

SANDHILLS STATION

ABERDEEN, NORTH CAROLINA



LIVE



LEARN



WORK



SHOP



PLAY

PLANNED DEVELOPMENT APPLICATION

MAY 17, 2024



Habitat for Humanity

Mission:

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, community and hope.

Vision:

A world where everyone has a decent place to live.

Habitat for Humanity of the NC Sandhills

Statement of Intent and Planning Objectives/Vision:

Sandhills Station is envisioned to be a vibrant master planned community providing a variety of home types to meet the growing needs of the Sandhills market. A mixture of employment, shopping, and educational uses will provide future residences with the opportunity to Live, Learn, Work, and Shop close to home. A thoughtful system of active and passive parks, natural environmental preservation areas and buffers will integrate the community with our neighbors and provide all residents and visitors the opportunity to Play!

Table of Contents:

A. Development Team 3

B. Purpose and Intent 3

C. Master Plan 4

 1. General configuration and relationship of principal elements

D. Land Uses 5

 1. General location and acreage

E. Open Space System 6

 1. General location, amount and type (active and passive)

F. Connectivity 7

 1. General configuration of on-site transportation network and how it connects with existing and planned Town systems

G. Infrastructure 8

 1. Water, sewer and stormwater management facilities

H. On-Site Public Facilities 9

 1. Well location

I. Phasing 10

 1. General sequence of development (narrative)

J. Mandatory Use Mix and Permitted Uses 11

 1. Allowable uses from Table 4.19 of UDO

 2. Use standards from Section 4.3 of UDO

 3. Prohibited uses

K. Environmental Protection 11

L. Development Standards 12

 1. Modifications of Standards

 2. Open Space (Section 5.12)

 3. Fences (Section 5.11.4)

 4. Exterior Lighting (Section 5.10.6.A)

 5. Screening (Section 5.6)

 6. Subdivision Standards (Section 7)

 7. Dimensional Standards

M. Maximum Allowable Density 12

N. Maximum Building Height 13

O. Signage 13

P. Planned Development Review Standards 13

Development Team

Habitat for Humanity of the Sandhills (Habitat) has assembled an excellent team of consultants to assist in preparing this PD application. Habitat will be the master developer of the community and primary home builder. Other team members include:



Planning & Landscape Architecture



Site Civil Engineering



Traffic Engineering



Natural Resource Evaluation

Purpose and Intent

The intent of Planned Development districts in Aberdeen is to:

- A. Promote quality design and reduce or diminish the inflexibility of design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;
- B. Allow greater freedom in selecting the means of providing access, open space, and design amenities;
- C. Allow greater freedom in providing a well integrated mix of residential and non-residential uses in the same development, including a mix of housing types, lot sizes, and densities;
- D. Provide for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
- E. Enhance pedestrian orientation and make greater accommodations for alternative forms of transportation such as walking, bicycling, and transit, and
- F. Promote environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site’s natural and man made features, such as trees, wetlands, special flood hazard area, and historic resources.

We believe Sandhills Station exceeds each of these “intents” and will create a truly integrated, mixed use, mixed income community that provides all of the services necessary for the future residents within and surrounding the community, while protecting the unique environmental features of the site.

MASTER PLAN



- Perimeter Buffers
- Single-family Detached Homes (rear parking)
- Single-family Detached Homes (front parking)
- Pocket Parks
- Community Park
- Stormwater Management (typical)
- Single-family Attached Homes (front or rear Parking)
- Aberdeen Well Site
- Existing Single-family Home (to be subdivided and sold)

- Retail Parcel
- Multi-family Homes
- Office
- Retail Center
- Middle School



+/- 103.23 TOTAL ACRES

Single-family Detached

Parcels A, B, and I = +/-35.7 acres
Up to 160 proposed homes *

Single-family Attached

Parcel G = +/-6.3 acres
Up to 40 proposed homes *

Multi-family

Parcel F = +/-6.8 acres
Up to 140 proposed homes *

* The total number of homes shall not exceed 325. The range provided above is to allow flexibility during the detailed design and engineering process.

Open Space

Parcels D-1 to D-4 = +/- 22.9 acres

Retail

Parcels C and L = +/-11.2 acres
Up to 95,000 square feet

Office

Parcels E = +/-1.7 acres
Up to 20,000 square feet

Institutional

Parcels H and K = +/-10.4 acres
Well Site and +/- 220 Students

Major Roads

Parcels J = +/-6.9 acres



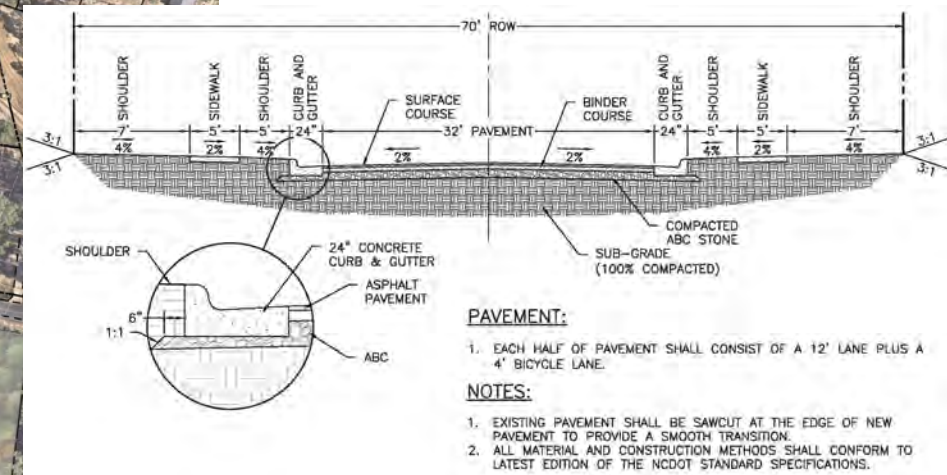
20% of the total site area is required to be Open Space, per Section 5.12.4 of the UDO. For Sandhills Station this equates to +/- 20.65 acres. Of this total Open Space, no more than 50% (or +/- 10.33 acres can be "environmentally sensitive lands" (i.e., wetlands, floodplains, etc.). As illustrated on the Land Use Plan, Sandhills Station will contain no less than +/- 22.9 acres of Open Space.

- Active Open Space
- Passive Open Space
- SWM Areas

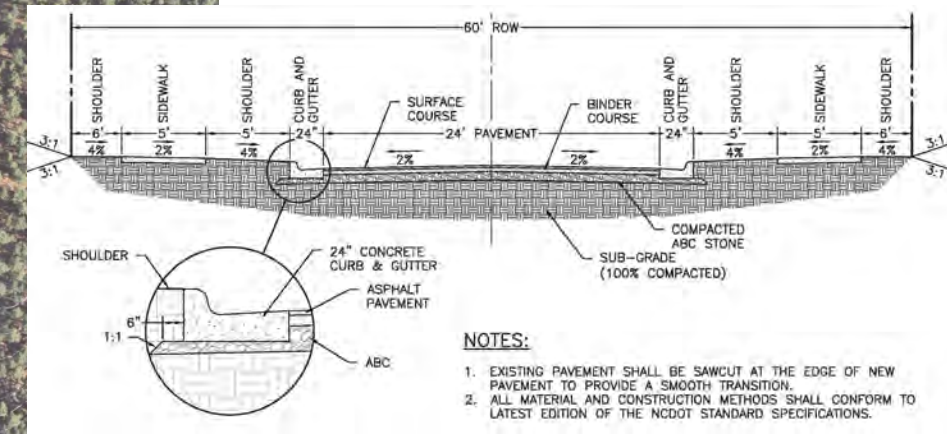
The Active, Passive and SWM areas shown on this plan are based on the current master plan. As the master plan matures during the detailed design and engineering process, these areas may change. Habitat is committed to providing the recreational amenities needed to serve Sandhills Station, while also complying with Section 5.12 of the UDO



Sub-Collector Road



Local Road



Private Alley

18 foot pavement section with 24 inch valley curb and gutter on each side

Major Private Access

Minor Private Access



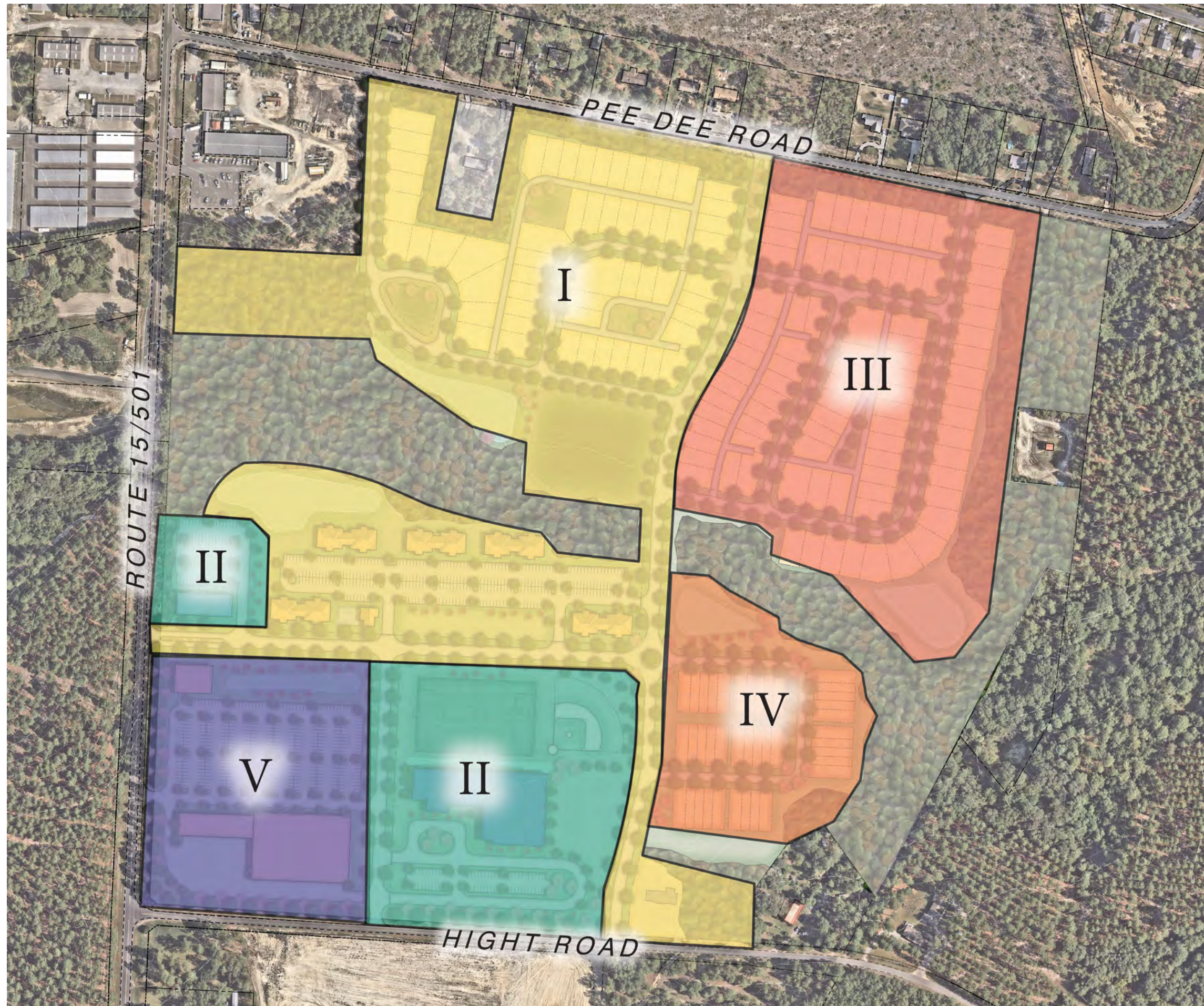
Sewer Lines

Water Lines

SWM Facilities



Habitat will dedicate a +/- 1 acre site off Hight Road to the Town of Aberdeen for the construction of a well and ancillary facilities. Should the Town determine that this site is not necessary, the property shall revert back to Habitat and become part of the Open Space system for Sandhills Station.



The phasing shown here is based on current market conditions and discussions with development partners. It is meant to portray that this development will be developed in stages, as market conditions permit. Should the phasing change, Habitat will work with the Planning & Inspections Director to update this plan during the subsequent approval processes.

PHASE I

- Sub-collector roads,
- Community wide sewer and water Improvements, including sewer pump station,
- Single-family detached homes,
- Multi-family homes,
- Well site, and
- Necessary SWM facilities

PHASE II

- Office parcel, and
- School site

PHASE III

- Single-family detached homes
- Necessary roads, and infrastructure

PHASE IV

- Single-family attached homes
- Necessary roads and infrastructure

PHASE V

- Retail Center
- Necessary roads and infrastructure

Mandatory Use Mix and Permitted Uses

A PD District must include at least one use type from two of the four Use Classifications (Residential, Institutional, Commercial, and Industrial). Sandhills Station will include the following:

A. Residential Use Classification

1. Common Elements Recreation
 - i. Common element recreation (§4.3.2.A.1)
2. Household living
 - i. Multi-family Dwelling (§4.3.2B.5)
 - ii. Single-family Attached Dwelling (§4.3.2.B.6)
 - iii. Single-family Dwelling

B. Institutional Use Classification

1. Education
 - i. School, Minor (§4.3.3.C.2)

C. Commercial Use Classification

1. Animal Care
 - i. Animal Care, Major (§4.3.4.C.1)
 - ii. Animal Care, Minor (§4.3.4.C.1)
2. Eating Establishments
 - i. Restaurant, Major (§4.3.4.C.2)
 - ii. Restaurant, Minor (§4.3.4.C.3)
3. Offices
 - i. Office, Major
 - ii. Office, Minor
4. Personal Services
 - i. Personal Services, Major
 - ii. Personal Services, Minor
5. Recreation and Leisure
 - i. Sports and Fitness Centers (§4.3.4.E.2)
6. Retail Sales
 - i. Convenience Store with Fuel Sales (§4.3.4.F.2)
 - ii. Retail Sales, Large
 - iii. Retail Sales, Major
 - iv. Retail Sales, Minor

Habitat requests the following modification of Use Standards, as identified in §4.3.

- A. 4.3.2.6.(b).(1) – maximum number of attached dwellings shall be 6 per building,
- B. 4.3.2.6.(c) – minimum street setback of 10 feet for rear garage homes.

In addition, Habitat acknowledges the list of Prohibited Uses, as outlined in §3.7.3.E.1-4.

Environmental Protection

Portions of the site are open cultivated fields, while most of the site is covered in long leaf pines. The topography of the site runs down from Pee Dee Road and Hight Road to a draining swale in the center of the property. This swale is not a perennial or intermittent stream, however, a small pocket of non-tidal wetlands exists at the bottom of the swale, near NC 15/501. This low area was once a dammed pond, but over a decade ago the dam was breached and only the wetland remains. Habitat is working with the necessary State regulatory agencies to reclaim the dam so the former pond can become an amenity for the community and be used for stormwater management, if necessary. With the exception of the small wetland, there are no significant environmental features to preserve. However, recognizing the importance of providing necessary drainage, Habitat has preserved a 100 foot buffer along the drainage swale (50 feet on either side of the centerline of the swale) thru the center of the property.

Surrounding uses



Development Standards

Habitat requests the following modifications to the Development Standards as identified below:

- A. 5.2.2.A – Street Access – Allow rear loaded single-family detached and attached homes to gain direct access from a Private Lane, not a publicly maintained street (as permitted by §5.2.2.C.2 and 3).

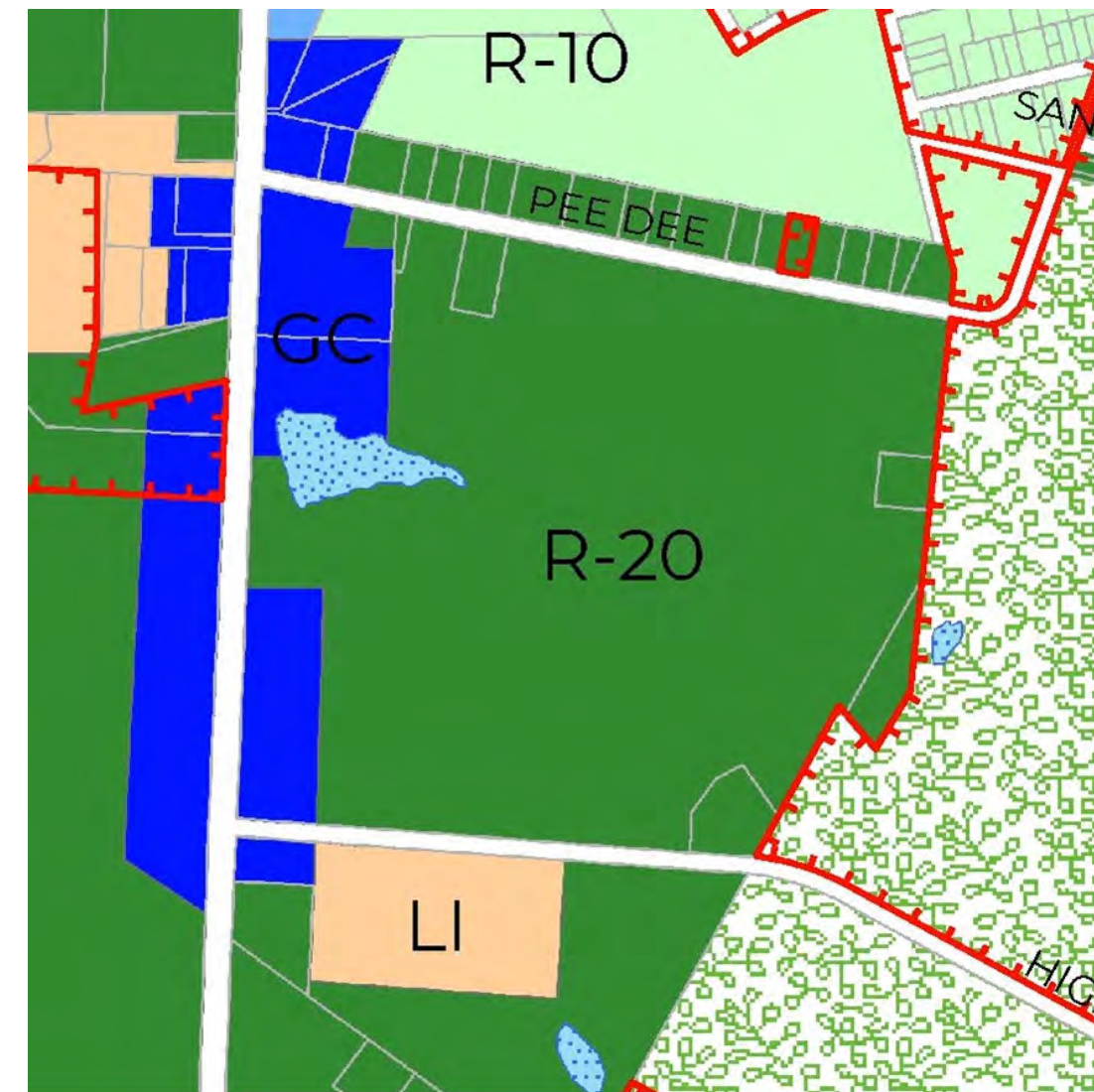
Otherwise, Habitat accepts the Development Standards for:

- A. Open Space, as contained in §5.12,
- B. Fences, as contained in §5.11.4,
- C. Exterior Lighting, as contained in §5.5.10.6.A,
- D. Screening, as contained in §5.6, and
- E. Subdivision Standards, as contained in Chapter 7.

As part of this Planned Development application, Habitat is hereby requesting the following Dimensional Standards (bulk regulations) for each proposed use:

Use	Min. Lot Size (Sq. Ft. or acres)	Min. Lot Width (ft.)	Min. Front Yard (ft.)	Min. Side yard (each/total) (ft.)	Min. Rear Yard (ft.)	Min. Side Setback Between Buildings With Windows (ft.)	Min. Front & Rear Setback Between Buildings (ft.)	Max. Building Coverage (sq. Ft.)	Max. Building and Parking Coverage (%)
Single-family Detached with Rear Parking	4,500	45	10	5/10	35			2,200	
Single-family Detached with Side Parking	5,500	55	10	5/20	35			2,200	
Single-family Detached with Front Parking	4,500	45	20	5/10	25			2,200	
Single-family Attached with Rear Parking	1,600	20	10	5 (end unit)	20			1,000	
Single-family Attached with Front Parking	2,000	20	10	5 (end unit)	30			1,000	
Multi-family	5 ac.	200	20	15	20	30	60		75
Institutional – Education	8 ac.	300	20	10	20	30	60		50
Commercial – Including: Animal Care Eating Estab. Offices Personnel Serv. Rec & leisure Retail Sales	20,000	100	20	10	20	30 if not connected to another building	60 if not connected to another building		80

Maximum Allowable Density



Current Zoning Map

The +/-103.23 acre property includes +/-94.23 of R-20 zoned land and 9 acres of General Commercial (GC) zoned land, as illustrated on the *Current Zoning Map*. §3.7.3.G of the UDO states “Dwelling units within the PD district may be concentrated or evenly distributed throughout the development, provided the maximum allowable density for the development as a whole is not exceeded.” The maximum allowable density for Sandhills Station is 325 homes, based on the following calculation:

1. 94 acres of R-20 zoning @ 2du/ac = 188 homes
2. 9 acres of GC zoning @ 12du/ac = 108 homes
3. Per §2.6.2.C an administrative adjustment of up to 10% can be approved = 29 homes
4. Grand total = 325 homes

Maximum Building Height

Building height is defined in the UDO as “the vertical distance measured from the average elevation of the finished grade to the topmost section of the roof.” Based on this definition, the following uses shall have the proposed heights:

- A. Single-family Dwellings – 35 feet
- B. Single-family Attached Dwellings – 45 feet
- C. Multi-family Dwellings – 50 feet
- D. Institutional Uses, Education – 45 feet
- E. Commercial Uses –
 1. Animal Care, Eating Establishments, Personal Services, Recreation and Leisure, and Retail Sales –30 feet
 2. Offices – 35 feet



Examples of proposed single family detached Habitat homes

Signage

As required in §3.7.3.1 “all signs in any PD district shall meet the requirements of Section 5.7, Signage, except as otherwise provided in this subsection.” At this time, the only signage that habitat can identify are “community identity signs”. One such sign would be placed at the main intersection on NC 15/501, one on the main entrance off Pee Dee Road (but smaller than the 15/501 sign), and one on the main entrance off Hight Road (and the same size as the sign on Pee Dee Road). These signs would only contain the name of the community “Sandhills Station”. The detailed design for these signs will be provided during the subsequent subdivision and engineering approvals for the project.

Additional signage for individual elements of the community (such as the multi-family neighborhood, school, office, and retail developments) will be provided to the Planning & Inspections Director, in accordance with §3.7.3.1.2, once each development partner is identified and begins working with the Town on their specific site plan approval.

Planned Development Review Standards

§2.5.9.C.1-6 identifies the criteria the Aberdeen Board of Commissioners will consider in determining if a Planned Development district should be established for a given property. These criteria include:

A. Consistency with Adopted Policy Guidance

Sandhills Station is a comprehensively designed master planned community providing a variety of housing options (including single family homes, townhomes, and multi-family rental apartments) to meet the growing needs of Aberdeen. The proposed school will ideally serve residents of the community so they can easily walk to school, and the retail and office components will provide residents within the community, as well as nearby residents off Pee Dee Road and in Legacy Lakes, the opportunity to serve their needs via a short walk, or drive. All of these program elements are linked together by an open space system that includes recreational amenities for Sandhills Station residents, buffers to protect existing neighbors, and preservation of the important natural environmental features of the site. We believe this PD is therefore consistent with the Adopted Policy Guidance of the Town.

B. Consistency with PD District Standards

The standards applied to all planned development districts, as spelled out in §3.7.3 of the UDO, have been individually addressed throughout this PD application report and we believe this application is consistent with each of those standards, including:

1. Planned Development Master Plan Map,
2. Statement of intent and Development Standards,
3. Allowable Uses,
4. Mandatory Use Mix,
5. Prohibited Uses,
6. Development Standards,
7. Maximum Allowable Density,
8. Maximum Building Height, and
9. Signage

C. Compatibility with Surrounding Areas

The Current Zoning Map, as shown on page 12, is one illustration of how Sandhills Station is compatible with our neighbors. Like uses are adjacent to each other, such as the proposed retail on 15/501, across from GC zoned land, or next to the existing Tru Value Hardware store. The master plan also illustrates how Habitat has carefully planned buffers along the perimeter of currently undeveloped or single family homes, such as the relationship to the north of Pee Dee Road, or to the east of the site. We believe the proposed Master Plan is compatible with surrounding areas.

D. Promotes a Preferred Development Pattern

A preferred development pattern incorporates a variety of homes and uses to minimize impacts to neighbors and existing infrastructure, such as roads. That pattern also protects the natural environment and provides a variety of recreational amenities for the community to enjoy. As has been previously

stated, we believe Sandhills Station is the benchmark for what a “preferred development pattern” should look like!

E. Mitigation of Impacts

Habitat has taken every step to ensure that any adverse impacts to neighbors, the environment, the roadway system, public infrastructure such as sewer, water, police, fire/EMS, and parks that serve this site will be mitigated to the fullest extent possible so that there is no diminution in value for our neighbors. To this end, a Traffic Impact Study has been submitted, under separate cover, to identify necessary road improvements needed to handle this development in combination with other background traffic. In addition, Habitat’s civil engineer, LKC is in regular communication with Town officials regarding sewer and water services needed for Sandhills Station. As this master plan continues thru the development approval process, Habitat will remain diligent to ensure any impact identified is mitigated.

F. Reasonableness / Public interest

Habitat has a unique mission and works every day to fulfill that mission by providing Aberdeen and Moore County residents with “a decent place to live”. Sandhills Station provides Habitat, and the Town and County, with certainty that they can continue to serve such a critical role in housing our growing population into the future. Now take that one step further by providing a mixed use and mixed income community, with wonderful area partners, which makes Sandhills Station a truly unique community. We can’t think of a more important “public interest” than Sandhills Station.