

# Town of Spring Lake

## **BOARD OF COMMISSIONERS**

Sofia L. Cooper, Mayor Pro Tem  
Robyn Chadwick, Commissioner  
Marvin Lackman, Commissioner  
Raul Palacios, Commissioner  
Adrian Thompson, Commissioner



CHARTERED IN 1951

## **OFFICE OF THE MAYOR**

Kia Anthony, Mayor

## **ADMINISTRATION**

Jon Rorie, Town Manager  
Carly Autry, Town Clerk  
Michael R. Porter, Town Attorney

## TOWN OF SPRING LAKE BOARD OF COMMISSIONERS SPECIAL MEETING NOTICE

The Mayor of the Town of Spring Lake hereby calls a SPECIAL MEETING of the Spring Lake Board of Commissioners at the time, place, and for the purposes set out below:

**DATE:** Thursday, December 4, 2025

**TIME:** 6:00 PM

**PLACE:** Spring Lake Town Hall, Grady Howard Conference Room, 300 Ruth Street, Spring Lake, NC 28390

**PURPOSE:** OPEN SESSION

- 1. DEV-0007-25;** Group Development Site Plan to establish a multifamily residential development consisting of 11 buildings, 3 story each, with a total of 264 residential apartment dwelling units on 33.06 +/- acres; located at 357 Frugal Cir. with parcel identification # 0502-53-8074; submitted by Agent Dan Danvers, Bohler Engineering, (Applicant) Sweetwater Capital and Construction LLC; (Owners) 1400 N. Bragg Property.
- 2. Joint meeting** between the BOC and Focus Group 1, which focuses on water infrastructure, to discuss the future of water and sewer resources.

This 1<sup>st</sup> Day of December 2025

Kia Anthony  
Mayor

**Certification:** I certify that the above notice was published on the bulletin board, Spring Lake Municipal Building, and delivered to each member of the Board or left at the usual place of each at least 48 hours before the meeting as required by NCGS §143-318.12.

  
Carly Autry, CMC, NCCMC  
Town Clerk

# Town of Spring Lake

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Carly Autry, Town Clerk  
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## Board of Commissioners Special Meeting Agenda Thursday, December 4, 2025 6:00 PM Grady Howard Conference Room

### **1. CALL TO ORDER**

### **2. INVOCATION AND PLEDGE OF ALLEGIANCE**

### **3. OPEN SESSION**

- a. **DEV-0007-25**; Group Development Site Plan to establish a multifamily residential development consisting of 11 buildings, 3 story each, with a total of 264 residential apartment dwelling units on 33.06 +/- acres; located at 357 Frugal Cir. with parcel identification # 0502-53-8074; submitted by Agent Dan Danvers, Bohler Engineering, (Applicant) Sweetwater Capital and Construction LLC; (Owners) 1400 N. Bragg Property.
- b. Joint meeting between the BOC and Focus Group 1, which focuses on water infrastructure, to discuss the future of water and sewer resources.

### **4. ADJOURNMENT**

November 25<sup>th</sup>, 2025

MEMO TO: TOWN OF SPRING LAKE BOARD OF COMMISSIONERS

FROM: CUMBERLAND COUNTY PLANNING AND INSPECTIONS DEPARTMENT

SUBJECT: APPLICANT REQUEST FOR APPROVAL DEV-25-0007: Group Development Site Plan to establish a multifamily residential development consisting of 11 buildings, 3 story each, with a total of 264 residential apartment dwelling units on 33.06 +/- acres; located at 357 Frugal Cir. with parcel identification # 0502-53-8074; submitted by Agent Dan Danvers, Bohler Engineering, (Applicant) Sweetwater Capital and Construction LLC; (Owners) 1400 N. Bragg Property.

SCHEDULED ACTION DATE CASE WILL BE HEARD FOR:

1. Special Called Meeting before the Town of Spring Lake Board of Commissioners for Case DEV-0007-25 (River Music Apartments): December 4, 2025.

The applicant, Sweetwater Capital and Construction LLC, is requesting Group Development Site Plan approval for the above referenced application to establish a multifamily residential development consisting of eleven (11) three-story apartment buildings with a maximum height of 42 feet, with a total of 264 residential apartment dwelling units on a site totaling 33.06 acres located on the subject parcel addressed 357 Frugal Cir. The proposed multi-family development also includes an amenity center and maintenance facility.

The Current Planning Division has reviewed application, attachments, and the Group Development Site Plan and found it consistent with the Town of Spring Lake's Code of Ordinances subject to the conditions of approval. Applicant provided information to satisfy the provisions of Group Development Section 36-71. In the event the Board of Commissioners grant approval, terms and conditions have been prepared and found in the Conditions of Approval Letter (Exhibit "A"). Additionally, signatures for both the approval letter and Group Development Site Plan will be required should the Board of Commissioners approve the above referenced project.

The subject property is zoned R-6A Residential District and per the Town of Spring Lake's Code of Ordinances, R-6A Residential District is a district designed for a mix of single- and multi-family dwellings. Pursuant to Section 42-7 §4 – Special Developments, the Town of Spring Lake's Code of Ordinances defines a Group Development as a Special Development. Group Developments must adhere to the provisions found under Chapter 36-71.

The Special Flood Hazard Area and 100-YR Flood zone are located on the subject property, and both appear to be located outside of the overall project site; the Town of Spring Lake's Floodplain Administrator is responsible for issuing all applicable floodplain permits for development located within those areas. An aerial of the project site has been provided reflecting the development overlay of the surrounding area (See "Music River Apartments Aerial Exhibit" via the [link](#)).

Of the total 33.06 +/- acres of the subject parcel, 16.9 +/- acres is disturbed area for this project. This apartment complex proposes two (2) access points: (1) north main entrance located off N. Bragg Blvd which proposes offsite road improvements associated with a proposed NCDOT offsite improvement plan. (2) The second entrance, also off N. Bragg Blvd, is located off Tuscarora Drive and is labeled as such with proposed off-site improvements for a secondary entrance and shared private access road. A fully executed access easement agreement (See Exhibit "B") has been provided and attached with a condition added that it requires the NCDOT and Town Manager

approval prior to final site plan approval. Applicant also provided the architectural renderings for the subject development, see Exhibit "C".

In addition to the previously mentioned improvements, other improvements include:

**Off-street Parking Requirements**

Required: 396 Off-street Parking Stalls

Proposed: 427 Off-street Parking Stalls

This development shows two (2) stormwater management devices that have been permitted through NC Department of Environmental Quality and shown on the site plan. Additionally, the project will extend and connect to Town of Spring Lake public water and sewer services.

Pursuant to Sec. 36-71 §8 - Recreation/Open Space Areas, the applicant has shown, in accordance with the aforementioned code section, open space and recreation area as shown on sheet 'L-102' titled "Open Space Area Plan".

On sheets 'L-101' through 'L-109', the applicant has shown the intended landscaping set forth in Article IX. Landscape Requirements for Buffers, Parking Lot Landscaping, and Building Yard Landscaping, which will be reviewed at final site plan.

Comments were provided by Regional Land Use Advisory Commission on November 2, 2024, and September 13, 2023, noted as Exhibit "D". Conditions were prepared to address RLUAC comments to mitigate their concerns requiring disclosures due to the site's proximity (1,500 feet) from the outer edge of the area designated as Accident Potential Zone 1 associated with the Pope Field Runway, Fort Bragg Clay Target Center, which is used as a military training area at times, and noise levels at time of the day that could be disruptive to residents, particularly if they are unaware of the provability of the noise exposure of such military facilities in close proximity of the subject site. If you have any questions, please reach out to Richard Fagan, Planner II.

Below is a link, provided by the Applicant's Engineer of Record, to download the below attachments for your review:

[Download all files](#)

Contents: APZ and CZ Map  
Music River Apartments Aerial Exhibit  
Spring Lake Group Development Site Plan

Exhibits: Exhibit "A" - Conditions of Approval  
Exhibit "B" - Fully Executed Access Easement Agreement  
Exhibit "C" - Supplemental Architectural Renderings  
Exhibit "D" - RLUAC Comments Dated Sept 13, 2023,

Cc:

Records File

Town Manager, Town of Spring Lake - Jonathan Rorie

Town Clerk, Town of Spring Lake - Carly Autry

Deputy Director, Planning & Inspections Dept Cumberland County - David Moon

Current Planning Manager - Telly Shinas

Bohler Engineering - Dan Danvers

Bohler Engineering - Andrew Whetsell

Sweetwater Capital - Jackson Howard

**Exhibit "A" -  
Conditions of Approval Letter  
Exhibit "B" -  
Fully Executed Shared Access Easement Agreement  
Exhibit "C" -  
Supplemental Architectural Renderings  
Exhibit "D" -  
RLUAC Comments Dated Sept 13, 2023, and November 2, 2024**



<b>Town of Spring Lake Board of Commissioner Action:</b>	
[Redacted]	
<b>Case Number: DEV-25-0007</b>	
<b>Project Name: River Music Apartments</b>	
[Redacted]	<b>Approved Conditionally</b>
[Redacted]	<b>Denied</b>

<b>Approval Effective Date: 12/04/2025</b>
<b>Approval Expiration Date: 12/04/2027</b>
<b>Approval Authority: Town of Spring Lake Board of Commissioners</b>

**Type of Request:** Group Development Site Plan approval for a multifamily residential development consisting of 11 buildings 3 stories each building with a total of 264 residential apartment dwelling units which includes an amenity center and maintenance facility.

**Location (PIN & Address):** 0502-53-8074 | 357 Frugal Cir. Spring Lake 28390

**Acreage:** 33.06 AC | 1,440,093.60 Sq. Ft.

**Zoning:** R-6A

**Special District, MIA, or Overlay:** N/A

**Owners/Agent/Applicant:** (Owners) 1400 N. Bragg Property / (Agent: Dan Danvers, Bohler Engineering; Applicant: Sweetwater Capital & Construction LLC)

The Application, Attachments, and Group Development Site Plan has been submitted for approval before the Town of Spring Lake Board of Commissioners on December 4, 2025. Based on the above information, the Town of Spring Lake Board of Commissioners have conditionally approved the application for a Group Development Site Plan to establish a multifamily residential development for a total of 264 dwelling units consisting of 11 buildings on 33.06 acres zoned R6A, including an Amenity Center and Maintenance Facility. The approval is contingent upon compliance with the following conditions:

#### **R-6A Zoning District**

#### **Ordinance Related Conditions for Multi-Family Residential Use Development of Property**

**A. Applicability:**

This Group Development Site Plan approval only applies to the property appearing on the Site Plan titled "River Music Apartments", including sheets C-300-C-311. This property is zoned R-6A Residential District for 33.06 +/- acres; located northeast of N. Bragg Blvd at 1400 Bragg Blvd with a parcel Identification # of 0502-53-8074.

**B. Permitted and Prohibited Uses.**

The use of the subject property is limited to the residential multi-family apartment group development as well as the terms and conditions of this Conditions of Approval and the Group Development Permit Site Plan for DEV-0007-25, as set forth in Exhibit "A" herein.

**C. Development Standards.**

1. This Group Development Site Plan is not the Final Site Plan. A final site plan must be submitted to and approved by the Town of Spring Lake, in accordance with the Conditions of Approval and the Town of Spring Lake's Code of Ordinances, prior to any development activity on site. The Final Site Plan shall be consistent with the intent of the Group Development Site Plan and the intent of the Town of Spring Lake's Code of Ordinances. Final Site Plan must be Zoning compliance pursuant to Section 36-71 requiring all applicable provisions of the Chapter 42 zoning, to include buffers, signage, etc., is to be complied with and evidenced on the site plan.
2. Where any conflicts occur between the Conditions of Approval and Group Development Site Plan herein, with the Town of Spring Lake's Code of Ordinances, the Group Development Permit Conditions of Approval and Group Development Permit Site Plan shall supersede.
3. All uses, dimensions, setbacks and other related provisions of the Town of Spring Lake Zoning and Subdivision Ordinances for the R-6A must be complied with, as applicable, and as appearing with the Group Development Site Plan appearing in Exhibit "A". Any conditions set forth herein this ordinance, including Exhibit "A", shall supersede the Zoning Code. If not specifically addressed within this Ordinance, all requirements of the Zoning and Subdivision Codes shall be met.
4. Pursuant to Sec. 42-192 – District Dimensional Provisions, any structure over two-stories within the R-6A Zoning District shall have a side yard width of 17 feet; any additional story over two-stories shall increase the side yard width by an additional six (6) feet. In addition, pursuant to Sec. 42-191. – Yard Regulations, any structure over 35 feet in height shall require an additional one foot for both side yard width and rear yard depth. At the time of final site plan, the applicant/developer shall provide a revised site plan reflecting the above stated code provisions.
5. Due to the proposed subject development being located within the R-6A Zoning District, all +/- 33.06 acres is utilized to satisfy the total proposed density pursuant to the Group Development Site Plan. No further subdivision shall be permitted.
6. This conditional approval is not approval of any freestanding signs. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in the Town of Spring Lakes Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is not approval of the size, shape, or location of any signs.)
7. Prior to final site plan approval, North Carolina Department of Transportation and the Town of Spring Lake must review and approve the full executed shared access agreement. Confirmation from both NCDOT and the Town of Spring Lake must be provided at the time of final site plan submittal for review.
8. Recordation of the Fully Executed Shared Access Agreement between the applicant and developer and Odell Smith Family Limited is required prior to any clearing or grading of the subject site and confirmation, in the form of a copy of the recorded document, must be distributed Current Planning and the Town Manager for the Town of Spring Lake.

**D. Infrastructure and Utilities:**

**1. Water and Sewer:**

Connection to Town of Spring Lake Public Utility Water and Sewer is required. The Developer/Applicant shall coordinate with Town of Spring Lake to provide public water and sewer service connection.

**2. Fire Chief and Fire Inspections:**

At the site of the final site plan the developer must comply with State Fire Code driveway and building access standards, which shall be reviewed and determined by the Town of Spring Lake's Fire Chief. Prior to submittal of a final site plan to the Town, the developer shall coordinate with the Town Fire Chief and utility provider regarding construction plan submittal requiring placement for any required hydrants.

**3. Stormwater and Drainage:**

- a. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environmental Quality (NCDEQ) sedimentation and erosion control plan(S&E). If any retention/detention bases are required for state approval of this plan, a formal revision application must be filed with Current Planning for review and approval.
- b. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post- Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environmental Quality. If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the first Certificate of Occupancy.
- c. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environmental Quality (NCDEQ) *Manual on Best Management Practices* and all drainage ways must be kept clean of free and debris. (Spring Lake Stormwater Utility Ord. Sec. 40-407)
- d. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must demonstrate on the revised plan the placement of a four-foot-high fence with a lockable gate for the security of the stormwater utility structure. The owner/developer is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
- e. For new development, all utilities, except for high voltage electrical lines (25kv or greater) shall be placed underground within the district.

**4. Outdoor Lighting:**

- a. An outdoor lighting plan shall be submitted with the Final Site Plan and shall illustrate outdoor lighting for all parking areas and pedestrian pathways.
- b. All pedestrian areas, including off-street parking areas are to be lighted with shielded, controlled lighting, and shall complement the proposed development in color and style while

being consistent with existing lighting of adjacent or nearby developed nonresidential properties.

**5. Roads, Access, and Parking:**

- a. Driveway Approval Required. Construction of any new connection or alteration of any existing street connection may require an approved Driveway Permit or approval from the Town of Spring Lake.
- b. Any street improvements or plans, including offsite improvements, are required to be constructed to the Town of Spring Lake and NCDOT standards for secondary roads, as applicable. (Spring Lake Chapter 34 Ord. and NCGS §136-18(5) & §136-93)
- c. The developer must obtain driveway permits from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit(s) must be provided to the Town of Spring Lake at the time of application for building/zoning permit.
- d. Fully Executed Access Easement Agreement requires both NCDOT and Town of Spring Lake Town Manager approval for proposed offsite improvement for secondary shared private access road labeled as Tuscarora Drive.
- e. If any NCDOT permits are required, these permits must be obtained and submitted to the Town of Spring Lake prior to any issuance of a building permit or commence of any development activity.
- f. If any right-of-way dedication is required by the NCDOT or by the Town of Spring Lake, a recorded plat referenced above shall identify any such right-of-way dedication and sight distance easements.
- g. Turn lanes may be required by the NC Department of Transportation (NCDOT) or the Town of Spring Lake applicable.
- h. All designated parking areas shall only be used for operatable motor vehicles for the residents and guests and management staff of this residential community. All motor vehicles shall only park at designate parking stalls approved by the Town as appearing in the final site Plan. No parking is allowed in buffer or landscape areas.
- i. Parking spaces shall not be used for storage or parking of recreational vehicles, junk vehicles, boats, watercraft, commercial tractor trailers or for the storage of shipping containers or other materials.
- j. All NCDOT permits must be obtained and submitted to the Town of Spring Lake Inspection Division prior to any issuance of a building permit or commencement of any development activity or change in property usage. Failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense.
- k. The final site plan shall address and show any/all required roadway improvements as required by the Town of Spring Lake's Code of Ordinances and NC Department of Transportation's comments issued and stated herein.

- i. If any changes are made to the approved Group Development Site Plan either through local, state, or federal agency requirements or the owner/applicant/agent's own desired revisions. A revised Group Development site plan must be submitted for review, requiring approval from the Town of Spring Lake in accordance with the provisions of the Town of Spring Lake Code of Ordinances. A transmittal must be provided with the request, providing a narrative of the scope of the changes proposed with a review fee of \$50.

**6. Regional Land Use Advisory Commission.**

- a. The lease agreement will provide a disclosure notifying future tenants or occupants that they are located within an area of known military operation with the following disclosure statement:

"Military Impact Notice: The property is located within an area that may be subject to impacts created by military operations or training activity associated with Fort Bragg. Such impacts may include noise, low flying aircraft, smoke, dust, and similar impacts associated with military operations."

- b. The subject site is in close proximity (approximately 1,500 feet) from the outer edge of the area designated as Accident Potential Zone 1 associated with the Pope Field Runway, following disclosure required in the lease agreement with future tenants or occupants:

"Based on the proximity to the runway approach of Pope Airfield, and close portion of the APZ, this site is within the flight path, the runway approach, frequent aircraft overflight, flight entering and departing Pope Airfield, including at night, should be expected."

- c. The subject site is located in close proximity to the Fort Bragg Clay Target Center, which is primarily a recreational shooting venue, but is also used as a military training area, and the lease agreement for future tenants or occupants shall include the following required disclosure:

"Noise levels from the operations occurring at the center may occasionally create noise levels at times of the day that could be disruptive to future tenants, particularly if they are unaware of the probability of the noise exposure."

- d. A copy of the final lease agreement including the above referenced RLUAC disclosure statements shall be provided to RLUAC, the Town Manager for the Town of Spring Lake, and Current Planning Division, and Cumberland County Code Enforcement prior to the issuance of the first issuance of certificate of occupancy.

**7. Landscaping:**

- a. The final site plan shall include a detailed landscaping plan addressing all code requirements set forth in Article IX - Landscape Requirements and Sec. 42-174.
- b. All open space areas and ground cover shall be grass, seeded or sodded, except for areas underneath trees and shrub plantings.
- c. For this proposed development, if the private drives as shown in the Group Development Site Plan are improved and upgraded to a private street, then a revised landscaping plan must be submitted reflecting the additional landscaping requirements.

- d. All street trees shall be a minimum of two-inch caliper at the time of planning and additional plantings in pots or boxes is strongly encouraged.

**8. Development Review Process:**

- a. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application with the Town of Spring Lake Inspection Department.
- b. A detailed phasing schedule shall be submitted with the final site plan showing the proposed phasing labeled and delineated on the final site plan.
- c. Prior to any clearing or grading activity, applicant shall be required to submit a final site plan with the Town of Spring Lake Code of Ordinances and in conformance with the approved Group Development Site Plan and the Conditional Zoning terms and conditions.
- d. In the event the requirements or conditions from a State or Federal Agency or utility provider creates an inconsistency with the Group Development Permit site plan in any manner, a revised Group Development Permit site plan must be submitted to the Current Planning Division for review in conformance with the Town of Spring Lake Code of Ordinances and conditions hereto.
- e. Developer must coordinate with the Current Planning Division and the Town of Spring Lake prior to making any changes to the Group Development Permit site plan. Any changes to the Group Development Permit site plan must be reviewed by Current Planning Division determine if any change is considered an insubstantial or substantial modification in coordination with Town Manager of the Town of Spring Lake.
- f. A final site plan must be submitted to and reviewed by the Cumberland County Current Planning Division, in accordance with the Conditions of Approval and the Town of Spring Lake's Code of Ordinances, prior to any development activity. The Final Site Plan must be approved by the Town Manager and shall be consistent with the intent of the Group Development Site Plan and the intent of the Town of Spring Lake's Code of Ordinances.

**9. Final Site Plan Standards:**

- a. A note on the final site plan shall state that all use and development occur consistent with Conditions of Approval for DEV-0007-25.
- b. All buildable lot areas shall comply with the setbacks established in the final site plan for the Group Development.
- c. Any/all easements appearing on the Group Development Site Plan (Exhibit "B") must be reflected on the final site plan and labeled as to the type of easement, reference number for document that requires the easement, and the name of the agency, individual, entity, etc. who holds the easement.
- d. The NC Department of Transportation (NCDOT) driveway permit must be submitted to the Town prior to issuance of any building permit.

- e. The developer should be aware that any addition and/or revision to the final site plan may require an additional review and approval by the Town of Spring Lake Board of Commissioners prior to submission for final site plan approval of any portion of this development.

**10. Other Conditions:**

- a. This conditional approval is not to be construed as all-encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is responsible party to ensure full compliance with all applicable Federal, State, and local regulations.
- b. The owner is responsible for maintaining the site clear and free of trash and debris and shall maintaining all landscaping according to the approved landscape plan.
- c. All applications and plan submittals shall be submitted via the County online permitting self-service portal at the following website address: [https://selfservice.co.cumberland.nc.us/EnerGov\\_Prod/SelfService#/home](https://selfservice.co.cumberland.nc.us/EnerGov_Prod/SelfService#/home).
- d. Modification to the Group Development Site Plan. All substantial modifications, including changes in use and/or increase in density, to approved plans, other than those listed below, shall be reviewed in the same manner as a new project (Sec. 42-359 (d), Code of Ordinances). The Town Manager shall decide if a change constitutes a substantial or minor modification.
- e. This Group Development applies to a multi-family apartment development intended for rental of residential units in accordance with the specifications found under Section 36-71. If the ownership of the property changes to a condominium ownership, the condominium shall be formed consistent with Chapter 47C, NC General Statutes. A preliminary plan and final plat shall be required to create any residential lots and to establish common areas owned and maintained by an owner's association. Both the preliminary plan and final plat must be approved by the Town. The developer is required to submit to the Town the following documents through the County on-line customer service portal:
  - i. One copy of proposed covenants, by-laws and articles of incorporation for the proposed development designating responsibility for by the owners' association for the development.
  - ii. One copy of the deeds proposed for recordation conveying all common area to the proposed owner's association.
  - iii. One copy of any proposed supplemental covenants if the proposed development is to be submitted for final approval in phases; and
  - iv. One copy of the final site plan prior to the submission for final approval.

These documents must be approved by the Town of Spring Lake Attorney prior to the sale of or submission for final plat approval of any lot or unit within this development. (Spring Lake Subdivision Ord.)

**\*\* CERTIFICATION OF GROUP DEVELOPMENT SITE PLAN APPROVAL \*\***

**TOWN OF SPRING LAKE**

This GROUP DEVELOPMENT SITE PLAN is conditionally approved by the Town of Spring Lake Board of Commissioners on DECEMBER 4, 2025, and is subject to conditions set forth in the official Conditions of Approval Letter.

Effective Date: 12/04/2025

Expiration Date: 12/04/2027

\_\_\_\_\_  
Town Manager / Administrative Officer  
Town of Spring Lake

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Project Number: DEV-0007-25    Project Name: RIVER MUSIC APARTMENTS  
Approval Type: GROUP DEVELOPMENT SITE PLAN  
PIN/REID No.(s): 0502-53-8074

Zoning: R-6A

Overlay: N/A

MIA: N/A

Attention: The combination of this approved GROUP DEVELOPMENT SITE PLAN and the Conditions of Approval Letter constitutes formal development approval.

Exhibit "A" - Group Development Site Plan

Exhibit "B" - Fully Executed Share Access Agreement

**MAP 13**  
**MILITARY AIRPORT OPERATIONS THAT IMPACT THE SPRING LAKE STUDY AREA**

the Spring Lake Study Area



Subject Property

**LEGEND**

- SPRING LAKE TOWN LIMITS
- STUDY BOUNDARY
- NAPZ - 2 (75 + Ldn NOISE CONTOUR)
- NAPZ - 3 (70-75 Ldn NOISE CONTOUR)
- NAPZ - 4 (65-70 Ldn NOISE CONTOUR)
- APPROACH ZONE 2
- APPROACH ZONE 1
- CLEAR ZONE
- MILITARY RESERVATION



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**BOHLER //**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 200  
RALEIGH, NC 27612  
Phone: (919) 578-9000

[NC@BohlerEna.com](mailto:NC@BohlerEna.com)

# LOCATION MAP RIVER MUSIC APARTMENTS

SPRINGLAKE, NC | PLAN REV. 0

11/25/2025 | DB | NCB240118.00 | Rev. 0