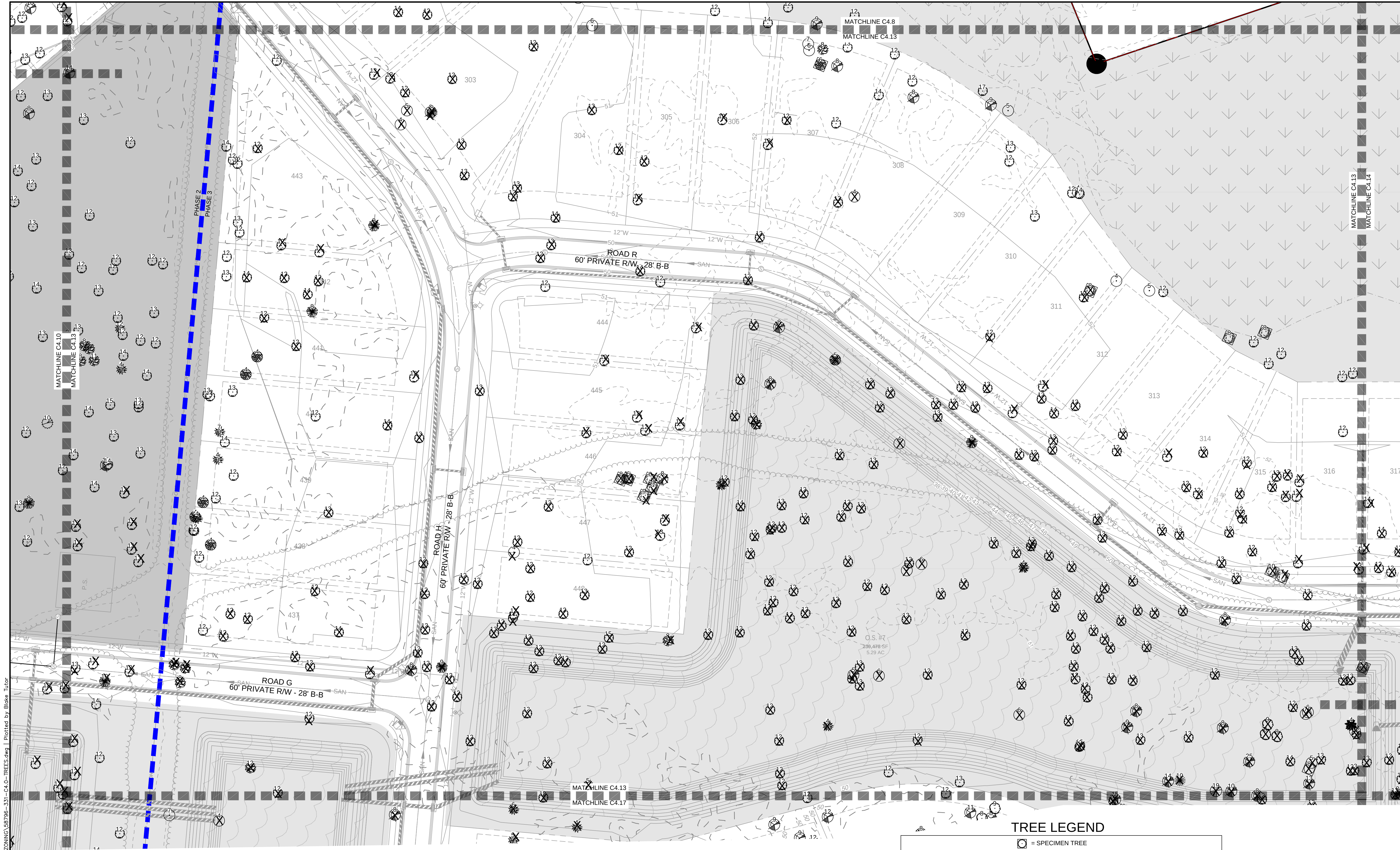
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	04/12/2024	

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TIMMONS GROUP: NORTH CAROLINA LICENSE NO. C-1652	BOWEN CAPUTO - CONDITIONAL REZONING TOWN OF BURGAW, NORTH CAROLINA	
	JOB NO. 58796	SHEET NO. C4.9

DETAILED TREE INVENTORY PLAN - SHEET 9 OF 19

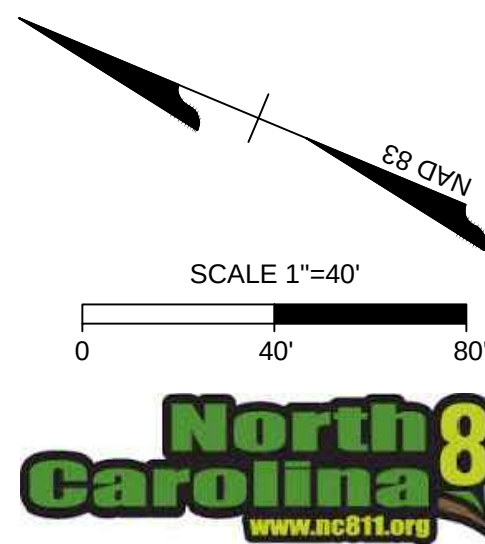
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TREE LEGEND

- | | | |
|-------------------|------------------------------|--------------------|
| = SPECIMEN TREE | = DENOTES TREE TO BE REMOVED | = DENOTES TREE DBH |
| AMERICAN ELM | LONGLEAF PINE | SWAMP TITI |
| AMERICAN HOLLY | NORTHERN RED OAK | SWAMP TUPELO |
| AMERICAN HORNBEAM | POND PINE | SWEETBAY |
| BLACK CHERRY | POSSUMHAW | SWEETGUM |
| BLACK WILLOW | POST OAK | TULIPTREE |
| BLACKGUM | RED MAPLE | WATER OAK |
| BOXELDER | SLIPPERY ELM | WAX MYRTLE |
| COMMON SWEETLEAF | SOUTHERN MAGNOLIA | WHITE OAK |
| EASTERN REDCEDAR | SWAMP BAY | WHITE OAK |
| FLOWERING DOGWOOD | SWAMP CHESTNUT OAK | WILLOW OAK |
| LAUREL OAK | | |
| LOBLOLLY PINE | | |



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PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION - CONDITIONAL REZONING

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REVISIONS PER NEIGHBORHOOD MEETINGS

DATE
4/12/2024

DRAWN BY
331

DESIGNED BY
331

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J. WALL

SCALE
1" = 40'

TIMMONS GROUP

•••••

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

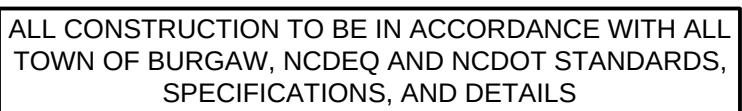
DETAILED TREE INVENTORY PLAN - SHEET 13 OF 19

JOB NO.
58796

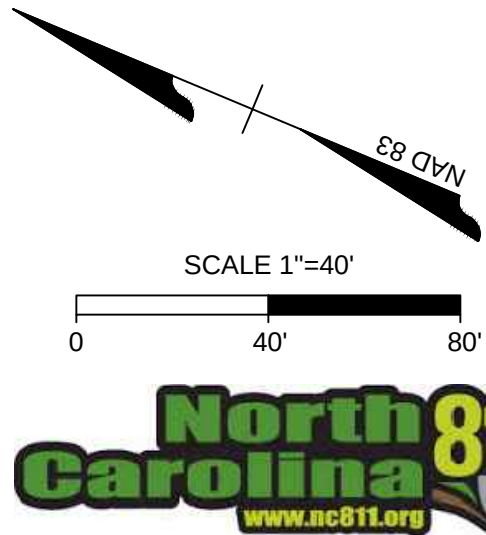
SHEET NO.
C4.13

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PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION



	= SPECIMEN TREE		= DENOTES TREE TO BE REMOVED
	= DENOTES TREE DBH		
	AMERICAN ELM		POST OAK
	AMERICAN HOLLY		RED MAPLE
	AMERICAN HORNBEAM		SLIPPERY ELM
	BLACK CHERRY		SOUTHERN MAGNOLIA
	BLACK WILLOW		SWAMP BAY
	BLACKGUM		SWAMP CHESTNUT OAK
	BOXELDER		SWAMP TITI
	COMMON SWEETLEAF		SWAMP TUPELO
	EASTERN REDCEDAR		SWEETBAY
	FLOWERING DOGWOOD		SWEETGUM
	LAUREL OAK		TULIPTREE
	LOBLOLLY PINE		WATER OAK
	LONGLEAF PINE		WAX MYRTLE
	NORTHERN RED OAK		WHITE MULBERRY
	POND PINE		WHITE OAK
	POSSUMHAW		WILLOW OAK

of 106

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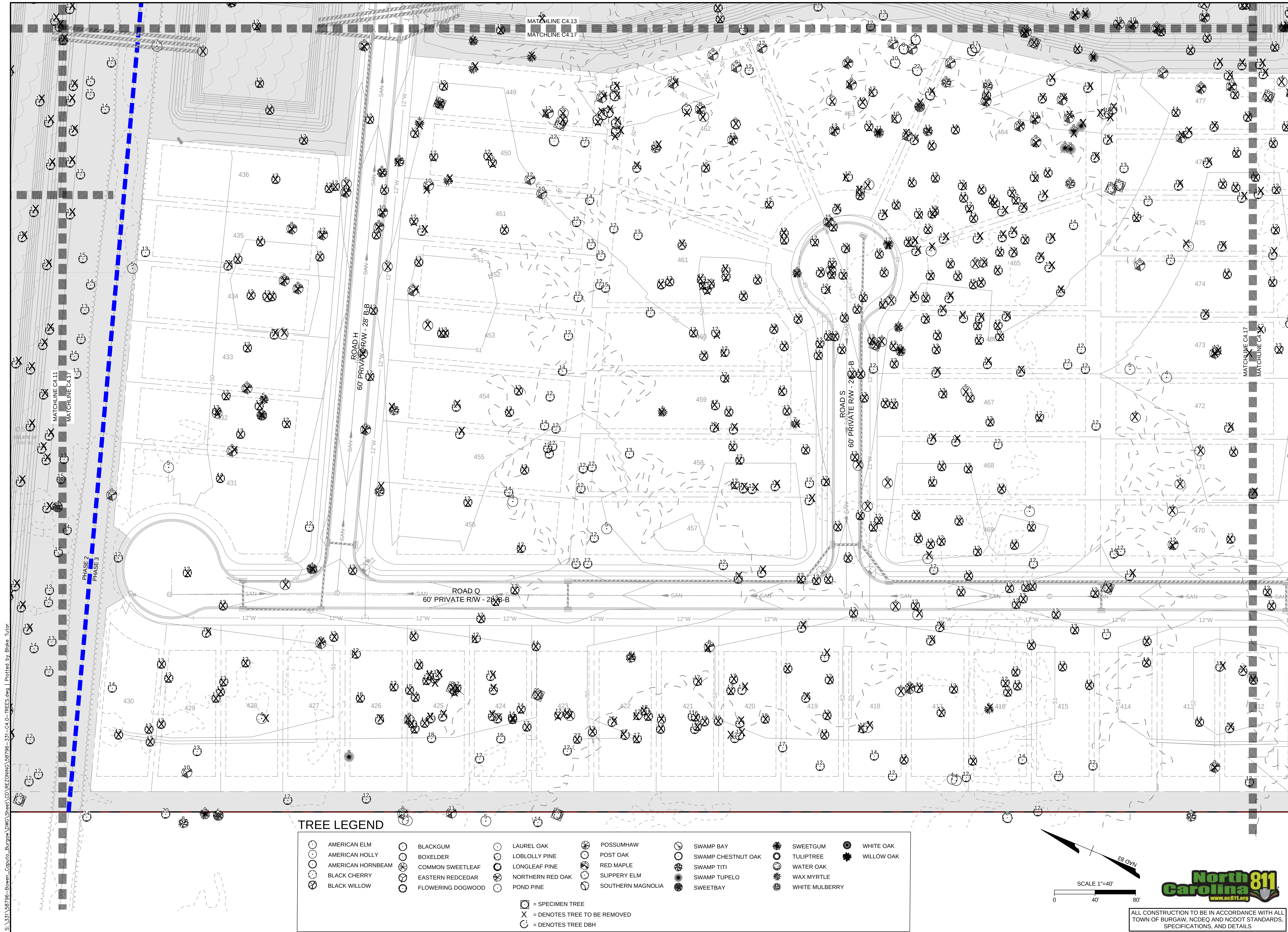
BOWEN CAPUTO - CONDITIONAL REZONING

DETAILED TREE INVENTORY PLAN - SHEET 16 OF 19

JOB NO.
58796

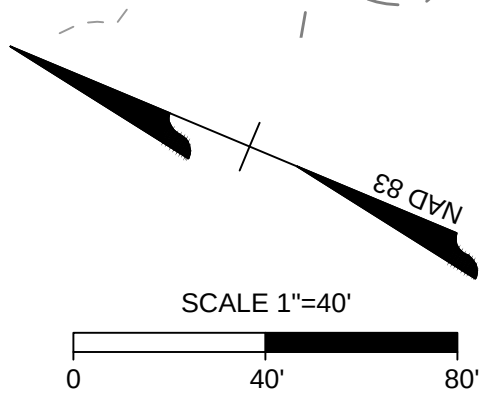
SHEET NO
C4.16

PROGRESS DRAWINGS - DO NOT USE FOR CONSTRUCTION



TREE LEGEND

AMERICAN ELM	BLACKGUM	LAUREL OAK	POSSUMHAW	SWAMP BAY	SWEETGUM	WHITE OAK
AMERICAN HOLLY	BOXELDER	LOBLOLLY PINE	POST OAK	SWAMP CHESTNUT OAK	TULIPTREE	WILLOW OAK
AMERICAN HORNBEAM	COMMON SWEETLEAF	LONGLEAF PINE	RED MAPLE	SWAMP TITI	WATER OAK	
BLACK CHERRY	EASTERN REDCEDAR	NORTHERN RED OAK	SLIPPERY ELM	SWAMP TUPELO	WAX MYRTLE	
BLACK WILLOW	FLOWERING DOGWOOD	POND PINE	SOUTHERN MAGNOLIA	SWEETBAY	WHITE MULBERRY	
= SPECIMEN TREE						
= DENOTES TREE TO BE REMOVED						
= DENOTES TREE DBH						



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DESIGNED BY
331

CHECKED BY
J. WALL

SCALE
1" = 40'

TIMMONS GROUP

811

NORTH CAROLINA LICENSE NO. C-1652

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

DETAILED TREE INVENTORY PLAN - SHEET 17 OF 19

JOB NO.
58796

SHEET NO.
C4.17

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S:\331\68796-Bowen_Caputo_Burgaw\DWG\Sheet\CD\REZONING\68796-331-C4.0-TREES.dwg | Plotted by Blake Tular

REGULATED TREE TOTALS			
	COMMON NAME	SIGNIFICANT	SIGNIFICANT DBH
ACNE	BOXELDER	1	14
ACRU	RED MAPLE	168	1688
CACA	AMERICAN HORNBEAM	104	633
COFL	FLOWERING DOGWOOD	1	5
CYRA	SWAMP TITI	29	253
ILDE	POSSUMHAW	1	4
ILOP	AMERICAN HOLLY	298	1430
JUVI	EASTERN REDCEDAR	7	131
LIST	SWEETGUM	292	3455
LITU	TULIPTREE	89	963
MAGR	SOUTHERN MAGNOLIA	16	72
MAVI	SWEETBAY	51	219
MOAL	WHITE MULBERRY	2	20
MOCE	WAX MYRTLE	91	470
NYBI	SWAMP TUPELO	9	74
NYSY	BLACKGUM	35	375
PEPA	SWAMP BAY	6	59
PIPA	LONGLEAF PINE	2	41
PISE	POND PINE	1	15
PITA	LOBLOLLY PINE	3472	45690
PRSE	BLACK CHERRY	7	72
QUAL	WHITE OAK	0	0
QULA	LAUREL OAK	0	0
QUMI	SWAMP CHESTNUT OAK	0	0
QUNI	WATER OAK	0	0
QUPH	WILLOW OAK	1	4
QURU	NORTHERN RED OAK	0	0
QUST	POST OAK	0	0
SANI	BLACK WILLOW	6	62
SYTI	COMMON SWEETLEAF	2	27
ULAM	AMERICAN ELM	1	10
ULRU	SLIPPERY ELM	1	8
	TOTAL	4693	55794

SPECIMEN TREE TOTALS			
	COMMON NAME	SIGNIFICANT	SIGNIFICANT DBH
ACNE	BOXELDER	0	0
ACRU	RED MAPLE	0	0
CACA	AMERICAN HORNBEAM	0	0
COFL	FLOWERING DOGWOOD	0	0
CYRA	SWAMP TITI	0	0
ILDE	POSSUMHAW	0	0
ILOP	AMERICAN HOLLY	0	0
JUVI	EASTERN REDCEDAR	0	0
LIST	SWEETGUM	0	0
LITU	TULIPTREE	0	0
MAGR	SOUTHERN MAGNOLIA	20	202
MAVI	SWEETBAY	10	66
MOAL	WHITE MULBERRY	0	0
MOCE	WAX MYRTLE	0	0
NYBI	SWAMP TUPELO	0	0
NYSY	BLACKGUM	0	0
PEPA	SWAMP BAY	0	0
PIPA	LONGLEAF PINE	0	0
PISE	POND PINE	0	0
PITA	LOBLOLLY PINE	0	0
PRSE	BLACK CHERRY	0	0
QUAL	WHITE OAK	12	203
QULA	LAUREL OAK	17	154
QUMI	SWAMP CHESTNUT OAK	30	273
QUNI	WATER OAK	214	2031
QUPH	WILLOW OAK	4	30
QURU	NORTHERN RED OAK	5	103
QUST	POST OAK	1	15
SANI	BLACK WILLOW	0	0
SYTI	COMMON SWEETLEAF	0	0
ULAM	AMERICAN ELM	0	0
ULRU	SLIPPERY ELM	0	0
	TOTAL	313	3077

REGULATED PRESERVED			
	COMMON NAME	PRESERVED	SIGNIFICANT DBH PRESERVED
ACNE	BOXELDER	1	14
ACRU	RED MAPLE	71	738
CACA	AMERICAN HORNBEAM	53	342
COFL	FLOWERING DOGWOOD	1	5
CYRA	SWAMP TITI	13	107
ILDE	POSSUMHAW	0	0
ILOP	AMERICAN HOLLY	107	532
JUVI	EASTERN REDCEDAR	1	15
LIST	SWEETGUM	164	1972
LITU	TULIPTREE	41	440
MAGR	SOUTHERN MAGNOLIA	14	62
MAVI	SWEETBAY	21	91
MOAL	WHITE MULBERRY	1	12
MOCE	WAX MYRTLE	29	160
NYBI	SWAMP TUPELO	4	33
NYSY	BLACKGUM	18	218
PEPA	SWAMP BAY	5	51
PIPA	LONGLEAF PINE	2	41
PISE	POND PINE	0	0
PITA	LOBLOLLY PINE	973	13251
PRSE	BLACK CHERRY	4	48
QUAL	WHITE OAK	0	0
QULA	LAUREL OAK	0	0
QUMI	SWAMP CHESTNUT OAK	0	0
QUNI	WATER OAK	1	13
QUPH	WILLOW OAK	0	0
QURU	NORTHERN RED OAK	0	0
QUST	POST OAK	0	0
SANI	BLACK WILLOW	6	62
SYTI	COMMON SWEETLEAF	0	0
ULAM	AMERICAN ELM	1	10
ULRU	SLIPPERY ELM	1	8
	TOTAL	1532	18225

SPECIMEN PRESERVED			
	COMMON NAME	PRESERVED	SIGNIFICANT DBH PRESERVED
ACNE	BOXELDER	0	0
ACRU	RED MAPLE	0	0
CACA	AMERICAN HORNBEAM	0	0
COFL	FLOWERING DOGWOOD	0	0
CYRA	SWAMP TITI	0	0
ILDE	POSSUMHAW	0	0
ILOP	AMERICAN HOLLY	0	0
JUVI	EASTERN REDCEDAR	0	0
LIST	SWEETGUM	0	0
LITU	TULIPTREE	0	0
MAGR	SOUTHERN MAGNOLIA	15	146
MAVI	SWEETBAY	5	36
MOAL	WHITE MULBERRY	0	0
MOCE	WAX MYRTLE	0	0
NYBI	SWAMP TUPELO	0	0
NYSY	BLACKGUM	0	0
PEPA	SWAMP BAY	0	0
PIPA	LONGLEAF PINE	0	0
PISE	POND PINE	0	0
PITA	LOBLOLLY PINE	0	0
PRSE	BLACK CHERRY	0	0
QUAL	WHITE OAK	10	149
QULA	LAUREL OAK	15	135
QUMI	SWAMP CHESTNUT OAK	19	173
QUNI	WATER OAK	138	1381
QUPH	WILLOW OAK	1	8
QURU	NORTHERN RED OAK	2	47
QUST	POST OAK	1	15
SANI	BLACK WILLOW	0	0
SYTI	COMMON SWEETLEAF	0	0
ULAM	AMERICAN ELM	0	0
ULRU	SLIPPERY ELM	0	0
	TOTAL	206	2090

SPECIMEN MITIGATION REQUIREMENTS					
	COMMON NAME	SIGNIFICANT REMOVED	SIGNIFICANT DBH	MITIGATION PERCENTAGE	REPLACEMENT DBH REQUIRED
ACNE	BOXELDER	0	0	200	0
ACRU	RED MAPLE	0	0	200	0
CACA	AMERICAN HORNBEAM	0	0	200	0
COFL	FLOWERING DOGWOOD	0	0	200	0
CYRA	SWAMP TITI	0	0	200	0
ILDE	POSSUMHAW	0	0	200	0
ILOP	AMERICAN HOLLY	0	0	200	0
JUVI	EASTERN REDCEDAR	0	0	200	0
LIST	SWEETGUM	0	0	200	0
LITU	TULIPTREE	0	0	200	0
MAGR	SOUTHERN MAGNOLIA	5	56	200	112
MAVI	SWEETBAY	5	30	200	60
MOAL	WHITE MULBERRY	0	0	200	0
MOCE	WAX MYRTLE	0	0	200	0
NYBI	SWAMP TUPELO	0	0	200	0
NYSY	BLACKGUM	0	0	200	0
PEPA	SWAMP BAY	0	0	200	0
PIPA	LONGLEAF PINE	0	0	200	0
PISE	POND PINE	0	0	200	0
PITA	LOBLOLLY PINE	0	0	200	0
PRSE	BLACK CHERRY	0	0	200	0
QUAL	WHITE OAK	2	54	200	108
QULA	LAURELOAK	2	19	200	38
QUMI	SWAMP CHESTNUT OAK	11	100	200	200
QUNI	WATER OAK	75	637	200	1274
QUPH	WILLOW OAK	3	22	200	44
QURU	NORTHERN RED OAK	3	56	200	112
QUST	POST OAK	0	0	200	0
SANI	BLACK WILLOW	0	0	200	0
SYTI	COMMON SWEETLEAF	0	0	200	0
ULAM	AMERICAN ELM	0	0	200	0
ULRU	SLIPPERY ELM	0	0	200	0
	TOTAL	106	974		
				TOTAL REPLACEMENT DBH	1948
				TOTAL TREES REQUIRED AT 2 CALIPER INCHES	974

REGULATED MITIGATION REQUIREMENTS					
	COMMON NAME	SIGNIFICANT REMOVED	SIGNIFICANT DBH	MITIGATION PERCENTAGE	REPLACEMENT TREES REQUIRED
ACNE	BOXELDER	0	0	100	0
ACRU	RED MAPLE	97	950	100	97
CACA	AMERICAN HORNBEAM	51	291	100	51
COFL	FLOWERING DOGWOOD	0	0	100	0
CYRA	SWAMP TITI	16	146	100	16
ILDE	POSSUMHAW	1	4	100	1
ILOP	AMERICAN HOLLY	191	898	100	191
JUVI	EASTERN REDCEDAR	6	116	100	6
LIST	SWEETGUM	128	1483	100	128
LITU	TULIPTREE	48	523	100	48
MAGR	SOUTHERN MAGNOLIA	2	10	100	2
MAVI	SWEETBAY	30	128	100	30
MOAL	WHITE MULBERRY	1	8	100	1
MOCE	WAX MYRTLE	62	310	100	62
NYBI	SWAMP TUPELO	5	41	100	5
NYSY	BLACKGUM	17	157	100	17
PEPA	SWAMP BAY	1	8	100	1
PIPA	LONGLEAF PINE	0	0	100	0
PISE	POND PINE	1	15	100	1
PITA	LOBLOLLY PINE	2499	32439	100	2499
PRSE	BLACK CHERRY	3	24	100	3
QUAL	WHITE OAK	0	0	100	0
QULA	LAUREL OAK	0	0	100	0
QUMI	SWAMP CHESTNUT OAK	0	0	100	0
QUNI	WATER OAK	0	0	100	0
QUPH	WILLOW OAK	1	4	100	1
QURU	NORTHERN RED OAK	0	0	100	0
QUST	POST OAK	0	0	100	0
SANI	BLACK WILLOW	0	0	100	0
SYTI	COMMON SWEETLEAF	2	27	100	2
ULAM	AMERICAN ELM	0	0	100	0
ULRU	SLIPPERY ELM	0	0	100	0
	TOTAL	3162			
			TOTAL REPLACEMENT TREES (MIN. 2 CALIPER INCHES)		3162



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF BURGAW, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

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DATE	4/12/2024
DRAWN BY	331
DESIGNED BY	331
CHECKED BY	J. WALL
SCALE	NONE

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

BOWEN CAPUTO - CONDITIONAL REZONING

TOWN OF BURGAW, NORTH CAROLINA

TREE TABLES

JOB NO.
58796

SHEET NO.
C4.20

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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

January 17, 2024

Jeff Hochanadel

Timmons Group
5410 Trinity Road, Suite 102
Raleigh, NC 27607

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed **Bowen Caputo** in Burgaw, NC.

The NCDOT and Town of Burgaw staffs have reviewed the Bowen Caputo TIA dated January 10, 2024. This development consists of:

- Parcel 1 - 126 dwelling units: Single-Family Dwelling Units (LUC 210)
- Parcel 2 - 8 dwelling units: Single-Family Dwelling Units (LUC 210)
- Parcel 3 - 398 dwelling units: Single-Family Dwelling Units (LUC 210)
 - Build Year: 2028

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer. See below the intersections and access types that were studied in the TIA:

NC 53 and SR 1120 (Malpass Corner Road) (stop-controlled intersection)

- No improvements are required.

SR 1343 (Henry Brown Road) and SR 1216 (Piney Woods Road) (stop-controlled intersection)

- No improvements are required.

SR 1343 (Henry Brown Road) and Site Access 1/Site Access 2 (proposed stop-controlled intersection)

- Construct site access (eastbound and westbound approaches) with one ingress lane and one egress lane.
- Provide an internal protected stem of 50 feet measured from the right-of-way for eastbound and westbound approaches.
- Provide stop-control for eastbound and westbound approaches.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIVISION 3 | DISTRICT 1
295-A WILMINGTON HIGHWAY
JACKSONVILLE, NC 28540

Telephone: (910) 467-0500
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location
295-A WILMINGTON HIGHWAY
JACKSONVILLE, NC 28540

NC 53 and Site Access 3 (proposed stop-controlled intersection)

- Construct site access (southbound approach) with one ingress lane and one egress lane.
- Provide an internal protected stem of 50 feet measured from the right-of-way.
- Provide stop-control for southbound approach.

NC 53 and SR 1343 (Henry Brown Road)/Site Access 4 (stop-controlled intersection)

- Construct site access (northbound approach) with one ingress lane and one egress lane.
- Provide an internal protected stem of 100 feet measured from the right-of-way.
- Provide stop-control for northbound approach.
- Construct an eastbound right turn lane on NC 53 with 100 feet of storage, appropriate deceleration, and taper.

NC 53 and Site Access 5 (proposed stop-controlled intersection)

- Construct site access (northbound approach) with one ingress lane and one egress lane.
- Provide an internal protected stem of 75 feet measured from the right-of-way.
- Provide stop-control for northbound approach.
- Construct a westbound left turn lane on NC 53 with 100 feet of storage, appropriate deceleration, and taper.

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

The applicant is required to obtain all applicable Pender County and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Pender County technical standards and policies shall apply.

Please contact me at 910-467-0500 with any questions regarding this approval.

Sincerely,

DocuSigned by:

BA41E7372F904EC...
Kirsten Spirakis, PE
District Engineer
Division 3, District 1

ec: Tanya M. Sokolik-Porch, Assistant District Engineer, NCDOT
Stonewall Mathis, PE, Division Traffic Engineer, NCDOT
Krupa Koilada, Senior Assistant Traffic Engineer, NCDOT
Bryce Cox, Assistant Traffic Engineer, NCDOT
Gilbert Combs, Planning Director, Town of Burgaw
Daniel Adams, Director, Planning & Community Development, Pender County
Justin Brantley, Senior Planner, Pender County
Taylor Davis, Current Planner, Pender County

Legend

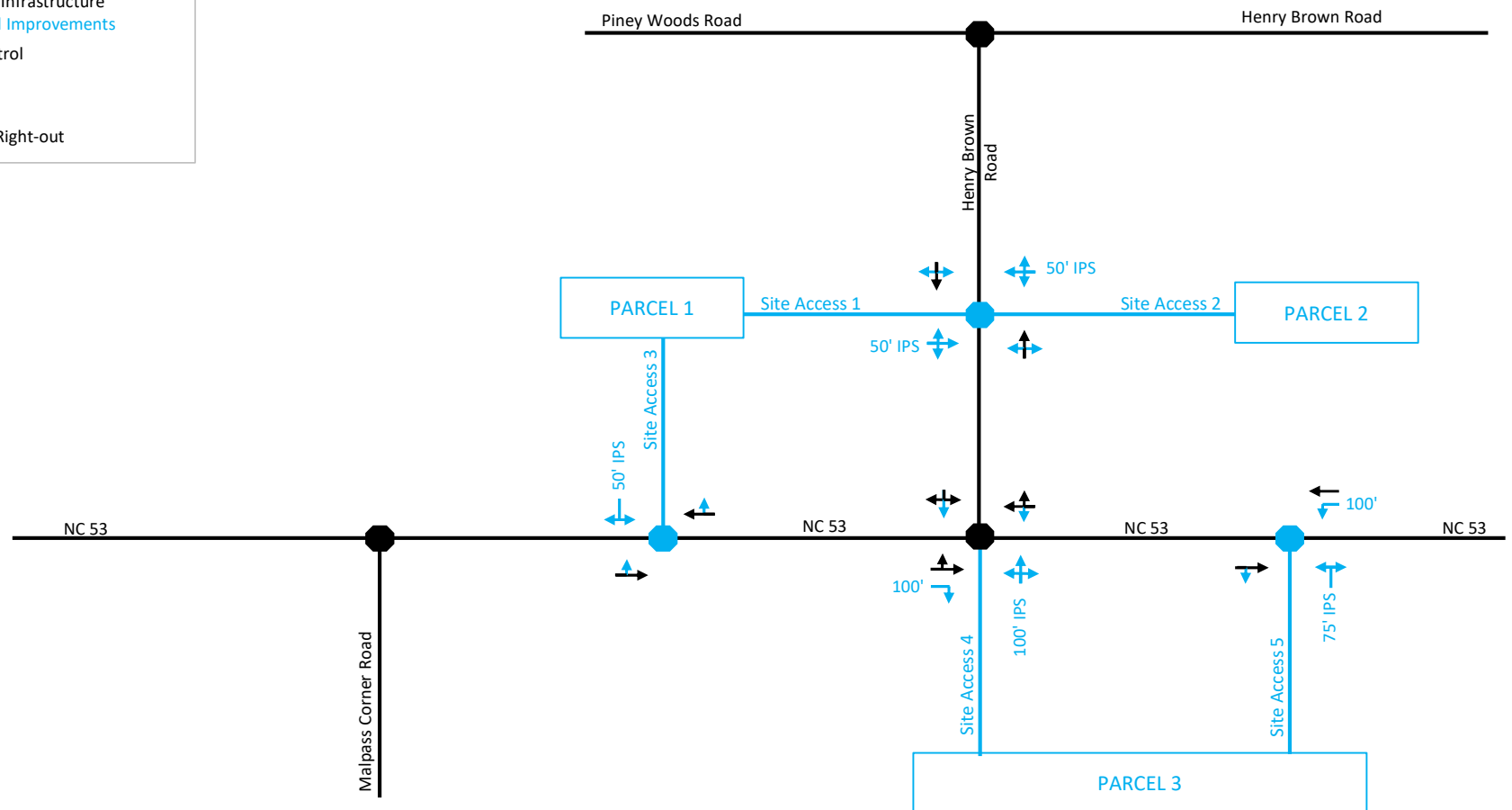
Black - Existing Infrastructure

Blue - Full Build Improvements

● - Stop Control

◻ - Signal

▼ - Right-in/Right-out



NCDOT Required Improvements Figure
Bowen Caputo



5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

October 30, 2023

North Carolina State Preservation Office
Attn: Renee Gledhill-Earley
109 East Jones Street
Raleigh, NC 27601

Re: Cultural Resources Review Request
Bowen Caputo Tract
(Approx. 287.4 acres)
2630 NC Hwy-53
Burgaw, Pender County, NC 28425

Dear Ms. Gledhill-Earley,

On behalf of D.R. Horton, Timmons Group conducted a desktop cultural resources review for the Bowen Caputo Tract site (the Site). Additionally, an onsite investigation for potential historic resources was conducted by Timmons Group Senior Environmental Scientists Amanda Johnson and Nick Tudor, Environmental Scientists Morgan Gilbert and Kate Hefner, and Environmental Technician Emory Quillian on May 23-25, 2023, which consisted of walking transects through the Site. The proposed Bowen Caputo Tract project consists of a proposed mixed multi- and single-family residential development with associated amenities, including roadway and utility improvements and stormwater control measures. This consultation is being completed as part of preliminary site investigation and due diligence, and the anticipated need for a U.S. Army Corps of Engineers 404 permit. No other federal involvement is anticipated for this project.

The Site is approximately 287.4 acres, located in Burgaw, North Carolina within Pender County and is composed of mixed hardwood-pine forest, planted mature pine forest, secondary growth forests, early successional pine forests, agricultural fields, a maintained utility corridor, and one private residence (Appendix A). Available historical aerials show the northern portion of the Site was used for agricultural purposes since at least 1955. There is a private residence with multiple buildings located in the northern portion of the Site, along NC Hwy-53 that is visible on available historical aerials starting in 1955. The southern portion of the Site has been cleared in sections over the years for silvicultural purposes. The Site is bound by private residences, forested areas, and agricultural fields to the north, by Henry Brown Road, private residences, agricultural fields, and forested areas to the east, by forested areas to the south, and by forested areas, private residences, and agricultural fields to the west.

A search of the North Carolina Natural Heritage Preservation Office's database and online GIS services (HPOWEB) revealed six historical resources as occurring within a 1-mile radius of the proposed project's limits (Appendix B). Of those six, two historical resources were listed within the Site's boundaries, three within the immediate vicinity of the Site's boundaries, and one approximately 0.27-miles north. Of the six historic places, four are Survey Only (SO), one is a Study Listed and Determined Eligible Historic District (SLDOEHD), and one is a Determined Eligible, Gone (DOED) site. While not yet deemed eligible for listing on the National Register of Historic Places (NRHP), Survey Only sites can be deemed eligible in the future.

Upon further review, according to the attached Historic Architectural Resources Survey Report for R-3302, three of the SO listings are mis-mapped on HPOWEB, Tate E. Bowen House (PD0080), Stuart Van Bowen House (PD0081), and John Wright Bowen House (PD0082). This letter will address these features per their location in the aforementioned Survey Report. The HPOWEB listed this outside of our project boundaries. The Tate E. Bowen House (PD0080) was listed by HPOWEB as being within the project boundaries, however, according to the R-3302 Report, it is located outside of our project boundaries to the east.

To determine if additional documented historic resources exist within the Site, Circa – Cultural Resources Management, LLC performed an archival search for the Site and a 1-mile radius of the Site at the North Carolina State Historic Preservation Office (SHPO) Office of State Archaeology (OSA) archives in July 2023 and September 2023. The search identified 11 archaeological resources within 1 mile of the project area and six architectural resources within a one-half-mile radius of the project area boundaries (Appendix C). Architectural resources were consistent with those identified above, and no archaeological resources were identified within or in the immediate vicinity of the project site. Further, all archaeological resources except one 31PD8, were recommended as requiring no further work, which NCSHPO concurred with. 31PD8 is a site identified by W.B. Wells in 1969 as containing projectile points. No recommendation for eligibility was made, and it is located 0.17-miles north of the Site.

Resources On-Site

The SLDOEHD listing, the Stoney Run Historic District (PD0256) is located in the northern portion of the Site, along NC Hwy-53. It was Study Listed (SL) in 1998 by Ed Turberg and then Determined Eligible (DOE) in 2003 by Edwards Pittmann Environmental, Inc. The district was noted as including three houses, the John Wright Bowen House (PD0082), the Stuart Vann Bowen house (PD0081), and the Tate E. Bowen house (PD0080).

Based on the aforementioned Historic Architectural Resources Survey Report for R-3302, the SO listing on-site is the circa 1914 Stuart Van Bowen House (PD0081). During Site investigation, PD0081 was observed to be a private residence with approximately two outbuildings in the northern portion of the Site, off of NC Hwy-53. Additionally, a dilapidated brick building was identified in the northeastern portion of the Site, adjacent to Henry Brown Road. All structures identified within the Site are likely over 50-years old.

Resources Off-Site

The other three sites that are identified within the immediate vicinity of the Site's boundaries include two SO listings, the Tate E. Bowen House (PD0080) and the John Wright Bowen House (PD0082), and the DOED listing, A. Lee Bowen House (PD0257). Since PD0257 is gone, the proposed project will have no effect on the resource. Additionally, since PD0080 and PD0082 are located outside the project boundaries and were recommended eligible under Criterion C, architecture, it is anticipated the project will have no effect on these resources. The James Collins House (PD0083) is a SO site located approximately 0.27-miles north of the project site. Due to distance and the presence of mature forested areas between the project and PD0083, the proposed project will have no effect on PD0083. Further, these historic resources are not located within or in the immediate vicinity of wetlands and non-wetland waters and therefore would be located outside of the APE for the purposes of Section 404 permitting.

This project will likely require a Clean Water Act Section 404 Nationwide Permit and agency to agency consultation between the USACE and SHPO is anticipated. The areas of potential effect (APEs) for historic and cultural resources for the Section 404 permit will consist of impact locations to wetlands and non-wetland waters and areas immediately adjacent to impact

locations. Wetland impacts will be avoided as much as practicable, and the nearest wetland to these resources is 0.1-miles south of the historic district boundaries. Based on the absence of proximity of historic resources to wetlands and non-wetland waters and the conditions of structures within the Site, within the limits of Section 404 compliance for Section 106, it is the opinion of Timmons Group that the proposed project will not adversely affect any known or potential historical resources. If the proposed project will involve federal and/or state funding, a more in-depth Cultural Resources Assessment may be required.

We are requesting a project review to determine if additional information will be required for the SHPO to make an effect determination in anticipation of a future Section 404 Nationwide Permit. Please review the enclosed documents supporting our findings and contact Kate Hefner at (919) 866-4953 or kate.hefner@timmons.com with any questions, concerns, or requests for additional information.

Sincerely,
Timmons Group



Kate Hefner, WPIT, ISA-CA
Environmental Scientist II



Lauren Norris-Heflin, PWS
Environmental Project Manager

ENCLOSED

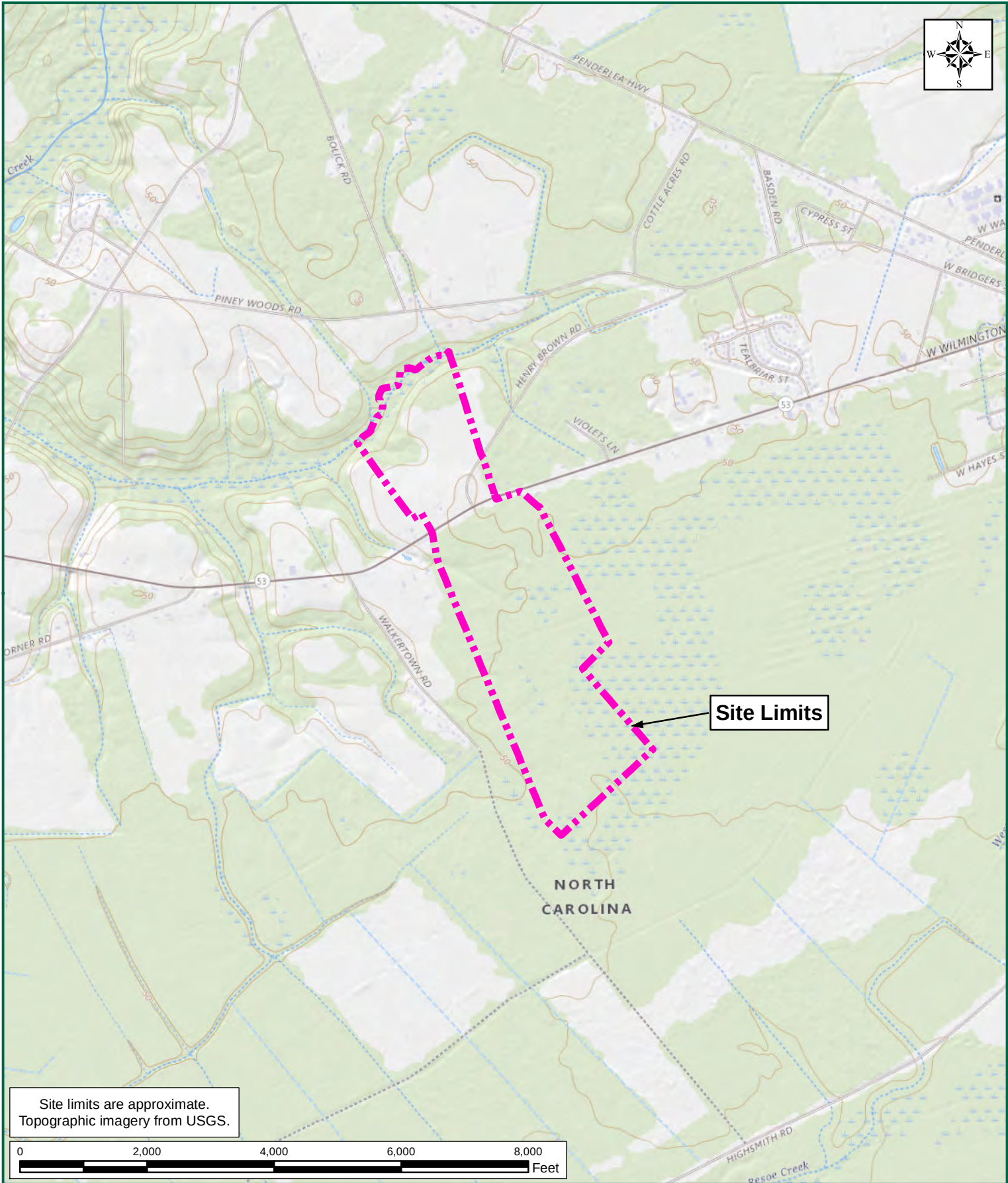
Appendix A Vicinity Map
Pender County Parcel Maps
Field Sketch of Wetlands

Appendix B HPOWEB Map & Resources List
Office of State Archaeology Correspondence

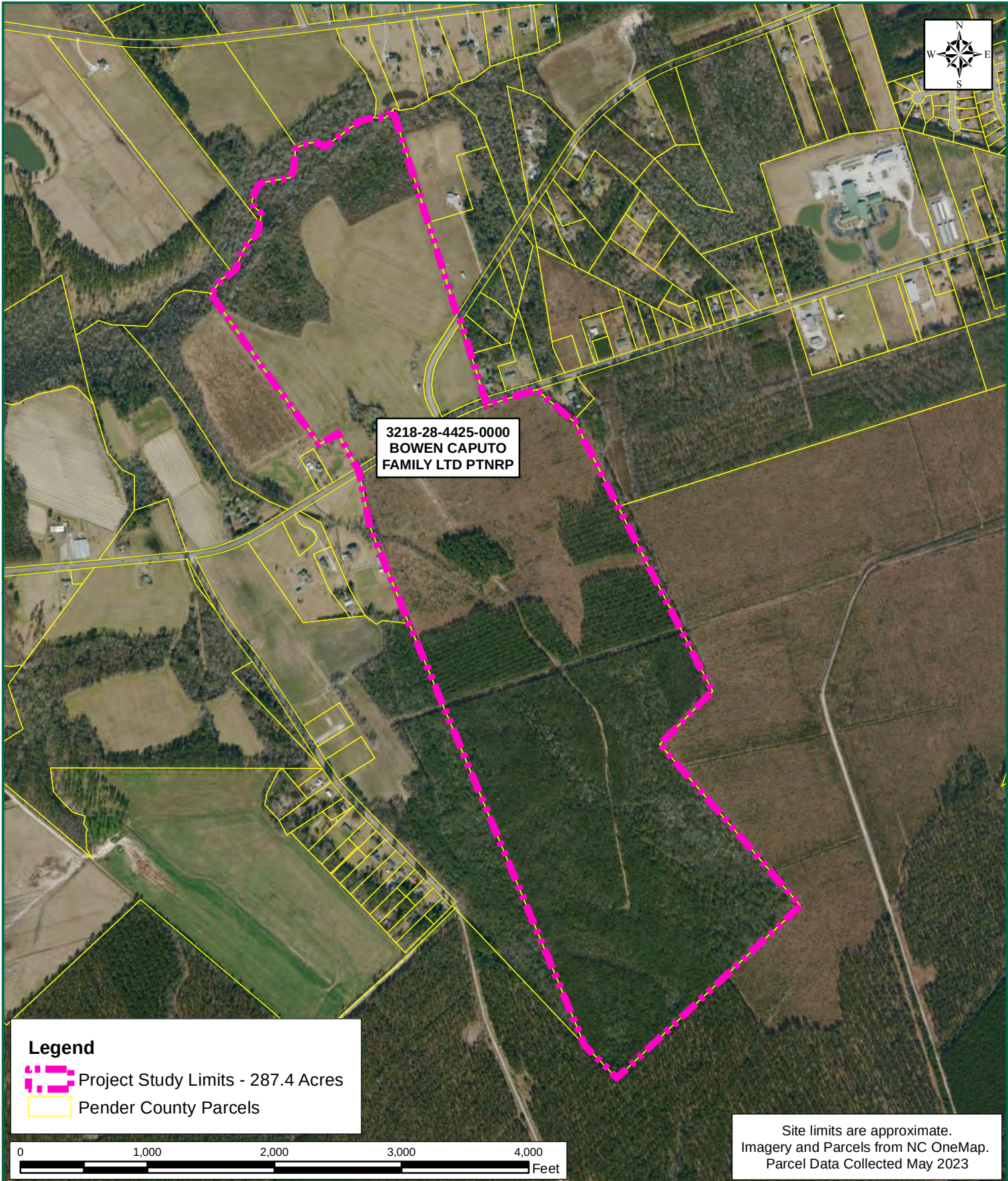
Appendix C Circa – Cultural Resource Management, LLC – Bowen Caputo Archival Search
Report

Appendix D Photo Log

APPENDIX A



BOWEN CAPUTO TRACT PENDER COUNTY, NORTH CAROLINA FIGURE 1: VICINITY MAP TIMMONS GROUP JOB NUMBER:58796 PROJECT STUDY LIMITS: 287.4 ACRES LATITUDE: 34.540491 LONGITUDE: -77.964268	TIMMONS GROUP YOUR VISION ACHIEVED THROUGH OURS. U.S.G.S. QUADRANGLE(S):BURGAW DATE(S):2022 WATERSHED(S):NORTHEAST CAPE FEAR (CAPE FEAR RIVER BASIN) HYDROLOGIC UNIT CODE(S):03030007
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BOWEN CAPUTO TRACT PENDER COUNTY, NORTH CAROLINA FIGURE 2: PARCEL MAP TIMMONS GROUP JOB NUMBER: 58796 PROJECT STUDY LIMITS: 287.4 ACRES LATITUDE: 34.540491 LONGITUDE: -77.964268	TIMMONS GROUP YOUR VISION ACHIEVED THROUGH OURS. U.S.G.S. QUADRANGLE(S): BURGAW DATE(S): 2022 WATERSHED(S): NORTHEAST CAPE FEAR (CAPE FEAR RIVER BASIN) HYDROLOGIC UNIT CODE(S): 03030007
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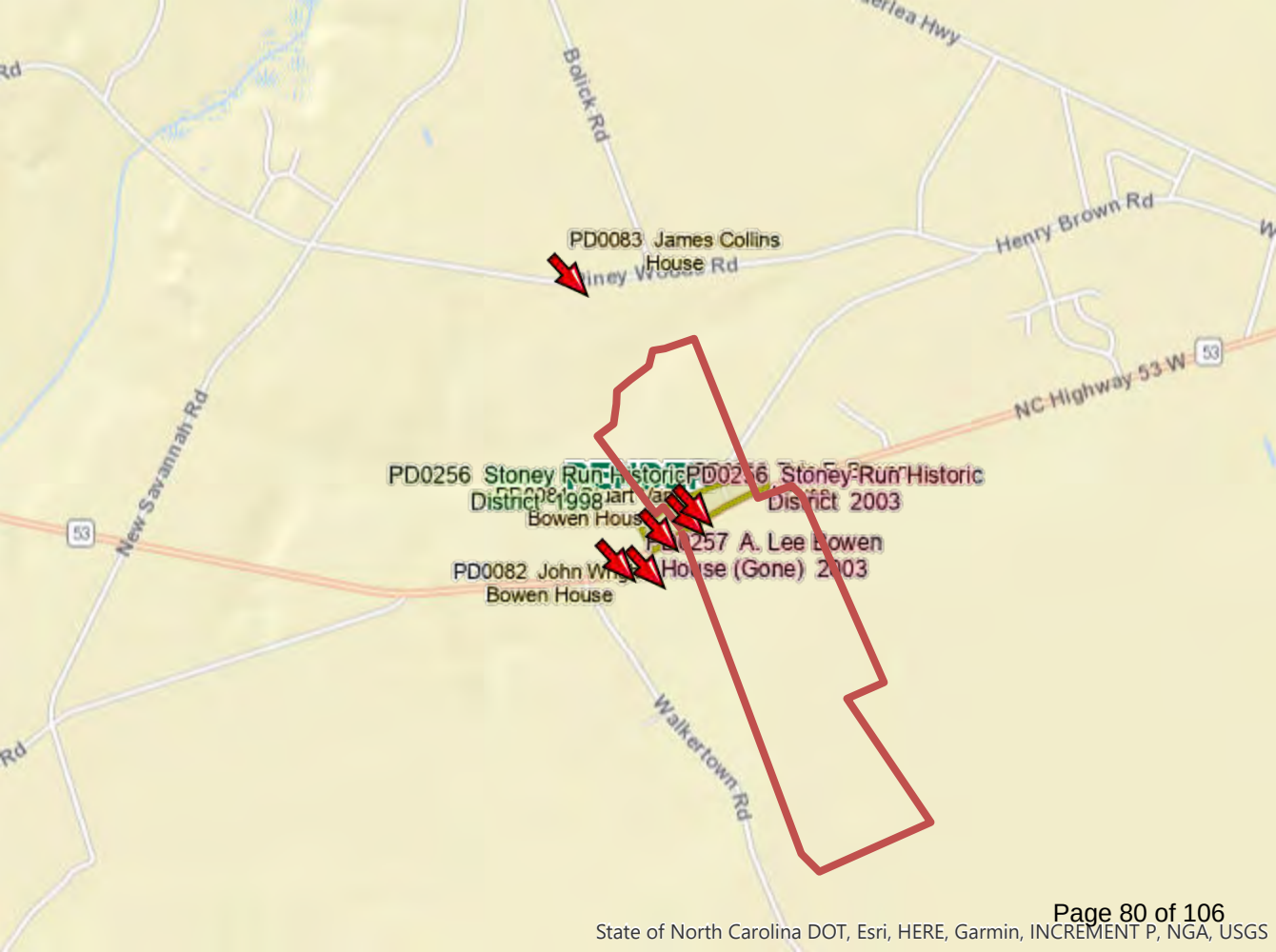
Map Source: 2020 NC Statewide Orthoimagery

All lines are approximate and should be used for planning purposes only.

Field Sketch of Wetlands
Bowen Caputo
Burgaw, Pender Co., N.C.
08/10/2023 023-127.01



APPENDIX B



OBJECTID	Id	Site ID	Status	Local Statu	HD status	Site Name	Descriptor	Notes	Internal	Year NR	Year SL	Year DOE	Year Landn	Year Surve	NR nomina	DOE Repor	County	Quad Nam	Township	Density	Location	Photo Link	Spatial Acc	Latitude	Longitude	Year Surve	x	y
118994	0	PD0257	DOED	None	None	A. Lee Bowen House (Gone)						2003					Pender	Burgaw	Burgaw	L	South side NC 53 Burgaw vicinity		34.53922	-77.9685		-8679412	4101439	
118995	0	PD0256	SLDOEHD	None	None	Stoney Run Historic District					1998	2003					Pender	Burgaw	Burgaw	L	N & S sds NC 53, 0.2 mi W of Burg		34.54117	-77.9667		-8679213	4101702	
131030	0	PD0083	SO	None	None	James Collins House											Pender	Burgaw	Burgaw	L	N side SR 1216, 0.23 m W jct 1341		34.55007	-77.9719		-8679798	4102905	
131031	0	PD0082	SO	None	None	John Wright Bowen House											Pender	Burgaw	Burgaw	L	N side NC 53, 0.21 mi W jct NC 134		34.53944	-77.9698		-8679557	4101469	
131032	0	PD0081	SO	None	None	Stuart Vann Bowen House											Pender	Burgaw	Burgaw	L	N side NC 53, 0.2 mi W jct NC 134		34.54059	-77.9679		-8679344	4101624	
134226	0	PD0080	SO	None	None	Tate E. Bowen House											Pender	Burgaw	Burgaw	L	North side NC 53, 0.1 mi W jct SR		34.54151	-77.9663		-8679173	4101748	

APPENDIX C

*Circa~ Cultural Resource Management, LLC.
453 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-5023*

**Bowen Caputo Archival Search Report
September 26, 2023**

Circa~ performed an archival search for the Bowen Caputo project area at the North Carolina State Historic Preservation Office (NCSHPO) archives in Raleigh, North Carolina. This research was completed to determine if historic resources exist within the project area boundaries. The search identified 11 archaeological resources within one mile and six architectural resources within a one-half-mile radius of the project area boundaries (Figures 1 through 4). Of the resources identified, no archaeological and two architectural resources (31PD0080 and 31PD0256) are located within the project area boundaries. These resources are described below.

Archaeological Sites

Outside the Project Area

Site 31PD8

Site 31PD8 is the Sanderson Farm, identified by W. B. Wells in February 1969. He noted that the site was situated just west of the intersection of Route 1341 and Route 1216 in a cultivated field on high ground above a small unnamed tributary of Horse Branch Creek. Informants had noted that they recovered projectile points from the site. Wells did not make any recommendation as to the site's eligibility for listing on the National Register of Historic Places, and according to the site form, no further survey work has occurred on the site.

Site 31PD311

Site 31PD311 is a 20th-century domestic site identified by Louis Berger and Associates, Inc. (LBA) in February 2006. They noted that the site was situated approximately 45 feet above mean sea level (AMSL) in a fallow field on an upland flat. The site measured between 5,001 and 10,000 square meters. They further noted that the site encompassed the main house, two barns, and several sheds. LBA reported five positive shovel tests that contained construction hardware, nails, window glass fragments, glass fragments, and ceramic sherds. LBA recommended no further work on the site, and the NCSHPO concurred.

Site 31PD312

Site 31PD312 is an 18th- and 19th-century domestic site identified by LBA in February 2006. They noted that the site was approximately 45 feet AMSL in a fallow field on an upland flat. The site measured between 101 and 600 square meters. They further noted that the site encompassed the main house. LBA stated three positive shovel tests contained nine artifacts, including creamware sherds, pearlware sherds, whiteware sherds, and nails. LBA recommended no further work on the site, and the NCSHPO concurred.

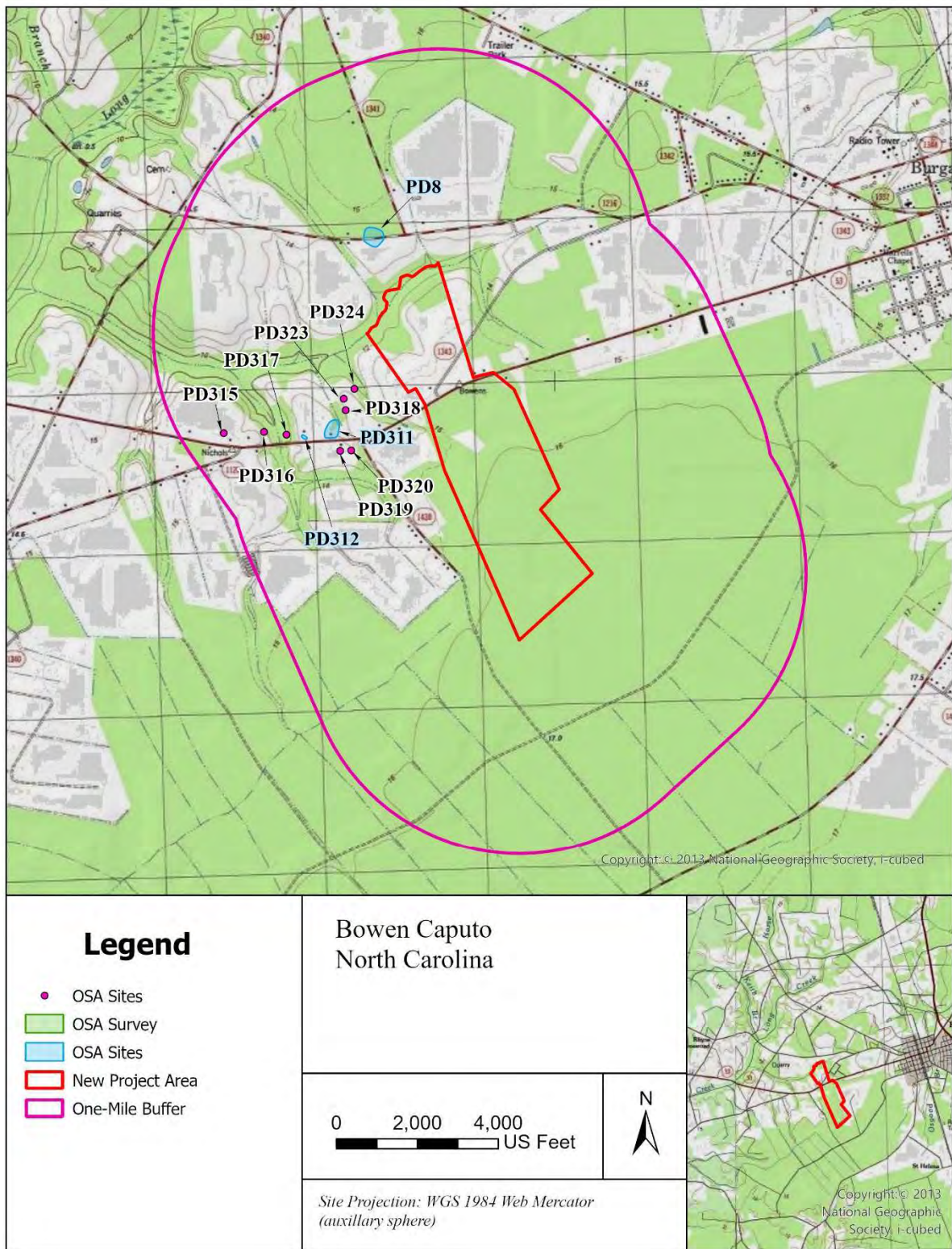


Figure 1. NCSHPO map showing the location of previously identified archaeological sites.

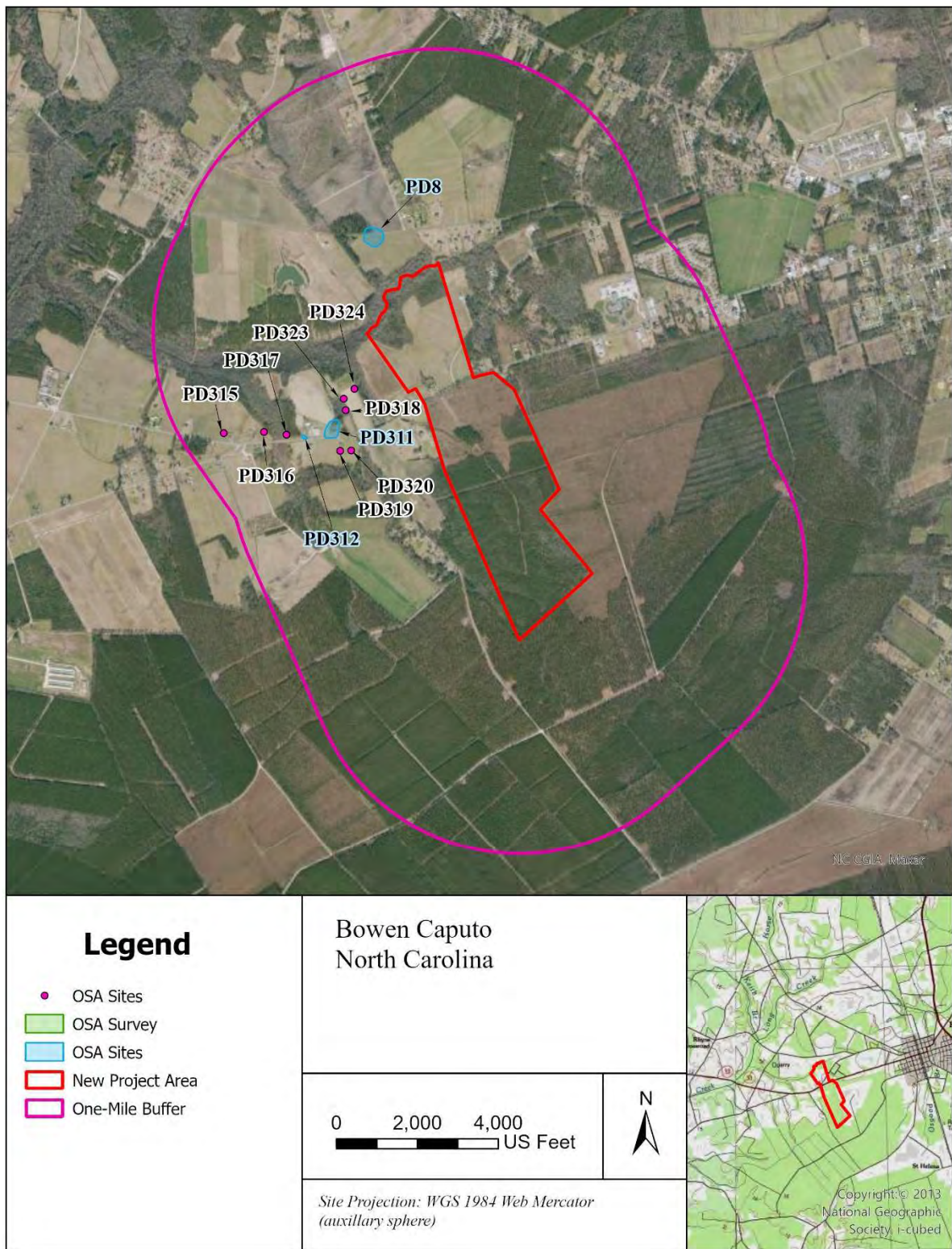


Figure 2. Aerial view of NCSHPO map showing the location of previously identified archaeological sites.

Site 31PD315

Site 31PD315 is a historic isolated find site identified by LBA in February 2006. They noted that the site was situated approximately 42 feet AMSL in a cultivated field approximately 300 feet northwest of the intersection of Route 1120 and Route 53. They further noted they found one glass fragment. LBA recommended no further work on the site, and the NCSHPO concurred.

Site 31PD316

Site 31PD316 is an Early Woodland subperiod isolated find site identified by LBA in February 2006. They noted that the site was approximately 42 feet AMSL, approximately 800 feet east of the intersection of Route 1120 and Route 53. They further noted they found one sand-tempered sherd. LBA recommended no further work on the site, and the NCSHPO concurred.

Site 31PD317

Site 31PD317 is a historic isolated find site identified by LBA in February 2006. They noted that the site was approximately 42 feet AMSL in a cultivated field approximately 1,000 feet east of the intersection of Route 1120 and Route 53. They further noted they found one nail. LBA recommended no further work on the site, and the NCSHPO concurred.

Site 31PD318

Site 31PD318 is a Native American site identified by LBA in February 2006. They noted that the site was situated approximately 42 feet AMSL in a cultivated field approximately 500 feet northwest of the intersection of Route 53 and Route 1430. They further noted they found four chert flakes. LBA recommended no further work on the site, and the NCSHPO concurred.

Site 31PD319

Site 31PD319 is a historic isolated find site identified by LBA in February 2006. They noted that the site was situated approximately 42 feet AMSL in a cultivated field approximately 400 feet southwest of the intersection of Route 1430 and Route 53. They further noted they found one whiteware sherd. LBA recommended no further work on the site, and the NCSHPO concurred.

Site 31PD320

Site 31PD320 is a 19th- and 20th-century isolated find site identified by LBA in February 2006. They noted that the site, approximately 42 feet AMSL, was 400 feet southwest of the intersection of Route 1430 and Route 53. They further noted they found one stoneware sherd. LBA recommended no further work on the site, and the NCSHPO concurred.

Site 31PD323

Site 31PD323 is a Native American isolated find site identified by LBA in February 2006. They noted that the site was situated approximately 42 feet AMSL in a cultivated field approximately 800 feet northwest of the intersection of Route 1430 and Route 53. They further noted they found one rhyolite biface reduction flake. LBA recommended no further work on the site, and the NCSHPO concurred.

Site 31PD324

Site 31PD324 is an 18th- and 19th-century isolated find site identified by LBA in February 2006. They noted that the site was situated approximately 42 feet AMSL in a cultivated field

approximately 1,000 feet north of the intersection of Route 1430 and Route 53. They further noted they found one pearlware sherd. LBA recommended no further work on the site, and the NCSHPO concurred.

Architectural Resources

Within The Project Area

31PD0080

Site 31PD0080 is the circa 1915 Tate E. Bowen House identified by Ed Turberg in 1998. He noted that the house was part of the Stoney Run Historic District. He recommended that the house was eligible for listing on the National Register of Historic Places as a contributing element of the district. Edwards Pittman Environmental, Inc. re-surveyed the site in 2003. They agreed that the house was eligible for listing on the National Register of Historic Places as a contributing element of the district, and the NCSHPO concurred.

31PD0256

Site 31PD0256 is the Stoney Run Historic District identified by Ed Turberg in 1998. He noted that the district encompasses an intact example of late 19th- and early 20th-century rural domestic architecture. He included three houses (the John Wright Bowen house, the Stuart Vann Bowen house, and the Tate E. Bowen house) in the district. He recommended that the district was eligible for listing on the National Register of Historic Places under Criterion C for architecture. In 2003, Edwards Pittman Environmental, Inc. re-surveyed the site. They noted the three original houses in the district. They included a fourth house, the A. Lee Bowen house, noting that it was not surveyed in 1998 but was built by a member of the extended Bowen family and retained architectural integrity to be included. They agreed that the district was eligible for listing on the National Register of Historic Places, and the NCSHPO concurred.

Outside The Project Area

31PD0081

Site 31PD0081 is the circa 1914 Stuart Vann Bowen House. identified by Ed Turberg in 1998. He noted that the house was part of the Stoney Run Historic District. He recommended that the house was eligible for listing on the National Register of Historic Places as a contributing element of the district. Edwards Pittman Environmental, Inc. re-surveyed the site in 2003. They agreed that the house was eligible for listing on the National Register of Historic Places as a contributing element of the district, and the NCSHPO concurred.

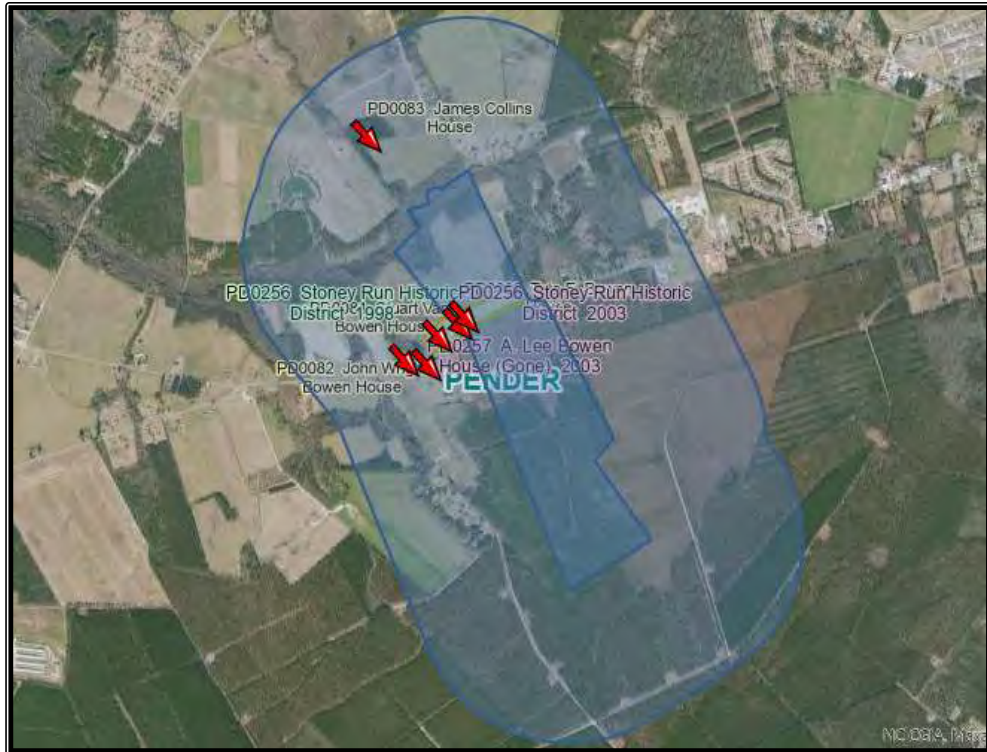


Figure 3. NCSHPO online archives architectural resources map showing the project area and a half-mile buffer.

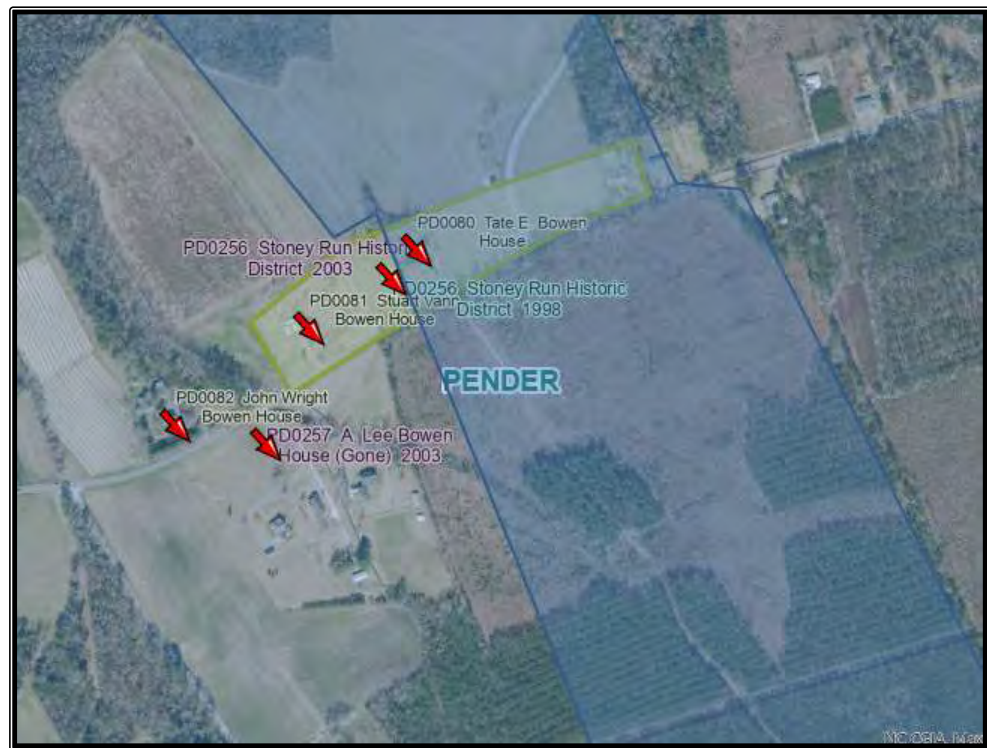


Figure 4. Detail of NCSHPO online archives architectural map showing project area and architectural resources within proximity.

31PD0082

Site 31PD0082 is the circa 1884 John Wright Bowen House identified by Ed Turberg in 1998. He noted that the house was part of the Stoney Run Historic District. He recommended that the house was eligible for listing on the National Register of Historic Places as a contributing element of the district. Edwards Pittman Environmental, Inc. re-surveyed the site in 2003. They agreed that the house was eligible for listing on the National Register of Historic Places as a contributing element of the district, and the NCSHPO concurred.

31PD0083

Site 31PD0083 is the circa 1880s James Collins House identified by Ed Turberg in January 1997. He noted that the house was a two-story, vernacular-style house. He recommended that the site was not eligible for listing on the National Register of Historic Places. Edwards Pittman Environmental, Inc. re-surveyed the site in 2003. They agreed that the site was not eligible for listing on the National Register of Historic Places, and the NCSHPO concurred.

31PD0257

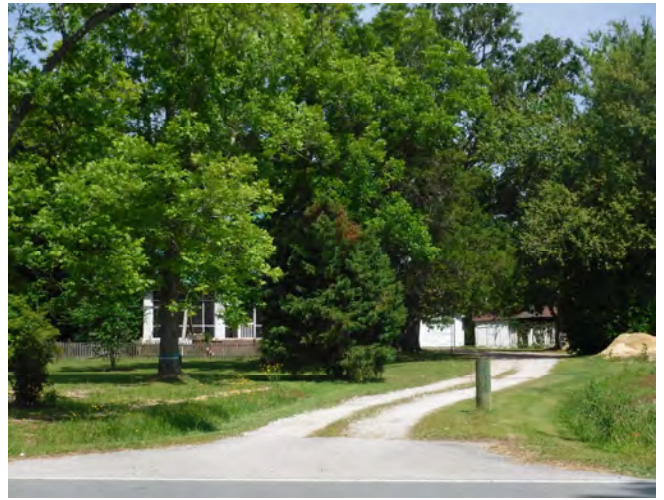
Site 31PD0257 is the circa 1925 A. Lee Bowen House identified by Edwards Pittman Environmental, Inc. in 2003. They noted that the house was not surveyed in 1998 but was built by a member of the extended Bowen family and retained architectural integrity to be included in the Stoney Run Historic District. They recommended that the site was eligible for listing on the National Register of Historic Places as a contributing element of the historic district, and the NCSHPO concurred. Since then, the property has been moved from its original location and completely renovated. In January 2006, the NCSHPO determined that the site was no longer eligible for listing on the National Register of Historic Places either as an individual resource or as a contributing resource of the Stoney Run Historic District.

APPENDIX D

Bowen Caputo Tract – SHPO Memo



North-facing view of the Stuart Vann Bowen House (PD0081) located in the northern portion of the Site, off of NC-53.



North-facing view of the Stuart Vann Bowen House (PD0081) located in the northern portion of the Site, off of NC-53.



North-facing view of abandoned brick structure in the northern portion of the Site.



Representative photo of agricultural fields located in the northern portion of the Site.



Representative photo of mixed hardwood and pine forested areas within the northern and southern portions of the Site.



Representative photo of early successional pine forests within the southern portion of the Site.



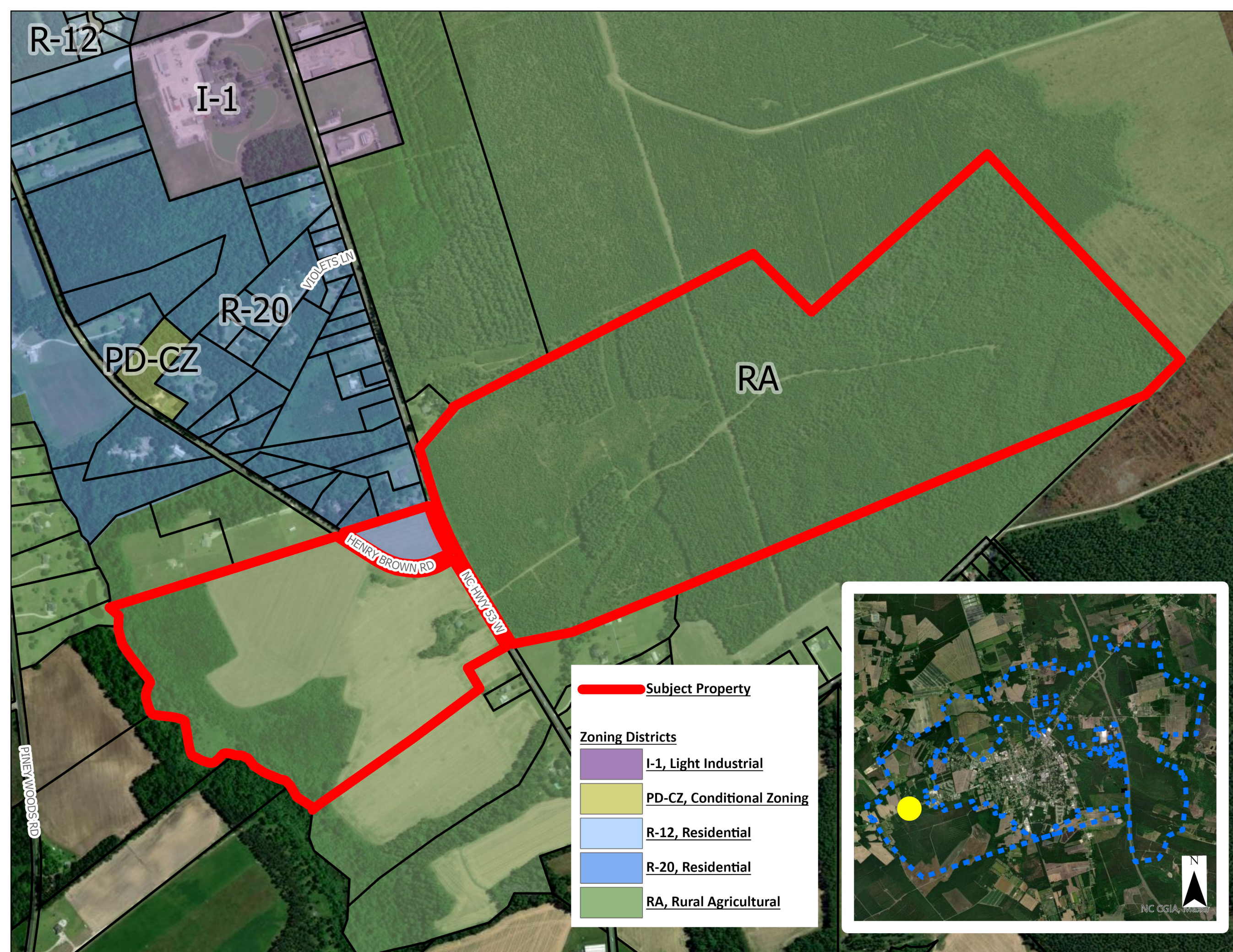
Conditional Zoning Request

Project:
Bowen Caputo
Subdivision
Project

Map Type:
Zoning Map

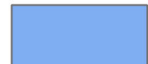


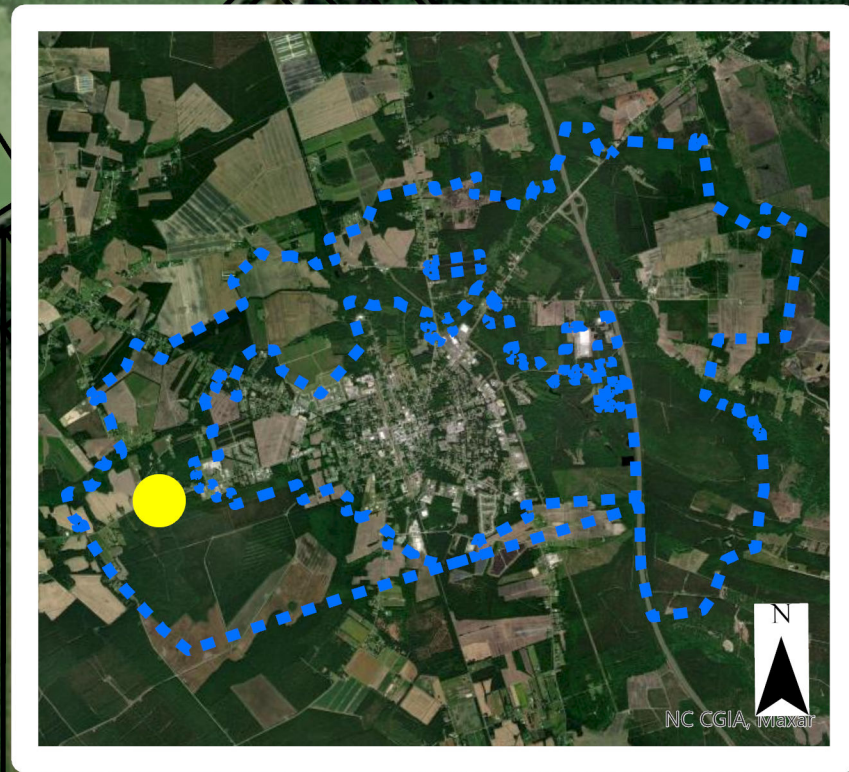
0 250 500
Feet
Updated: 20240418



 Subject Property

Zoning Districts

	<u>I-1, Light Industrial</u>
	<u>PD-CZ, Conditional Zoning</u>
	<u>R-12, Residential</u>
	<u>R-20, Residential</u>
	<u>RA, Rural Agricultural</u>



Summary of Discussion From the Neighborhood Meeting

Project:	Bowen Caputo	Meeting Date:	4/1/2024
Applicant:	DR Horton	Place/ Room:	Hankins Memorial Park - Burgaw
Contact Information:	Timmons Group - john.wall@timmons.com	Time:	6:00 p.m.

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: Timeline of houses.

Applicant Response:

Questions/ Concern #2: Water/Flooding on neighboring parcels.

Applicant Response:

Questions/ Concern #3: How will water/sewer be provided?

Applicant Response:

Questions/ Concern #4: Runoff adjacent to lots 47-58.

Applicant Response:

Questions/ Concern #5: Fire department, Police response time, Impact to school system.

Applicant Response:

Questions/ Concern #6: Speed limit on NC-53 in front of site.

Applicant Response:

Summary of Discussion From the Neighborhood Meeting

Project:	Bowen Caputo	Meeting Date:	4/1/2024
Applicant:	DR Horton	Place/ Room:	Hankins Memorial Park - Burgaw
Contact Information:	Timmons Group - john.wall@timmons.com	Time:	6:00 p.m.

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #7: Neighbors are concerned about high density and its relation to light pollution, overloading fire/ems/schools/grocery stores, and traffic concerns.

Applicant Response:

Questions/ Concern #8: Neighbors do not want to be annexed into the city limits.

Applicant Response:

Questions/ Concern #9: Flooding on adjacent properties and especially on NC-53 to the west of our site where a stream and pond exist.

Applicant Response:

Questions/ Concern #10: Quality control for the subcontractors that will be working on site.

Applicant Response:

Questions/ Concern #11:

They are worried that our subdivision will destroy the history of that part of Town.

Applicant Response:

Questions/ Concern #12: We were specifically asked to not name the site "Stoney Run" since an adjacent property goes by the name "Stoney Run Farm".

Applicant Response:

Name	Email / Phone
Donald R. Huffman	mowdoc1957@aol.com 910-520-4774
Amy Jones	dixiejonez@yahoo.com 910-233-3625
Jonathan Jones	jonesjonathand@yahoo.com 910-547-6416
Jessica Bowen	Jesbowen1961@gmail.com 910-470-8382
Katie Thomas	katie.t88@yahoo.com 910-259-5798
Sandy Blake	blakesandra@bellsouth.net 910-604-2289
D. A. Hiltner	margie.hiltner@att.net 910-259-0462
BHAZ	sandrastraymail.com 910-262-8185

Summary of Discussion From the Neighborhood Meeting

Project:	Bowen Caputo	Meeting Date:	4/10/2024
Applicant:	DR Horton	Place/ Room:	Hankins Memorial Park - Burgaw
Contact Information:	Timmons Group - john.wall@timmons.com	Time:	4:00 p.m.

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: Concerns about the amount of trees within the 20' buffer.

Applicant Response:

Questions/ Concern #2: Concerns on the Wetlands / Total Wetlands.

Applicant Response:

Questions/ Concern #3: Henry Brown Road Drainage and Flooding.

Applicant Response:

Questions/ Concern #4: Flooding over Hwy 53.

Applicant Response:

Questions/ Concern #5: Teal Brier Dumping Stormwater.

Applicant Response:

Questions/ Concern #6: Affect on animals / Endangered Species (Woodpecker)

Applicant Response:



Summary of Discussion From the Neighborhood Meeting			
Project:	Bowen Caputo	Meeting Date:	4/10/2024
Applicant:	DR Horton	Place/ Room:	Hankins Memorial Park - Burgaw
Contact Information:	Timmons Group - john.wall@timmons.com	Time:	4:00 p.m.

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #7: State law on the Rezoning of Agricultural Land.

Applicant Response:

Questions/ Concern #8: Concerns with the limited amount of neighbors notified.

Applicant Response:

Questions/ Concern #9: Cost of Water / Sewer if annexed into town.

Applicant Response:

Questions/ Concern #10: Traffic Concerns. Asked to provide TIA.

Applicant Response:

Questions/ Concern #11: Impact on Schools / Number of Children.

Applicant Response:

Questions/ Concern #12: Will roads be built to NCDOT or Town Standards.

Applicant Response:



Summary of Discussion From the Neighborhood Meeting

Project:	Bowen Caputo	Meeting Date:	4/10/2024
Applicant:	DR Horton	Place/ Room:	Hankins Memorial Park - Burgaw
Contact Information:	Timmons Group - john.wall@timmons.com	Time:	4:00 p.m.

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #13: Why did the developer think 500+ houses would be okay?

Applicant Response:

Questions/ Concern #14: Houses being built on uncured conc. Slab / Cheap siding blowing off.

Applicant Response:

Questions/ Concern #15: Price point and Size.

Applicant Response:

Questions/ Concern #16: The repsonsibility of the developer with flooding occurs.

Applicant Response:

Questions/ Concern #17: Impact on Schools / Number of Children

Applicant Response:

Questions/ Concern #18: Will there be an HOA?

Applicant Response:



Summary of Discussion From the Neighborhood Meeting

Project:	Bowen Caputo	Meeting Date:	4/10/2024
Applicant:	DR Horton	Place/ Room:	Hankins Memorial Park - Burgaw
Contact Information:	Timmons Group - john.wall@timmons.com	Time:	4:00 p.m.

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #19: Seasonal high of property / Geotech Report.

Applicant Response:

Questions/ Concern #20: If private, where will children wait for buses?

Applicant Response:

Questions/ Concern #21: Excessive number of units.

Applicant Response:

Questions/ Concern #22: D.R. Horton bad reviews. Want Quality over Quantity

Applicant Response:

Questions/ Concern #23: Do not want change.

Applicant Response:

Questions/ Concern #24: Local builder at meeting denied from building homes.

Applicant Response:



Summary of Discussion From the Neighborhood Meeting

Project:	Bowen Caputo	Meeting Date:	4/10/2024
Applicant:	DR Horton	Place/ Room:	Hankins Memorial Park - Burgaw
Contact Information:	Timmons Group - john.wall@timmons.com	Time:	4:00 p.m.

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #25: Drainage after impervious in development.

Applicant Response:

Questions/ Concern #26: Taxing after development.

Applicant Response:

Questions/ Concern #27: Concerns of houses being built on bad land / Perc Test

Applicant Response:

Questions/ Concern #28: Traffic on Henry Brown Rd.

Applicant Response:

Questions/ Concern #29: Does not fit in the Community.

Applicant Response:

Questions/ Concern #30: Paying taxes for the increase of children in schools.

Applicant Response:



Summary of Discussion From the Neighborhood Meeting			
Project:	Bowen Caputo	Meeting Date:	4/10/2024
Applicant:	DR Horton	Place/ Room:	Hankins Memorial Park - Burgaw
Contact Information:	Timmons Group - john.wall@timmons.com	Time:	4:00 p.m.

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #31: Who is in charge for deciding modifications to setbacks / Lot specifications?

Applicant Response:

Questions/ Concern #32: Could the number of lots be lowered?

Applicant Response:

Questions/ Concern #33: Improve appearance, size of buffers for adjacent property owners.

Applicant Response:

Questions/ Concern #34: Look at flooding affect from Hurricane Florence via Aerial Imagery.

Applicant Response:

4/10

SIGN IN

NO.	NAME	PHONE	EMAIL
01	Dorothy Williamson		
02	DUBIE COLLINS		
03	Amy Jones		
04	MIKE RAAB		
05	Karen Harding		
06	Katie Thomas		
07	Richard Thomas		
08	Irene Baker		
09	Bill Babin		
10	Renee Albert		
11	Jessie Brown		
12	Thomas Brown		
13	Buron Lanier		
14	Sara Lanier		
15	Anthony Lee		
16	Teresa Bennett		
17	Pam Edwards		
18	Mike Blackburn		
19	Kim Blackburn		
20	Kimberly Ramsey		
21	Mike Taylor		
22	Alicia Taylor		
23			
24			
25			



Agenda Item 1

Request: To rezone PIN 3229-60-0564-0000 from RA, Rural Agricultural to R-20 Residential Conditional Zoning for a 531-lot single-family residential subdivision.

Hearing Date: 04.18.2024

Planning Board Consistency Statement

(To be read into the record as a motion, seconded and voted upon)

____ Approval – this request is consistent with the goals and policies of the following plan(s) adopted by the Town of Burgaw:

- () Burgaw 2030: Town of Burgaw Comprehensive Land Use Plan
() Other: _____

The Planning Board considers its approval to be reasonable and in the public interest because: (Please provide reasons which can be found in the staff report)

The proposal promotes the development and preservation of quality housing that is affordable across the full spectrum of household incomes and meets the needs and preferences of Burgaw's households.

____ Rejected – this request is not consistent with the goals and policies of the following plan(s) adopted by the Town of Burgaw:

- () Burgaw 2030: Town of Burgaw Comprehensive Land Use Plan
() Other: _____

The Planning Board considers its rejection to be reasonable and in the public interest because:

The proposal is inconsistent with the Future Land Use Map adopted by the Town.
Therefore, The Planning Board recommends rejection of this request.

Comments:

This report reflects the recommendation of the Town of Burgaw Planning Board, this the 18th day of April 2024.

Attest:

