

# New Bern – Carolina Colours

New Bern, NC Board of Adjustment

October 30, 2023



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## City of New Bern Development Services

Special use permit



### SUBJECT PROPERTY INFORMATION

Project name (if applicable): A ThriveMore Community at Carolina Colours

Proposed land use (per table of uses): Life Care Community - Multi-Family

Property address: 5000 Landscape Drive, New Bern, NC

Tax map number(s): 7-104-001 Total parcel size: 70.30 acres

Current zoning district: R-8 Future land use class: Not Applicable

Existing buildings: N/A Total floor areas of existing buildings: N/A

Proposed buildings: Cottages, Apts., SNF, AL, MC Total floor area of proposed buildings: 918,515 SF

### APPLICANT INFORMATION

Name: Reed VanderSlik, President & CEO of ThriveMore, Inc.

Address: 7996 North Point Boulevard, Suite 100, Winston-Salem, NC 27106

Phone: Office: 336-748-6446 Mobile: 336-565-7057 Email: rvanderslik@thrivemorenc.org

Legal relationship of applicant to property: Contract to purchase

Purpose of application: To procure a special use permit for this 70 acre tract to allow development of a full service continuing care retirement community.

### PROPERTY OWNER INFORMATION

Name: Overlook Holdings, LLC

Address: 503 W. Thrumen Road, New Bern, NC 28562

Phone: 252-636-3700 Email: kkirkman@carolinacolours.com

Signature of Applicant/Date

Printed Name of Applicant

303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: [bdadi@newbernnc.gov](mailto:bdadi@newbernnc.gov)

**Purpose of Special Use:**

Authorize development of a continuing care retirement community.

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Although the application may be found to comply with all the provisions of the Ordinance, the Board may still deny the Special Use Permit if it concludes, that if approved as proposed, the development:

- a. Will materially endanger the public health or safety;
- b. Will substantially reduce the value of adjoining or abutting property;
- c. Will not be in harmony with the character of the particular neighborhood or area in which it is to be located;
- d. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plan officially adopted by the City of New Bern; or

**Please respond to the following questions. Answers should be supported by facts when possible. At the hearing, the Board will determine whether the applicant has submitted competent, material, and substantial evidence showing that the requirements of each part have been met.**

1. If completed as proposed in the application, the development will comply with all of the requirements of this ordinance.

Yes, we agree to follow the ordinance requirements.

---

2. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.

Yes, we agree. Traffic is not a concern and a full Traffic Impact Analysis (TIA) will be provided by a professional traffic engineer.

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3. The use will not substantially reduce the value of adjoining or abutting property, or that the use is a public necessity.

No substantial reduction of value of adjoining or abutting property will result from this development. There is a need for quality senior housing in New Bern that provides a full continuum of care.

---

4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the city.

Yes, that is correct. Our design team and owner/operator have toured the city and neighborhood on multiple occasions to ensure the project remains in harmony with the Carolina Colours area.

---

303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: [bdadi@newbernnc.gov](mailto:bdadi@newbernnc.gov)

I, the undersigned, do certify that all the information presented in this application is accurate and complete to the best of my knowledge, information, and belief.

ALMA

Signature

10/6/23

Date

**FOR OFFICE USE ONLY:**

Date application was received: \_\_\_\_\_

Staff comments: \_\_\_\_\_

\_\_\_\_\_

Departmental Review Date: \_\_\_\_\_

Staff comments: \_\_\_\_\_

\_\_\_\_\_

Public Hearing Date: \_\_\_\_\_

Staff comments: \_\_\_\_\_

\_\_\_\_\_

Disposition: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_

303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: [bdadi@newbernnc.gov](mailto:bdadi@newbernnc.gov)

**Petitioners requesting Board of Adjustment action on property not owned by them must have this form completed by the owner of the property.**

**OWNERS AUTHORIZATION**

Dear Sir or Madame:

I am the owner of the property located at: Carolina Colours, south side of Landscape Drive, containing approximately 70 acres

I hereby authorize ThriveMore to appear with my consent, before the New Bern Board of Adjustment in order to ask for a Special Use Permit to

develop a continuing care retirement community

at this location. I understand that the Special Use Permit, if granted, is permanent and runs with the land.

I authorize you to advertise and present this matter in my name as the owner of the property.

If there are any questions, please contact me at the following address:

503 W. Thurman Road New Bern NC 28562      [kkirkman@carolinacolours.com](mailto:kkirkman@carolinacolours.com)

Phone: 252-636-3700

Respectfully yours,

By [Signature], V. President Overlook Holdings LLC  
Owner signature

Sworn to and subscribed before me this 28 day of September, 2023.

[Signature: Suzanne Vincent]

Notary Public

My commission expires: Aug. 15, 2028



303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: [bdadi@newbernnc.gov](mailto:bdadi@newbernnc.gov)

## SPECIAL USE SUBMITTAL POLICY

### Pre-application Meeting

The applicant must schedule a pre-submittal meeting with staff to discuss the proposed use, preliminary assessments regarding the proposed use and the adopted ordinance and plans, and process.

### Application Submittal

A complete application is to be submitted before 5pm on the submittal date (21 days prior to the Board of Adjustment meeting, which are held on the last Monday of each month).

An application is considered complete only if it includes **ALL** of the following:

- Completed Special Use Permit Application form;
- Application Fee;
- List all required site plans, specifications and documents included as exhibits to this application;
- Three (3) copies of the site plan and an electronic copy via thumb drive or emailed to [bdadj@newbernnc.gov](mailto:bdadj@newbernnc.gov)

**Notarized written permission authorizing the request shall be provided if the applicant is not the owner of the property (the form is attached).**

*\*Please make checks payable to City of New Bern. All checks must include a physical address and a phone number. **Personal checks** must include driver's license or social security number. **Business checks** must have a North Carolina address.*

**RAMEY KEMP ASSOCIATES**  
*TOGETHER WE ARE LIMITLESS*



Carolina Colors Community  
**Traffic Impact Analysis**  
**New Bern, North Carolina**

# **TRAFFIC IMPACT ANALYSIS**

**FOR**

## **CAROLINA COLORS COMMUNITY**

**LOCATED**

**IN**

## **NEW BERN, NC**

Prepared For:  
Thrivemore  
1912 Bethabara Road  
Winston-Salem, NC 27106

Prepared By:  
Infrastructure Consulting Services, Inc.  
*dba*  
**Ramey Kemp Associates**  
5808 Faringdon Place  
Raleigh, NC 27609  
License #F-1489



October 2023

10/5/2023

RKA Project No. 23144

Prepared By: AMI

Reviewed By: CTS

**TRAFFIC IMPACT ANALYSIS  
CAROLINA COLORS COMMUNITY  
NEW BERN, NORTH CAROLINA**

**EXECUTIVE SUMMARY**

**1. Development Overview**

A Traffic Impact Analysis (TIA) was conducted for the proposed Carolina Colors development that is to be located on the south side of Landscape Drive, east of Old Airport Road in New Bern, North Carolina. The proposed development is assumed to consist of up to 300 attached senior living units, 88 detached senior living units, 84 assisted living beds, a 10,000 square foot day care, and 4,000 square feet of commercial outparcel space and is expected to be constructed in four (4) phases. For the purpose of this study, the TIA was conducted in two (2) phases. The phasing assumed for the TIA is summarized below:

*Phase 1 (build out Phase 1) – to be constructed by 2027*

- 158 attached senior living units
- 52 detached senior living units
- 42 assisted living beds
- 10,000 square feet (s.f.) day care center
- 4,000 s.f. fast-food restaurant with drive-through

*Phase 2 (build out Phases 2-4) – to be constructed by 2035*

- 142 attached senior living units
- 36 detached senior living units
- 42 assisted living beds

Site access is proposed via two full movement driveways along Landscape Drive. The westernmost driveway is proposed to be aligned with the Creekside Elementary School Driveway. It is assumed that both site access locations will be constructed with phase 1 of the site.

## 2. Existing Traffic Conditions

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in May of 2023 by RKA during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods while local schools were in session:

- Landscape Drive and Waterscape Way
- Landscape Drive and Old Airport Road
- Landscape Drive and School Driveway

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

## 3. Site Trip Generation

The proposed development is assumed to consist of a maximum of 150 single-family homes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11.1<sup>th</sup> Edition. At full build out, it is estimated that the proposed development will generate approximately 3,602 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 328 trips (153 entering and 175 exiting) will occur during the weekday AM peak hour and 315 trips (164 entering and 151 exiting) will occur during the weekday PM peak hour.

## 4. Future Traffic Conditions

Through coordination with the NCDOT and the City, it was determined that an annual growth rate of 1% would be used to generate 2027/2035 projected weekday AM and PM peak hour traffic volumes. Based on coordination with the NCDOT and the City, it was determined there were no adjacent developments to consider with this study. However, it is RKA's understanding that there is single-family development (Ashton Subdivision) located in close proximity to the proposed development along Landscape Drive.

## 5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2023 existing, 2027/2035 no-build, and 2027/2035 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

## 6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

### Recommended Lane Configuration

#### Landscape Drive and School Driveway/Access A

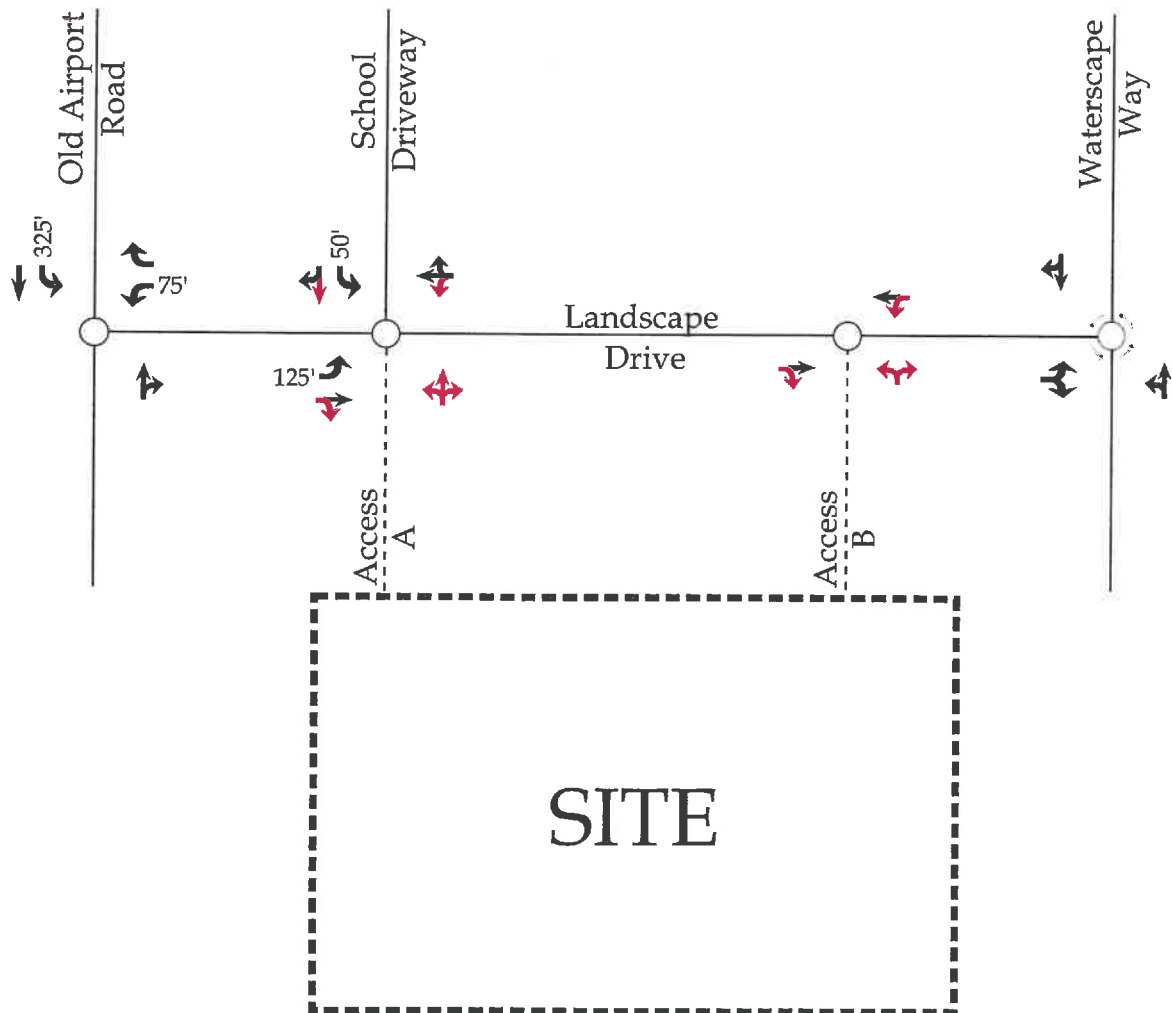
- Construct Access A with one ingress lane and one egress lane striped as a shared left/through/right-turn lane.

#### Landscape Drive and Access B

- Construct Access B with one ingress lane and one egress lane striped as a shared left/right-turn lane.

# LEGEND

- Unsignalized Intersection
- ⊙ Round-a-bout Intersection
- ➡ Existing Lane
- ➡ Recommended Lane
- x' Storage (In Feet)



Carolina Colors Community  
New Bern, NC

Recommended Lane  
Configurations

Scale: Not to Scale

Figure E-1

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Appendix B:	Traffic Counts
Appendix C:	Adjacent Development Information
Appendix D:	Capacity Calculations – Landscape Drive and Waterscape Way
Appendix E:	Capacity Calculations – Landscape Drive and Old Airport Road
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**TRAFFIC IMPACT ANALYSIS  
CAROLINA COLORS COMMUNITY  
NEW BERN, NORTH CAROLINA**

**1. INTRODUCTION**

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Carolina Colors development that is to be located on the south side of Landscape Drive, east of Old Airport Road in New Bern, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development is assumed to consist of up to 300 attached senior living units, 88 detached senior living units, 84 assisted living beds, a 10,000 square foot day care, and 4,000 square feet of commercial outparcel space and is expected to be constructed in four (4) phases. For the purpose of this study, the TIA was conducted in two (2) phases. The phasing assumed for the TIA is summarized below:

*Phase 1 (build out Phase 1) – to be constructed by 2027*

- 158 attached senior living units
- 52 detached senior living units
- 42 assisted living beds
- 10,000 square feet (s.f.) day care center
- 4,000 s.f. fast-food restaurant with drive-through

*Phase 2 (build out Phases 2-4) – to be constructed by 2035*

- 142 attached senior living units
- 36 detached senior living units
- 42 assisted living beds

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2023 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions
- 2035 No-Build Traffic Conditions
- 2035 Build Traffic Conditions

### **1.1. Site Location and Study Area**

The development is proposed to be located on the southside of Landscape Drive, east of Old Airport Road in New Bern, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the City of New Bern (City) and consists of the following existing intersections:

- Landscape Drive and Waterscape Way
- Landscape Drive and Old Airport Road
- Landscape Drive and School Driveway

Refer to Appendix A for the approved scoping documentation.

### **1.2. Proposed Land Use and Site Access**

Upon full build out, the development is assumed to consist of the following uses:

- 300 attached senior living units
- 88 detached senior living units
- 84 assisted living beds
- 10,000 square feet (s.f.) day care center
- 4,000 s.f. fast-food restaurant with drive-through

Site access is proposed via two full movement driveways along Landscape Drive. The westernmost driveway is proposed to be aligned with the Creekside Elementary School

Driveway. It is assumed that both site access locations will be constructed with phase 1 of the site. Refer to Figure 2 for a copy of the preliminary site plan.

### 1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of residential development and undeveloped land.

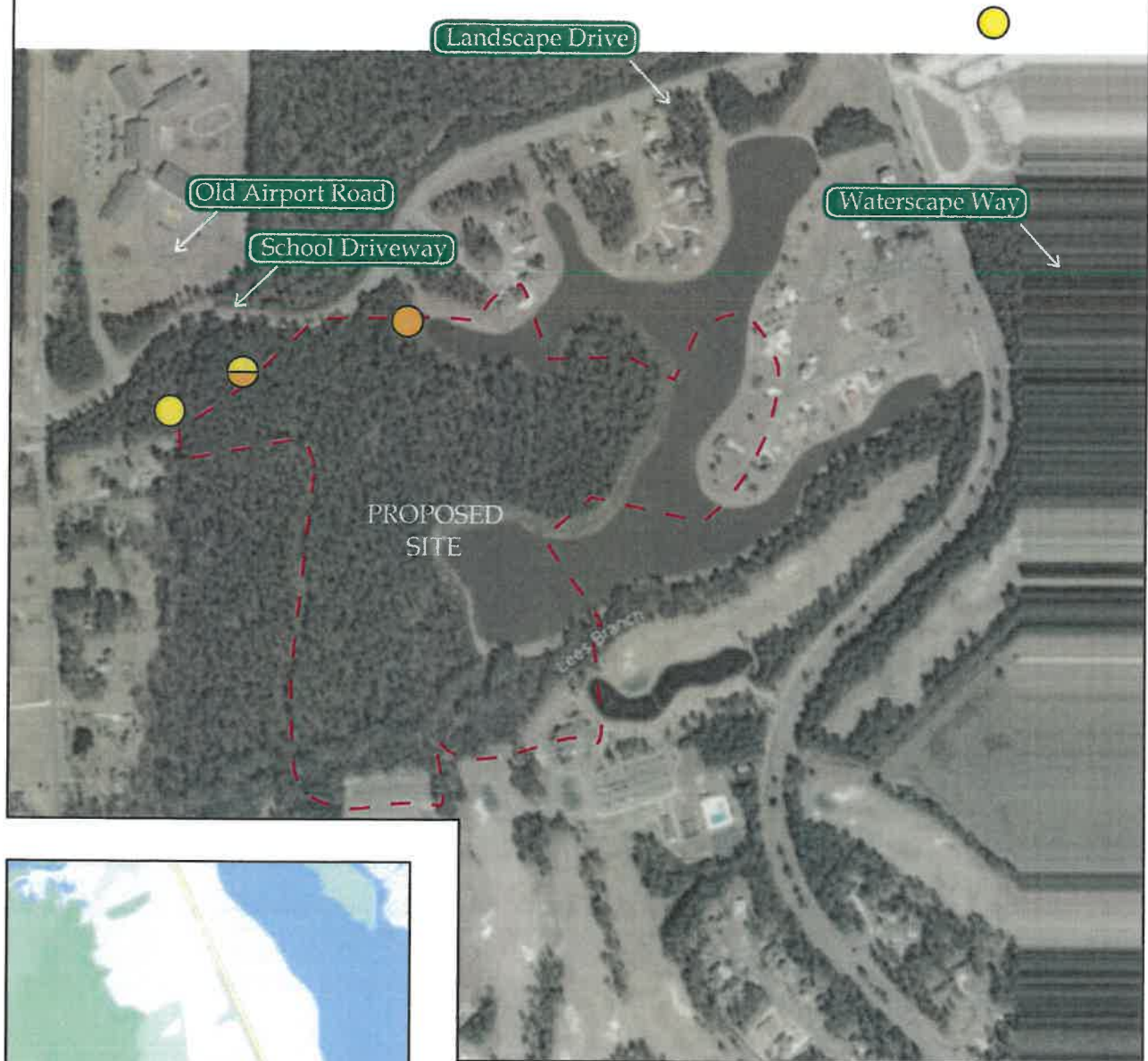
### 1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.

**Table 1: Existing Roadway Inventory**

Road Name	Route Number	Typical Cross Section	Speed Limit	AADT* (vpd)
Landscape Drive	N/A	2-lane undivided	Not Posted	1,890
Old Airport Road	N/A	2-lane undivided	35 mph	2,500
Waterscape Way	N/A	2-lane undivided	Not Posted	3,650
School Driveway	N/A	2-lane undivided	Not Posted	160

\*ADT based on the traffic counts from 2023 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



### LEGEND

- Study Intersection
- Proposed Site Access
- Study Area

**RKA**  
RAMEY KEMP ASSOCIATES

Carolina Colors Community  
New Bern, NC

Site Location Map

Scale: Not to Scale

Figure 1







**CAROLINA COLOURS**  
**A THRIVEMORE COMMUNITY**  
NEW BERN, NORTH CAROLINA

CLIENT: REED VANDERSLUK  
THRIVEMORE  
1912 BETHABARA RD  
WINSTON SALEM NC 27108

DATE: 09/07/23

REVISIONS:

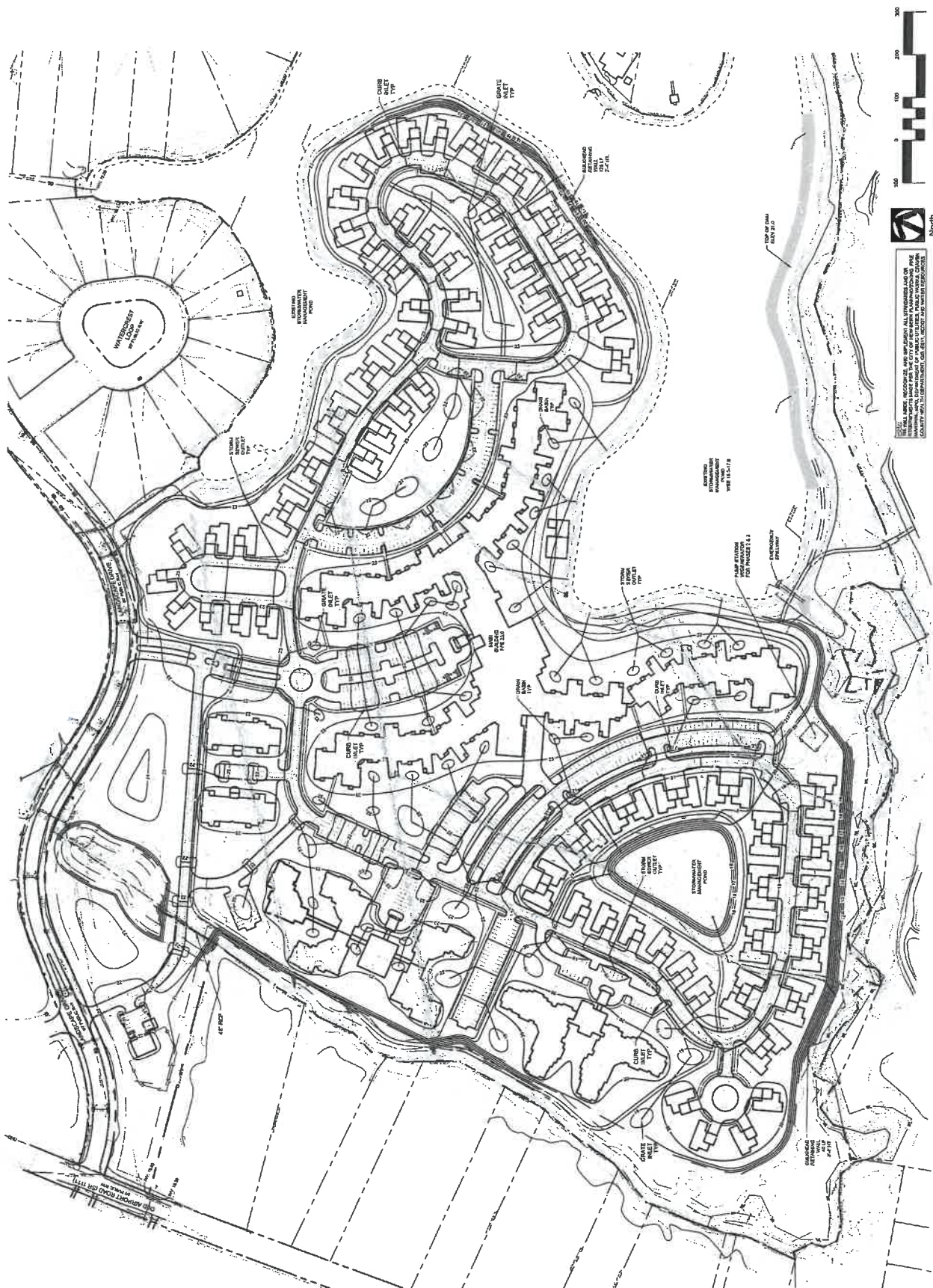
DRAWN: KMB,TEG,CEC,MDK  
JOB. NO: 23-064

# GRADING & DRAINAGE PLAN

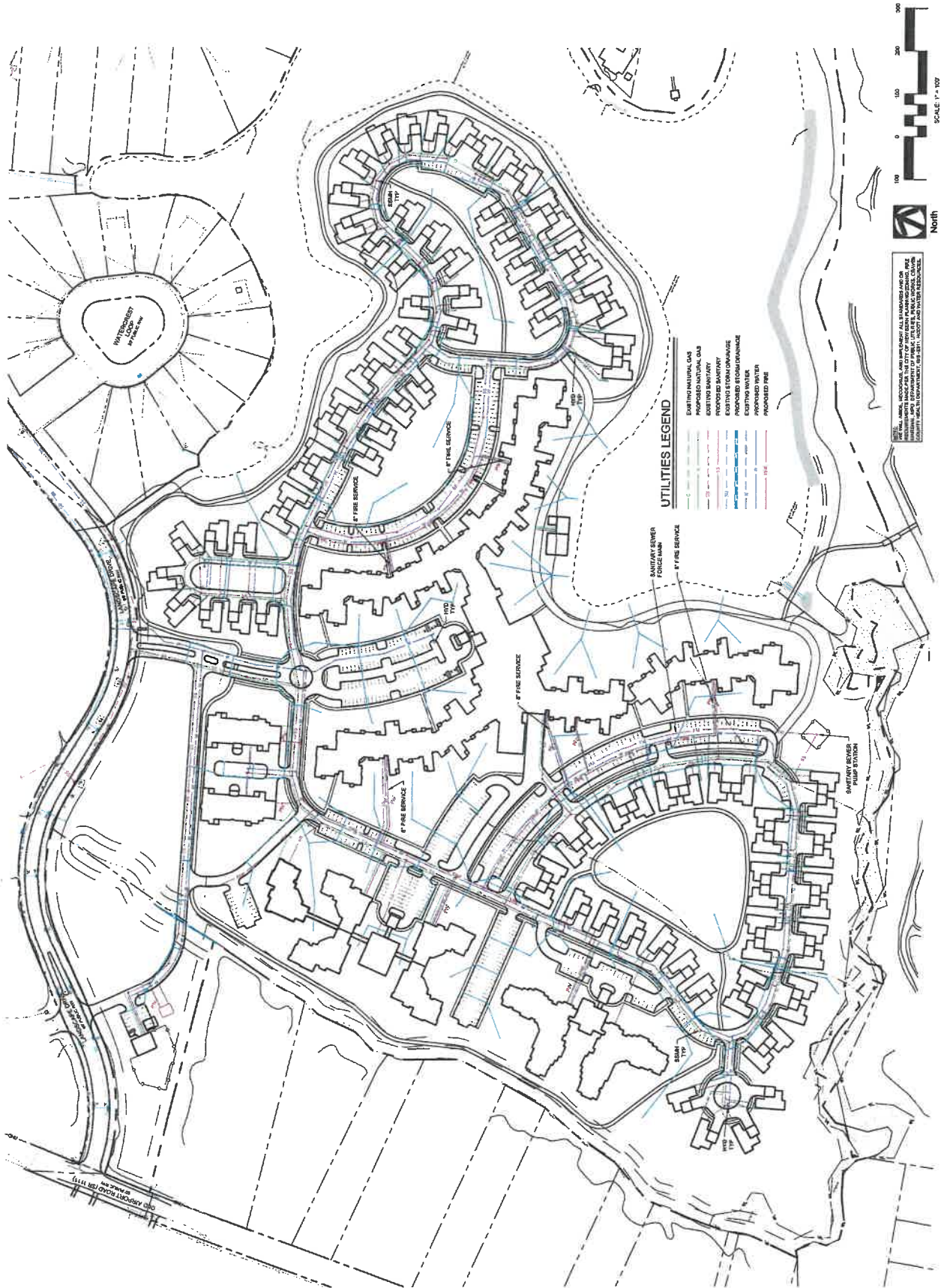
SCALE 1"=100'

SHEET NO.:  
**C-3.30**

STIMMEL ASSOCIATES, P.A.

[illegible]

SCALE: 1" = 100'





JC MORGAN  
REAL ESTATE VALUATION | REVIEW | CONSULTING

October 26, 2023

City of New Bern  
303 First Street  
New Bern, NC 28562

Re: Special Use Permit Request  
Carolina Colours – A ThriveMore Community  
5000 Landscape Dr  
New Bern, NC 28562

JC Morgan Company is a real estate appraisal and consulting firm based in Wilmington, NC. Since 2010, our firm has appraised and consulted on hundreds of properties in eastern North Carolina. The property types we appraise and provide consulting services for include residential, land, retail, office, multi-family, industrial, subdivisions, mixed-use and more. Our client base consists of real estate owners, developers, financial institutions, local and federal governments, attorneys, utility companies and airport authorities.

I was recently engaged by the applicant to perform research and analysis that would enable me to conclude an opinion as to Item 3 of the applicants Special Use Permit application. Item 3 states:

*The use will not substantially reduce the value of adjoining or abutting property, or that the use is a public necessity.*

To develop an opinion for this requirement, I researched several comparable senior living communities in North Carolina and the properties that adjoin them. My analysis included reviewing the sales history and sales prices of residential properties that are adjacent to senior living communities, then, comparing that data to the sales history and sales prices of similar residential properties in the same subdivision or on the same street that were not adjacent to those same senior living communities. The senior living communities that I reviewed include the following:

1. Cypress Glen in Greenville
2. Plantation Village in Wilmington
3. Woodland Terrace in Cary
4. The Davis Community in Wilmington
5. Carolina Bay at Autumn Hall in Wilmington
6. Residential lots in the immediate area

Lumina Station  
1904 Eastwood Road · Suite 305 · Wilmington, NC · 28403  
PO Box 481 · Wrightsville Beach, NC · 28480  
Tel: 910-256-2920  
[www.jcmorganco.com](http://www.jcmorganco.com)

More local senior living communities were also reviewed; however, most are not adjacent to enough properties that have recently sold for any meaningful type of analysis to be completed.

Based on the data that I reviewed, there is no indication that being located adjacent to the proposed senior living community would have a negative impact on the adjoining or abutting property values.

I also reviewed how the proposed senior living community would conform with the harmony of the neighborhood. The general neighborhood consists of various types of residential properties including detached, attached and multi-family housing, a new senior living community, a school and a new multi-tenant retail center. In fact, the master plan for Carolina Colours includes single family houses, townhouses, apartments, a golf course, retail and a senior living community. The proposed facility is certainly harmonious with these uses, the Carolina Colours master plan and the City of New Bern Land Use Plan.

In conclusion, it is determined that the proposed senior living community would not substantially reduce the value of adjoining or abutting properties. Should you have any questions, or want to discuss this matter further, please do not hesitate to contact me.

Sincerely,

*Cal Morgan*

Jack C. (Cal) Morgan, III, MAI, SRA, AI-GRS  
JC Morgan Company

# New Bern – Carolina Colours

New Bern, NC Board of Adjustment

October 30, 2023

**THRIVEMORE**

FAITH • FAMILY • FULFILLMENT



# THRIVECORE

FAITH • FAMILY • FULFILLMENT

Reed VanderSlik  
President & CEO



## Who we are

- ThriveMore is a faith-based, not-for-profit organization
- Providing care to seniors around North Carolina since 1951
- Currently Operating 4 communities in western North Carolina
  - Two communities offering the full continuum of care
  - One community offering independent and assisted living
  - One free-standing assisted living
  - Carolina Colours New Bern location to offer full continuum of care

Who | ThriveMore



## Why we do what we do

- ThriveMore has a 70-year legacy of excellence providing older adults with second-to-none senior living experiences
- Rooted in core values – honesty, fairness, compassion, cooperation, dependability, humor, kindness, loyalty, patience, and conscientiousness
- Quality care and meaningful living is an opportunity that every older adult deserves
- Benevolent Care

Why | ThriveMore





Lucas Schall  
Project Development Manager

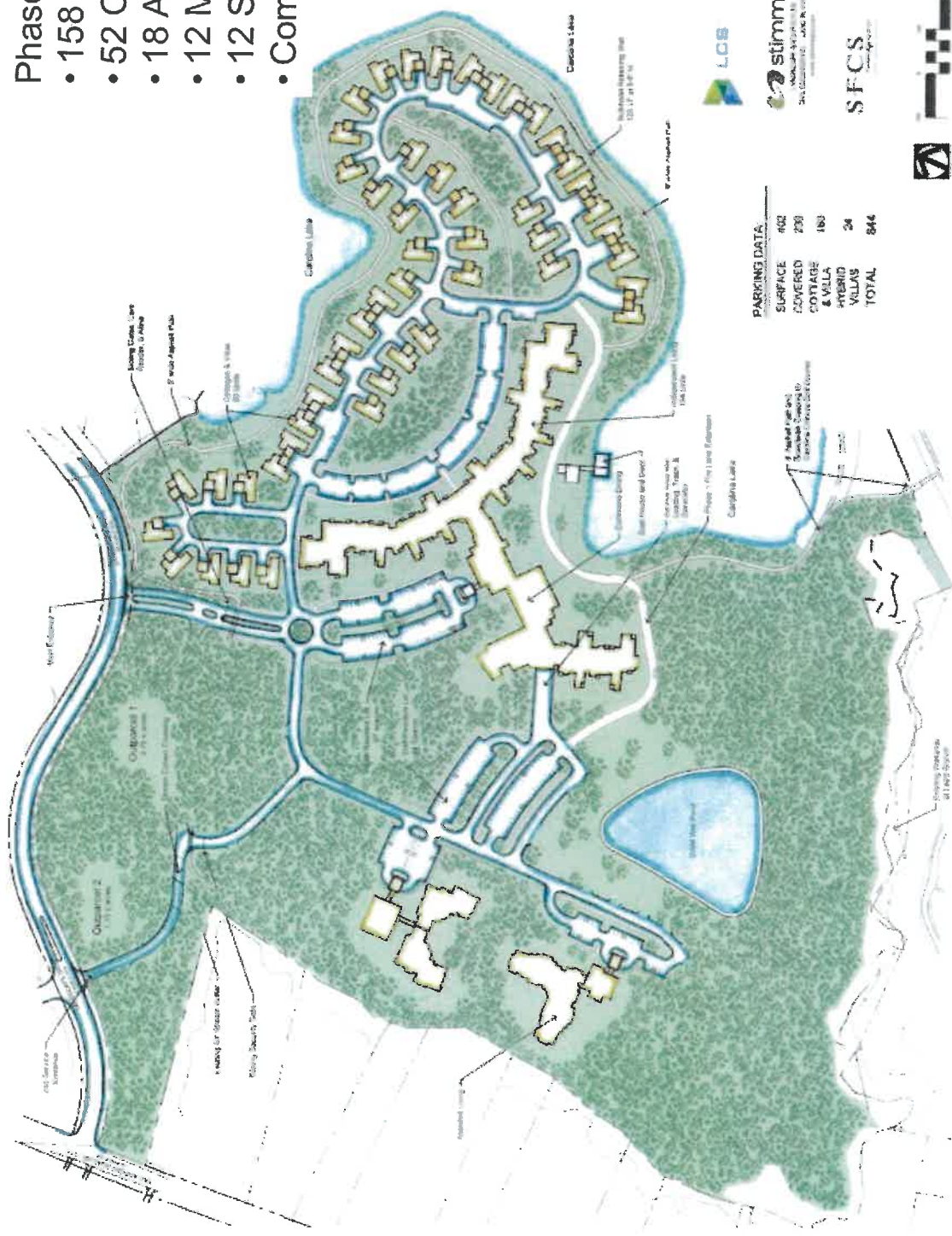




# Proposed Phasing:

## Phase 1:

- 158 Independent Living Apartments
- 52 Cottages
- 18 Assisted Living
- 12 Memory Care
- 12 Skilled Nursing
- Commons & Amenities



SFCS

*Enriching life by design*

architecture . engineering . planning . interiors

Kristie Mack, AIA, NCARB





## Carolina Colours Existing Architecture | SFCS



## Entrance Concept | SFCS



ThriveMore Architecture | SFCS

## Will the development be in harmony with the character of the neighborhood or area in which it will be located?

- Similar materials to the overall Carolina Colours community including fiber cement siding, stone veneer, and asphalt shingle roofs
- Accents of standing seam metal roofs and cedar shake shingles at select locations
- Front porches at independent living cottages
- A selective variety of independent living cottage styles and sizes to provide variation within the ThriveMore development to be similar to the surrounding Carolina Colours neighborhoods
- Divided tree lined entry boulevard



Kimberly Barb, PLA, ASLA, LEED AP BD+C  
Partner



# Will the development materially endanger the public health or safety?

- **Public Work & Site Utilities**
  - Proposed water and sewer service needs will be provided by the City of New Bern prior to each phase of construction. Delineation between public and private services will be noted and if demand exceeds 15,000 GPD, a water sewer use agreement will be established. Connection fees and all installation per city requirements
- **Storm Water & Erosion Control**
  - Current USACE and Wetlands approvals thru 2026 to be updated with current site plan. EC Plans as required for each phase of development will be submitted through NCDEQ. Stormwater approvals will include updated impervious calcs for existing devices and new SWM wet pond as required
- **Electrical & Site Lighting**
  - Proposed load and voltage needs will be provided per phase and a Line Extension Agreement prior to city ordering materials. Site lighting will be pedestrian scale 12-14' height in cottage neighborhoods and bollard path lights along the lake. All other areas will be per the safety of pedestrian & vehicular traffic
- **Fire Marshal**
  - All turning and access requirements will be met for drives, fire lanes and parking areas. Electric gates will be equipped with Knox Box and operators per UL 325. Design and location of valve boxes, sprinkler risers and fire hydrants to be per NC Fire Code and City regulations.
- Proposed project will comply with all applicable local and State regulations
- Additional permits and licenses required before construction or occupancy
- Project will not materially endanger public health or safety



Chase Smith, PE



# Engineering Traffic Improvement Analysis Overview

- Traffic study scope coordinated with the City of New Bern
  - NCDOT deferred commentary on the study parameters
- *Phase 1 (build out Phase 1)*
  - to be constructed by 2027
    - 158 attached senior living units
    - 52 detached senior living units
    - 42 assisted living beds
  - Outparcel 1: 10,000 square feet (s.f.) day care center (assumed)
  - Outparcel 2: 4,000 s.f. fast-food restaurant with drive-through (assumed)
- *Phase 2 (build out Phases 2-4)*
  - to be constructed by 2035
    - 142 attached senior living units
    - 36 detached senior living units
    - 42 assisted living beds
- TIA was submitted on October 9.
  - No improvements required based on typical NCDOT guidelines and thresholds.

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Senior Adult Housing Single - Family (251)	88 units	590	14	28	28	19
Senior Adult Housing Multifamily (252)	300 units	918	20	39	42	34
Assisted Living (254)	84 beds	220	10	6	8	12
Day Care Center (565)	10,000 s.f.	238	29	26	26	30
Fast-Food Restaurant with Drive-Thru (934)	4,000 s.f.	1,636	80	76	60	56
Total Trips		3,602	153	175	164	151



# JC MORGAN

REAL ESTATE VALUATION | REVIEW | CONSULTING

Cal Mogan, MAI, SRA, AI-GRS



Will the development substantially reduce the value of adjoining or abutting property?

- Based on the data reviewed, there is no indication that the proposed senior living community would have a negative impact on adjoining or abutting property values.



Eric J. Remington, Attorney



- 
- Figure 13 – US-70 Focus Area**
- The map displays the US-70 Focus Area, which is outlined in orange. The area includes the US-70 corridor and surrounding roads such as Highway 101, Highway 102, and Highway 103. The map also shows the US-70 Focus Area, US-70, and surrounding roads like Highway 101, Highway 102, and Highway 103.

# General conformity with Plans and Policies (Continued)

- Compatible with 2022 LUP Policy Recommendations

<b>LUD 1.1</b>	Variety of housing types encourages migration to NB
<b>LUD 1.4</b>	Housing types are compatible with neighborhood
<b>LUD 1.5</b>	Project will have attractive landscaping
<b>LUD 1.6</b>	Site is suitable for the proposed development
<b>LUD 1.7</b>	Site has or will have suitable soils and infrastructure
<b>LUD 1.8</b>	Project provides growth in the US-70 Focus area
<b>LUD 1.9</b>	Project has mixed uses that promote variable density
<b>LUD 1.11</b>	Connectivity, traffic flow and storm water will comply
<b>LUD 1.12</b>	Innovative - No similar developments in NB

# General conformity with Plans and Policies (Continued)

- Compatible with 2022 LUP Policy Recommendations (Continued)

<b>IF 1.3</b>	CARTs route could be added to US-70 Focus Area
<b>IF 1.7</b>	Site will have walking paths and trails
<b>IF 1.9</b>	All infrastructure will be installed during development
<b>IF 1.11</b>	Site will have adequate parking
<b>IF 1.15</b>	Site is in utility-served area
<b>EP 1.1</b>	Site includes open space areas and walking trails
<b>EP 1.2</b>	Site has environmentally friendly landscape design including tree save areas
<b>EP 1.4</b>	No flooding or storm surge hazard
<b>ED 1.2</b>	Project targets suitable development area in US-70 Focus Area
<b>ED 1.3</b>	Project is in alignment with existing plans and policies

## General conformity with Plans and Policies (Continued)

- Compatible with 2022 Future Land Use Plan
  - 4.2 Opportunity Zones – Project is partially located in an opportunity zone where development at all levels can be made
  - 4.3 Focus Areas – US-70 Focus Area – Opportunity Zone D presents an opportunity to feature denser development, increased walkability, and a heightened sense of place. Project continues the trend of preserving open space through passive and active recreation zones.

Figure 25. Opportunity Zone D



(SOURCE: Google Earth, Moffatt & Nichol, 2022)



## **Lucas Schall**

Project Development Manager  
LCS Development  
651-283-0549  
[schalllucas@lcsnet.com](mailto:schalllucas@lcsnet.com)

Lucas Schall is a Project Development Manager with LCS Development and is responsible for full project oversight of assigned projects. His responsibilities include oversight from project inception through construction completion and occupancy. This includes responsibility for market research, financial feasibility, development planning, risk management, design, sales, operations, construction oversight and project team management. He has over 17 years in development and project management, with the last 8 years focused on Senior Living.

His ability to navigate the entire development process and secure project approvals is a great asset to the investment and operations partners he works with.

Lucas graduated from Brown College in the Twin Cities with degrees in Broadcasting and Communications before finding a career path in development and project management. He has successfully completed multiple senior living projects on schedule and under-budget across the country.



Kristie Mack, AIA, NCARB  
SENIOR PROJECT MANAGER

## PROFESSIONAL OVERVIEW

Kristie Mack has over 20 years of experience with extensive knowledge in both large and small projects. As project manager, Kristie will oversee the project from design to construction. It is her responsibility to see that your goals and expectations are met. Kristie's experience includes all phases of a project, from planning and concept development to construction documents and construction administration services.

## CERTIFICATIONS AND AFFILIATIONS



AMERICAN  
INSTITUTE OF  
ARCHITECTS



NATIONAL COUNCIL OF  
ARCHITECTURAL  
REGISTRATION BOARDS

## EDUCATION

### Associate of Applied Science

Onondaga Community College, Associate of Applied Science Architectural Technology  
Syracuse, NY, 1999

### B.S. Architecture

University at Buffalo, Bachelor's, Professional Studies, Buffalo, NY, 2002

## RELEVANT EXPERIENCE

### TAYLOR GLEN

Concord, NC | Independent Living Cottages, Hybrid Villas, Assisted Living, Memory Care Green House, Dining Renovations

### ARBOR ACRES

Winston Salem, NC | Master Plan, Campus Repositioning, New Independent Living,, Hybrid Villas

### TRINITY LANDING

Wilmington, NC | Master Planning, New Independent Living, and Community Center

### BROOKS HOWELL

Asheville, NC | Assisted Living Renovations, Emergency Power Upgrades

### CEDAR CREST

Janesville, WI | Master Planning, Independent Living Apartments, Assisted Living, Community Based Residential Facility, Hybrid Villas, and Clubhouse

### THE MAYFLOWER

Winter Park, FL | New Memory Care, Short Term Rehab, Skilled Nursing, New Hybrid Homes, Clubhouse with Display Kitchen, Game Room, Bar, Theatre and Alfresco Dining, Renovated Assisted Living

### JOHN KNOX VILLAGE - MEADOWS PHASE II

Lee's Summit, MO | New Independent Living

## FEATURED PROJECT

### TAYLOR GLEN

Concord, NC

### PROJECT OVERVIEW

ThriveMore, formally known as Baptist Retirement Homes of North Carolina, was founded in 1951 and is known as one of North Carolina's most respected providers of long term care. Taylor Glen, one of their four campuses, is located in Concord, North Carolina.

A 26-cottage pocket park neighborhood consisting of independent living cottages is planned, as well as two 12-unit hybrid villa apartment buildings, and a 12-bed memory care Green House, the first of its kind in North Carolina.

In addition, renovation to the main building dining spaces will be completed to create multiple themed food service venues. This is the first phase of a multi phase campus expansion.





## KIMBERLY BARB

- Kimberly has been with the Stimmel team for 31 years. Her attention to detail for courtyards, streetscapes, amenity design, & landscape architecture brings a unique perspective to Stimmel that's both integrated & informed. From healing gardens to 100- acre landscapes, she includes elements that are sustainable, creative & functional within specific project

parameters. As a Senior Project Manager for commercial, mixed-use & institutional clients, Kimberly's experience & leadership are key to Stimmel's award-winning & results-focused design services.

### Experience

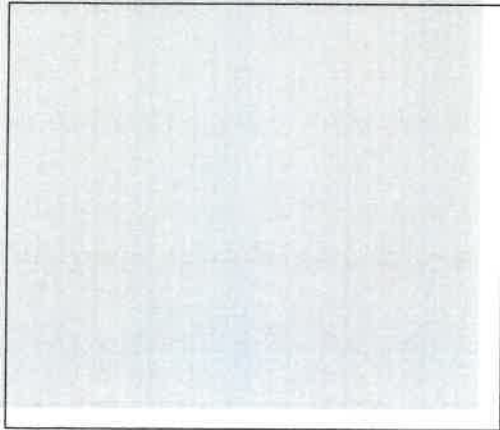


Partner / Senior Project Manager

Stimmel Associates Jun 1990 - Present · 33 yrs 5 mos

Winston Salem, NC

- Registered Landscape Architect, LEED AP BD+C and Senior Project Manager for commercial, medical, retail, mixed-use and campus projects. Design experience includes LEED projects, amenity design projects, land planning, rezoning submittals, preliminary site planning, master plans, cost estimating, grading plans, amenity details, site construction details, landscape plans, construction observation and client coordination on multiple projects. Registered Landscape Architect, LEED AP BD+C and Senior Project Manager for commercial, medical, retail, mixed-use and campus projects. Design experience includes LEED projects, amenity design projects, land planning, rezoning submittals, preliminary site planning, master plans, cost estimating, grading plans, amenity details, site construction details, landscape plans, construction observation and client coordination on multiple projects.



**Chase Smith, PE**

Traffic Engineering Project Manager

**Education:** *B.S. Civil Engineering*

**Experience Summary**

Chase Experience includes work in the fields of traffic engineering and transportation planning. His responsibilities have included the preparation of traffic impact studies, traffic noise studies, signal warrant studies, traffic simulations, and traffic forecasts. Chase has been working for RKA for 10 years.

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**Professional Registrations/Certifications:**

*Professional Engineer: NC 047945, FL 91454, SC 39189, VA 0402064242, MS 33619*



**JACK C. (CAL) MORGAN III**  
MAI, SRA, AI-GRS

Owner/President

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[www.jcmorganco.com](http://www.jcmorganco.com)



## APPRAISERS PROFESSIONAL PROFILE & QUALIFICATIONS

Jack C. (Cal) Morgan III, MAI, SRA, AI-GRS has over 20 years of experience in real estate appraisal, development/construction and investment analysis.

Real estate valuation experience includes a range of applications including market value appraisals, appraisal review, litigation support/expert witness, tax appeals, equitable distribution, eminent domain, estate planning and various consulting assignments.

Clientele consists of national, regional and local financial institutions, various federal, state and local government agencies, various sized corporations, private financiers, individual investors, property owners and law firms. A sample of assignments and properties appraised include the following:

- Land
- Office
- Retail
- Industrial
- Multi-Family
- Mixed Use
- Subdivisions
- Marinas
- Religious Facilities/Schools
- Hotels/Motels
- Mobile Home Parks
- Easements
- Complex Residential
- Restaurants
- Self-Storage Facilities
- Eminent Domain
- Air Rights
- Appraisal Review

### Professional Affiliations

Appraisal Institute (MAI, SRA, AI-GRS)  
RCASENC – Realtors Commercial Alliance of SE North Carolina  
Wilmington Regional Association of Realtors

### Professional Certifications & Licenses

NC Certified General Real Estate Appraiser (A6988)  
SC Certified General Real Estate Appraiser (5130)  
NC Real Estate Broker  
NC Licensed General Contractor  
NCDOT Approved Appraiser

### Education

College of Charleston, SC  
Bachelor of Science – Business Administration

### Specialized Topic Education & Seminars from the following:

Appraisal Institute, International Right-of-Way Association (IRWA), CCIM, Urban Land Institute (ULI), Lincoln Institute of Land Policy

### Boards & Commissions

NC Appraisal Board; Member 2020-2023 (Current)  
NC Property Tax Commission; Property Tax Commissioner; 2013-2017  
City of Wilmington; Zoning Board of Adjustment; 2011-2021

### Expert Witness

Superior Court  
NC Property Tax Commission  
US Federal Bankruptcy Court



## Eric J. Remington

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**P:** 252.672.5460

**F:** 252.672.5477

Post Office Box 867  
New Bern, NC 28563-0867

### Professional Experience

Eric's practice experience encompasses various areas of civil litigation, including real property, business, and commercial litigation; zoning and land use issues; disputes involving community associations; and insurance coverage disputes. He is a member of the Zoning, Planning and Land Use Section Council of the North Carolina State Bar Association and leads the firm's Eminent Domain practice.

Eric has handled numerous cases in State and Federal court from the investigation stage through appeals. He has represented clients in complex cases involving breach of contract, real estate development, scope and location of easements/boundaries, covenant interpretation and enforcement, interpretation of commercial general, property casualty and directors and officers liability policies, and many other areas. He works diligently with clients in an effort to achieve the most favorable results possible, whether that involves pre-litigation negotiation, mediation, arbitration, or taking a case through trials and subsequent appeals.

Before joining the firm, Eric served our country as an officer in the United States Marine Corps. During his ten years on active duty, he served as a Communications Officer, Defense Counsel, Deputy Staff Judge Advocate, and Prosecutor. Eric currently serves his local community as a Board Member and Vice Chairman for the CarolinaEast Foundation.

### Practice Concentrations

Real Property Litigation

Zoning and Land Use Disputes

Community Association Disputes

Business and Commercial Litigation

General Civil Litigation

### Education

J.D., Creighton School of Law,  
1993. Trial Advocacy Team,  
International Moot Court Board.

B.S., Iowa State University, 1986

### Admitted to Practice

North Carolina, 1999

Virginia, 1993

All state courts in North Carolina

All state courts in Virginia

United States District Court for the  
Eastern and Middle Districts of  
North Carolina

United States District Court for the  
Eastern District of Virginia