



Pender County

Agenda

Planning Board Meeting

Tuesday, November 14, 2023 @ 6:00 PM

Pender County Hampstead Annex Auditorium

	Presenter	Page
1. CALL TO ORDER		
2. ROLL CALL		
3. INVOCATION		
4. PLEDGE OF ALLEGIANCE		
5. ADOPTION OF AGENDA		
6. ADOPTION OF MINUTES		
6.1. October 3, 2023 Planning Board Meeting Minutes October 3, 2023 Meeting Minutes - Pdf		3 - 11
7. PUBLIC COMMENT		
8. PUBLIC HEARINGS		
8.1. REZONE 2023-54: Request to modify and expand an existing Conditional Zoning District (GB-CD1) across approximately 6.8 acres in the Topsail Township REZONE 2023-54 - Pdf		13 - 55
8.2. MDP 2023-50: Request to revise the previously approved Master Development Plan for the mixed-use development known as the Community Aquatic Lifestyle Center in the Topsail Township MDP 2023-50 - Pdf		57 - 87
8.3. MDP 2023-57: Master Development Plan proposal for a mixed-use development consisting of 193 single-family dwelling units, 225 multi-family dwelling units, and 20 acres of commercial development in the Topsail Township MDP 2023-57 - Pdf		89 - 134
9. APPROVALS AND RESOLUTIONS		
9.1. 2024 Meeting Calendar 2024 Meeting Calendar - Pdf		135 - 136
10. DISCUSSION		
11. NEXT MEETING DATE		
12. ADJOURNMENT		



Pender County October 3, 2023 Planning Board Meeting Minutes

TO: Planning Board
FROM: Daniel Adams
DATE: November 14, 2023
SUBJECT: October 3, 2023 Planning Board Meeting Minutes

SUMMARY:

October 3, 2023 Planning Board Meeting Minutes

ACTION REQUESTED:

Approval of minutes from the October 3, 2023 Planning Board meeting.

ATTACHMENTS:

1. October 3, 2023 Planning Board Meeting Minutes



DRAFT MINUTES
Planning Board Meeting
Wednesday, October 3, 2023
Pender County Burgaw BOCC Room
6:00 PM

MEMBERS PRESENT:

Damien Buchanan, Vice-Chairman
Jeffrey Pitts
Norman "Ken" Teachey
Margaret Mosca (Tardy)
John Gruntfest
Jeff Beaudoin

MEMBERS ABSENT:

Delva Jordan, Chairman

OTHERS PRESENT:

Daniel Adams, Planning Director
Justin Brantley, Deputy Planning Director
Adam Moran, Long Range Planner
Donna Sayre, Planning Technician
Trey Thurman, County Attorney
Members of the Public

1 CALL TO ORDER

Vice-Chairman Damien Buchanan called the meeting to order at 6:05 pm.

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

Motion to approve agenda made by Ken Teachey, seconded by Jeffrey Pitts.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan				X
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca				X
John Gruntfest	X			
Jeff Beaudoin	X			
Norman (Ken) Teachey	X			
	5	0	0	2

CARRIED.

6 ADOPTION OF MINUTES

Motion to approve the September 6, 2023, Planning Board minutes made by John Gruntfest, seconded by Jeffrey Pitts.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan				X
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca				X
John Gruntfest	X			
Jeff Beaudoin	X			
Norman (Ken) Teachey	X			
	5	0	0	2

CARRIED.

7 PUBLIC COMMENT

Mr. Buchanan discussed the WMPO, Wilmington Urban Area Metropolitan Organization, specifically focusing on goals that have been put in place and achievements that have been accomplished. He encouraged the public to take the survey on the WMPO website so that all input will be considered concerning future plans.

8 PUBLIC HEARINGS

a) REZONE 2023-55

Adam Moran, Long Range Planner, presented the staff report.

Mr. Moran stated that Pender County Planning & Development, applicant on behalf of Pender County, owner, and International Properties & Investments, owner, is requesting the approval of a General Use Zoning Map Amendment to rezone two tracts of land totaling approximately 164.91 acres from the Residential Performance (RP) zoning district to the Office & Institutional (O&I) zoning district. The subject properties are located south of NC Hwy 210, across from Whispering Pines Court and approximately half of a mile west of the intersection of NC Hwy 210 and Peanut Road in the Topsail Township.

Mr. Buchanan requested the history as to how and why Pender County came to own this piece of property. Mr. Adams stated that the purchasing intent was so that the County could build a school at the location, but reminded the Board members that this is a General Use Rezoning request, and the Board needs to consider all uses permitted by right or by a Special Use Permit.

Mr. Thurman stated that the Board of Commissioners made it clear that this land was to be used to build a school but reiterated that this Board needs to consider all possible uses.

Mr. Brantley stated that the Planning staff has not received an application or site plan pertaining to this property.

Mr. Buchanan asked if a school is built on the site, would multiple ingresses and egresses be needed. Mr. Adams stated most likely with Mr. Thurman stating that NC Department of Transportation would have the final decision.

Mr. Beaudoin asked if sewer lines are extended down to this property. Mr. Adams stated that sewer lines do not extend down this far but County water is available.

Mr. Gruntfest asked how much road frontage this piece of property has. Mr. Brantley stated that there is approximately 1,000 feet of road frontage.

Mr. Buchanan asked if the Board members had any additional questions for staff and no questions were presented.

Kevin Harker, 1409 NC 210 W, stated that he recently bought the five-acre parcel behind the parcel that is being discussed today. He stated that the curve in the road in front of this property is probably the worst curve in the county. Mr. Harker stated that he has heard that NC 210 will be made into a five-lane road and wonders where the land will come from to do so. He does not want to lose any of his land if the road is widened. He stated that the traffic and congestion it causes is already a major issue.

Durward Potter, 184 Berry Patch Road, stated he was representing the owner of the berry farm. He stated that the owner is in favor of building more schools in Pender County. Mr. Potter stated that the only way out of Berry Patch Road is onto NC 210 and that the traffic analysis from 2021 is very outdated. He stated his hope is that the County will work with NCDOT when it pertains to Berry Patch Road. Mr. Potter stated that traffic is already bad in that area and to consider the citizens when the Board makes a recommendation or decision.

Randy Hudson, 1490 NC 210 W, stated he lives right across the street and has hunted the proposed land for many years. He stated that the land is very wet. Mr. Hudson stated one of his major concerns is traffic congestion and that the curve in front of the property is already deadly without the additional traffic figured in. Mr. Hudson stated that the By-Pass is not going to help him or his family. He feels that at least two lanes will be needed to turn into the proposed school. Mr. Hudson stated that he knows this property is not in the Planning Board members' back yards, but it is in his and he is asking the members to remember that.

Mr. Buchanan stated as a reminder that the Planning Board is an Advisory Board but certainly can make recommendations. He stated that this proposal is a straight rezoning so conditions cannot be implemented.

Mr. Buchanan stated that the land purchase was approved publicly by the Board of Commissioners for the purpose of building a K-8 school. He stated that a bond was approved by the majority of Pender County.

Mr. Buchanan stated that NC Hwy 210 is a public road that is maintained by NCDOT. He stated that due to the County not maintaining any roads, it looks to NCDOT for guidance. Mr. Buchanan stated it will be up to NCDOT to determine what improvements, if any, will be required.

Mr. Buchanan asked Mr. Adams to explain the process of NCDOT becoming involved when dealing with a situation such as a school being built. Mr. Adams explained the process.

Mr. Brantley stated that notices will be mailed out again before the TRC meeting, which the public can attend but do not have the opportunity to speak. He stated for any project taking place on this property, a Master Development Plan and Major Development Plan would be required, and notice would be sent to the adjacent property owners at those times also.

Mr. Adams stated that NCDOT is currently conducting a feasibility study on Hwy 210 from US 17 to I-40 to explore options on improving roadway safety. He stated that the study is not yet completed so he does not have that information to provide to the Board members.

Mr. Beaudoin stated that every school he has seen in the County, has breakdown lanes turning into the school and/or a stop light.

Mr. Buchanan stated that if the County is looking to build a school at this location, sewer being run to this site has most likely been explored before the property was purchased.

Ms. Mosca made a motion to approve the Zoning Map Amendment and to make a finding that the proposal is consistent with the Pender 2.0 Comprehensive Land Use Plan, approval is reasonable and in the public interest and furthers the goals of the Pender 2.0 Land Use Plan. Mr. Teachey seconded the motion.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan				X
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin	X			
Norman (Ken) Teachey	X			
	6	0	0	1

CARRIED.

Mr. Buchanan stated that this Rezoning will be heard next at the Commissioners meeting. He reminded the public that they will have an opportunity to speak at that meeting if they wish to.

9 DISCUSSIONS

Mr. Adams presented a recap of the Joint Meeting between the Planning Board and the Board of Commissioners that was held on September 12, 2023.

The first topic was an overlay district tool that can be used by local governments to add provisions to a certain area, in addition to the requirements of the base zoning district. Mr. Adams stated that the purpose of the change would be to establish a means to differentiate between development regulation in different areas of the County. He stated that in order to establish community priorities, public input and feedback from elected and appointed officials would be needed. Mr. Adams stated that hiring a consultant to assist in the development of these districts may be needed.

Mr. Buchanan stated that Pender County is a very large and the whole County falls under the same Unified Development Ordinance. He stated that all areas should not fall under the same zoning districts due to their vast differences, such as Hampstead versus Rocky Point or further out areas.

Mr. Adams stated that the second topic is Conditional Zoning, which is a tool that can be used by local governments to make more informed decisions about developments. He stated that an Applicant must provide a site-specific development plan and the Board can add "reasonable and appropriate" conditions of approval that offset the impacts of the development. Mr. Adams stated that staff should recommend Applicants pursue Conditional Rezonings if their project involves residential or mixed-use components. He stated that there may be certain circumstances that are appropriate for General Use Rezonings such as a proposal to rezone a small parcel from residential to commercial.

Mr. Adams stated that the third topic was the Planned Development Zoning District, which is a mixed-use district where the Planning Board acts as the Administrator when reviewing Master Plans. He stated that Conditional Rezoning as an alternative would allow greater discretion in the decision-making process and allow both Boards to review the proposals. Mr. Adams stated that re-evaluating the process by which Master Plans in the PD District are approved would be necessary and any changes would require a text amendment.

Mr. Adams stated that the last topic was Special Use Permits, which do not affect the Planning Board greatly due to the Board not hearing Special Use Permit requests. He stated that the Special Use Permit process is a Quasi-Judicial review which permits certain uses in certain districts. Mr. Adams stated that the Board of Commissioners

must act as impartial decision makers when hearing a proposal, which can limit the Commissioners' ability to advocate for their constituents, which contrasts with their mission as elected officials. He stated the purpose of any change would allow for greater discretion in the decision-making process. Evaluation of uses that are allowed via Special Use Permit and a text amendment to remove certain uses would need to be implemented. Mr. Adams stated that proposals would then need to be brought forward through a Conditional Rezoning application.

Mr. Adams stated that other topics discussed at the meeting were resiliency, stormwater, and tree preservation.

Mr. Teachey made a motion to approve the November 14, 2023, meeting to begin at 6:00 p.m. and be held in the Hampstead Annex location. Mr. Pitts seconded the motion, and the vote was unanimous.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan				X
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin	X			
Norman (Ken) Teachey	X			
	6	0	0	1

CARRIED.

10 NEXT MEETING DATE

November 14, 2023, at 6:00 p.m.
Hampstead Annex Auditorium
15060 US Hwy. 17
Hampstead, NC 28443

11 ADJOURNMENT

Mr. Pitts made a motion to adjourn with Mr. Teachey seconding the motion. The vote was unanimous.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan				X
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin	X			
Norman (Ken) Teachey	X			
	6	0	0	1

CARRIED.



Pender County
REZONE 2023-54: Request to modify and
expand an existing Conditional Zoning
District (GB-CD1) across approximately
6.8 acres in the Topsail Township

TO: Planning Board

FROM: Adam Moran

DATE: November 14, 2023

SUBJECT: REZONE 2023-54: Request to modify and expand an existing
Conditional Zoning District (GB-CD1) across approximately 6.8 acres in
the Topsail Township

SUMMARY:

Lewis Landing LLC, applicant on behalf of Glenn Lewis, owner, Mark Lewis, owner, Mark M Lewis, owner, and Sloop Point Marina Owner's Association, owner, is requesting the approval of a Conditional Use Zoning Map Amendment to expand the current General Business – Conditional District 1 (GB-CD1) to adjacent properties that are currently zoned Residential Performance (RP). The purpose of the rezoning is to expand the existing dry stack boat storage facility as well as to allow for a restaurant, office, and retail space. The subject properties are located about 0.5 miles southeast of the intersection of Sloop Point Loop Road and Lewis Road, in the Topsail Township and may be further identified by Pender County PINs 4224-02-0810-0000, 4224-02-7174-0000, 4224-02-7017-0000, 4224-01-6909-0000.

ACTION REQUESTED:

To hold a public hearing and consider the proposed request.

ATTACHMENTS:

1. Staff Report
2. Application
3. Narrative
4. Legal Description of Property
5. Attachment 1: Summary of Existing Conditional Zoning District
6. Attachment 2: Site Plan
7. Attachment 3: Community Input Meeting Summary

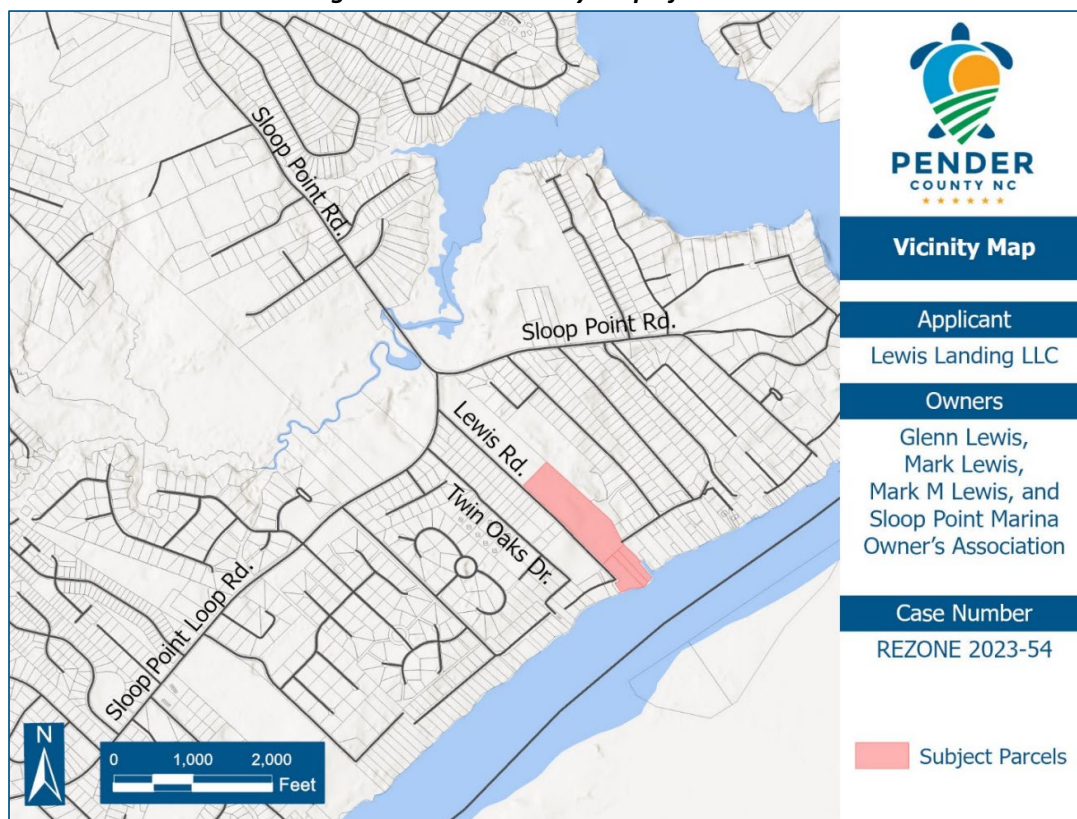
**STAFF REPORT FOR REZONE 2023-54
CONDITIONAL ZONING MAP AMENDMENT APPLICATION**

APPLICATION SUMMARY	
Case Number	REZONE 2023-54
Hearing Dates	November 14, 2023 – Planning Board
Applicant	Lewis Landing, LLC
Property Owners	Glenn Lewis, Mark Lewis, Mark M Lewis, and Sloop Point Marina Owner’s Association
Parcel Identification Number(s)	4224-02-0810-0000, 4224-02-7174-0000, 4224-02-7017-0000, 4224-01-6909-0000
Proposed Rezoning Area	Approximately 6.8 acres
Township	Topsail
Pender 2.0 Future Land Use Category	Commercial Waterfront & Coastal Residential

REZONING PROPOSAL
Lewis Landing LLC, applicant on behalf of Glenn Lewis, owner, Mark Lewis, owner, Mark M Lewis, owner, and Sloop Point Marina Owner’s Association, owner, is requesting the approval of a Conditional Use Zoning Map Amendment to expand the current General Business – Conditional District 1 (GB-CD1) to adjacent properties that are currently zoned Residential Performance (RP). The purpose of the rezoning is to expand the existing dry stack boat storage facility as well as to allow for a restaurant, office, and retail space.

LOCATION
The subject properties are located about 0.5 miles southeast of the intersection of Sloop Point Loop Road and Lewis Road, in the Topsail Township and may be further identified by Pender County PINs 4224-02-0810-0000, 4224-02-7174-0000, 4224-02-7017-0000, 4224-01-6909-0000.

Figure 1. Below: Vicinity Map of the Area



REZONING & DEVELOPMENT PROPOSAL

The applicant is proposing to expand the existing conditional zoning district (GB-CD1) to include adjoining properties that are currently operating as a boat yard and are zoned Residential Performance (RP). The current proposal would expand the operation to add 356 more dry stack spaces (to a total of 580 spaces) on three additional 42' tall dry stack structures, while also converting the current ship's store to a restaurant. Other proposed uses for the site include an office, retail space, boat storage, boat sales, and boat service. Please see the attached Narrative and Legal Property Description for more information. The existing conditional zoning district (GB-CD1) and associated major site development plan was approved in 2017 for 224 dry stack boat storage spaces and a retail store on 2.22 acres (PIN: 4224-01-6909-0000) (see **Attachment 1** for a summary of the existing conditional zoning district). The applicant's site plan, shown as **Attachment 2** (additionally, see excerpt below), provides an overview of the proposal and conceptual layout.

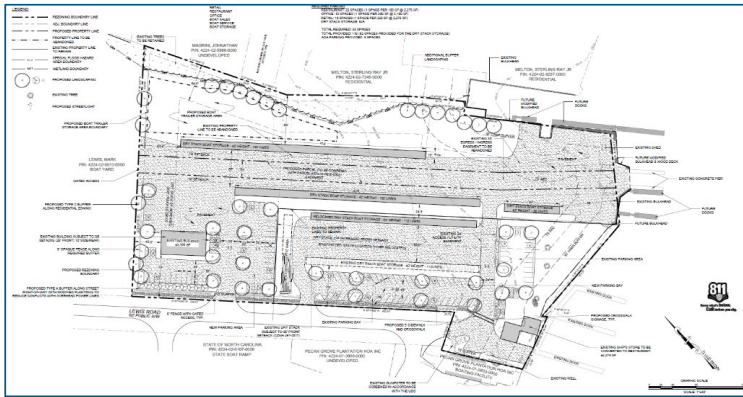
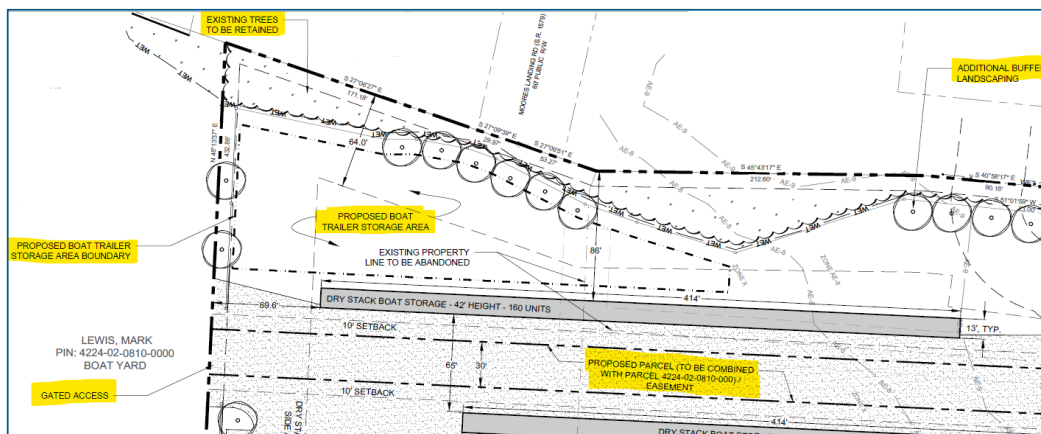


Figure 2. Above: Site Plan Excerpt

The Lewis family has operated a boat maintenance business on a portion of the subject parcels for several decades. They plan to continue to operate the business on the parcels they will retain as a result of this proposal. As part of their agreement with the owner of the dry stack boat storage business,

they are planning to retain ownership of a 30' wide strip of land stretching from their parcel remnant to the water through the subject parcels. This 30' strip is to be combined with the remnant parcel (PIN: 4224-02-0810-0000) as part of the proposed conditions. This project's proposed conditions include 10' setbacks from this 30' strip and a prohibition on placing any structure within the 30' strip or its setbacks (see **Figure 3** below). This arrangement and proposed subdivision would allow both the Lewis Boat Maintenance business and the Dry Stack operation access to the 30' strip of land. This arrangement also allows for preservation of the existing natural vegetative buffer and wetlands on the northern boundary of the property.



Another proposed condition would allow for storage of boat trailers in a delineated section on the north side of the property between one of the new dry stack structures and the wetland buffer area (see **Figure 3** above). The applicant has also agreed to develop a 5' sidewalk along Lewis Road that would be the beginning of a pedestrian network that would stretch along the length of Lewis Road. This current proposal increases the amount of parking compared to the existing conditional district.



Figure 4. Above: Aerial Map of the Subject Properties

Intent of Conditional Zoning, Article 3.3.9.B

A conditional zoning district (CZ) is intended for a development that has a high level of certainty of being constructed and the most expected application will contain a specified use or uses, permitted by right or special use, accompanied by a plan showing proof of concept, and typically including the spatial relation of uses and site elements.

If approved, the applicant would be required to submit a master development plan followed by a major site development plan for the project. The plans would be reviewed by staff and the Pender County Technical Review Committee (TRC). Review and approval of the plans would be an administrative procedure consistent with the requirements outlined in the Unified Development Ordinance (UDO). Changes to the proposed conditional zoning district, including an alteration of the proposed dimensional standards, uses, requirements, or conditions would require the applicant to submit an additional conditional zoning proposal in accordance with the UDO.

Dimensional Standards

Per Article 4.13 of the UDO, standards of a conditional zoning district are specific to the conditions of the site and are set by a conditional rezoning application. The applicant has proposed the following setbacks and dimensional standards for the site:

Table 1: Dimensional Standards & Setbacks

	Existing Dry Stack Structures	New Dry Stack Structures	Non Dry Stack Structures
Minimum Front Yard	66'	114'	25'
Minimum Side Yard	41'	64'	10'
Minimum Rear Yard	41'	64'	10'
Maximum Building Height	43'	42'	40'

Proposed Uses

The applicant is proposing six commercial uses within this district – Dry Stack Storage, Retail, Restaurant, Office, Boat Sales, Boat Service, and Boat Storage.

Table 2: List of Proposed Uses

Proposed Uses	
Boat Storage	Restaurant
Boat Sales	Retail
Boat Service	Office
Dry Stacks	

Landscaping and Buffers

The applicant has proposed a Type A buffer along the Lewis Road boundary, and a Type C buffer along the northern and western boundaries of the project. The southeastern and eastern boundaries along the waterfront are subject to the requirements of the State's Coastal Area Management Act (CAMA). These proposed buffers are consistent with the vegetative buffering requirements found in Article 8 of the UDO. The boundary along Lewis Road is concurrent with a power line and a proposed condition from staff of this application is to include a 5' sidewalk either within the property or in the NCDOT right-of-way. The powerline and sidewalk will require the Lewis Road buffer to be modified to include understory trees and shrubs to prevent future conflicts with the infrastructure on site.

Significant Trees

A significant tree survey conforming with Article 8.1.3 of the UDO will be required prior to administrative approval of any subsequent Preliminary Plat or Site Development Plan within this project. Any significant tree proposed for removal shall be mitigated by the on-site planting of two (2) trees of the same species with a minimum caliper of 2 inches or greater. There are some notable trees near the waterfront and a notable existing vegetated buffer along the wetland areas on the north side of the property.

Public Input Meeting

As required by Article 3.3.9 of the UDO, the applicant hosted a public input meeting at the Hampstead Annex on October 9, 2023 from 3:30 PM - 5:00 PM. Notice of the meeting was mailed to all property owners within 500 feet of the subject parcels. As described in the applicant's report of the meeting, 15 members of the public attended. Topics of discussion at

the meeting included: buffering and landscaping, parking, hurricane preparation, pedestrian safety, and dry stack facility improvements. The applicant's community public input meeting summary can be found in **Attachment 3**.

TRANSPORTATION INFRASTRUCTURE

Roadways and Access

The subject parcels have direct access to Lewis Road.

Traffic

The UDO requires a Traffic Impact Analysis (TIA) to be completed when a development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The proposed office building, restaurant, and retail uses are not projected to generate enough traffic daily or during peak hours to require a Traffic Impact Analysis. Please see **Table 3** below for the trip generation numbers based on the proposed uses. The nearest traffic data from Sloop Point Road show the Annual Average Daily Traffic (AADT) count to be less than 4,000, per the NCDOT database.

Table 3: Trip Generation Projections

	Intensity	24 Hour Peak Volumes	AM Peak Hour Trips	PM Peak Hour Trips
ITE 712 – Small Office Building	3,100 SF	45	5	7
ITE 934 – High-Turnover (Sit-Down) Restaurant	2,275 SF	224	22	21
ITE 822 – Strip Retail Plaza	2,275 SF	124	5	15
TOTALS		393	32	43

Pedestrian Access

The applicant has agreed to proposed conditions of approval involving the installation of pedestrian infrastructure on or adjacent to the project site. Specifically, the applicant has agreed to provide a five-foot wide sidewalk along the northeast side of Lewis Road. The placement of this sidewalk will be determined with NCDOT's review and guidance at the Major Site Development Plan stage. This is a pedestrian facility that was recommended as part of the recently adopted Pender County Bicycle and Pedestrian Plan. Maintenance responsibilities will be determined at a later date, based on input from NCDOT. Additionally, the applicant has agreed to provide crosswalk facilities between the end of the sidewalk and the front of the restaurant (current ship's store). Another proposed condition is that signage be installed by the applicant around the crosswalk to warn pedestrians to be aware that the roadway will be used for heavy equipment because the boat forklift as well as other motor vehicles will be in operation in the same space.

OTHER INFRASTRUCTURE

Utilities

The site currently utilizes an existing private well and septic system. Relevant documentation from state, local, or private entities involved in the construction and operation of these systems will be required prior to site plan approval.

Stormwater

Article 7.9 of the Pender County Unified Development Ordinance requires that stormwater infrastructure be built such that the post-development runoff from the project be no more than ten (10) percent more than the pre-development runoff. The applicant is proposing stormwater design that will be compliant with State and County standards. These measures are proposed to include, but not be limited to one or more of the following: bioretention, rain gardens, permeable pavement, water harvesting, rain barrels, swales, infiltration strips, basins, and trenches. While the existing Conditional Zoning District employed some Low-Impact Development methods, it is unclear which of these stormwater management practices will be maintained for the current proposal as the current proposal is not seeking to meet the standards for Low-Impact Development. Certification from a licensed engineer that the project meets these requirements shall be required prior to staff issuing administrative approval of the development. Additionally, all necessary state permits will be required prior to administrative approval for land disturbing activities.

ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property does contain Special Flood Hazard Areas including an AE and VE flood zones ¹ .
Wetlands	Portions of the subject properties do contain wetlands according to data provided by the applicant. Any disturbance within these wetlands are subject to review and approval by the US Army Corps of Engineers.
Areas of Environmental Concern	The subject property does contain Areas of Environmental Concern (AEC). The proper permits from NCDEQ will need to be obtained. The applicant has indicated that some CAMA permits have already been obtained. ²

¹ According to the effective regulatory and preliminary Flood Insurance Rate Maps NC Flood Risk Information System (NC FRIS)

² According to the North Carolina Department of Environmental Quality (NCDEQ)

EVALUATION

CHARACTERISTICS OF THE SURROUNDING AREA

	LAND USE	ZONING
North	Boat Yard, Medium-density residential	Residential Performance (RP)
East	Medium-density residential	Residential Performance (RP)
South	State Boat Ramp Intracoastal Waterway	Residential Performance (RP)
West	Medium-density residential	Residential Performance (RP)



Surrounding Zoning

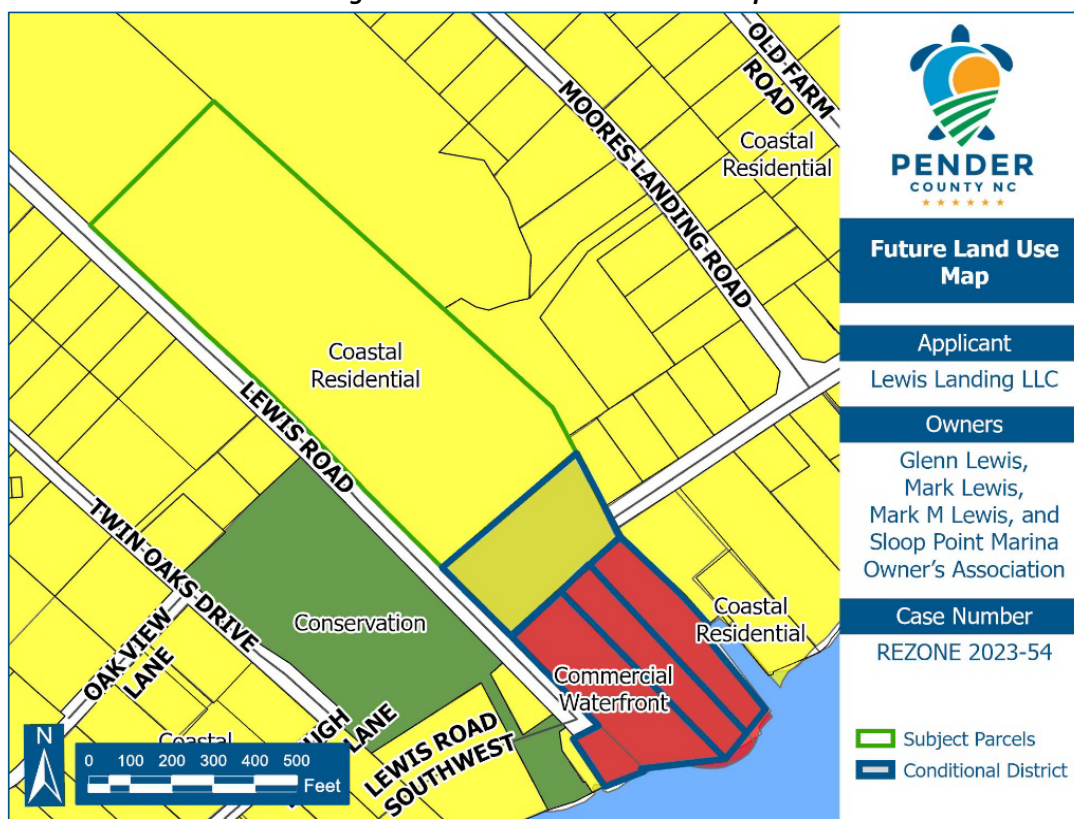
The subject properties are currently zoned Residential Performance (RP) and General Business – Conditional District 1 (GB-CD1). Properties immediately adjacent to the subject properties are currently zoned Residential Performance (RP) as indicated by the zoning map and table above.

Figure 5. Above: Zoning Map of the Area

Pender 2.0 Comprehensive Land Use Plan Compliance

The subject properties are located within two future land use categories. The waterfront parcels are in the Commercial Waterfront Future Land Use Category and the portion of the remaining parcel is in the Coastal Residential Future Land Use Category within the Pender 2.0 Comprehensive Land Use Plan and as shown in the Future Land Use Map. According to Pender County GIS, approximately 4.6 of the roughly 6.8 total acres between the subject properties are located within the Commercial Waterfront Future Land Use Category while the remaining ≈2.2 acres are within the Coastal Residential category.

Figure 6. Below: Future Land Use Map



Commercial Waterfront Overview

Pender County's Intracoastal Waterway and river segments are prime locations for strategically placed development to support and enhance coastal activities, water-based recreation, and the tourism industry. This future land use category should be developed with commercial and recreational amenities that support the County's interest as a tourism destination, while providing access to these resources for residents and the general public. Principles for development include allocation of space for public access, coordination with floodplain and CAMA development regulations, sensitivity to natural habitat, tree preservation, and buffering of any adjacent residential uses. The use of low-impact development for stormwater management is highly encouraged. Pervious parking lots are highly desired and appropriate gravel may be used in place of permanent surfaces. Ease of vehicular and bike/pedestrian access is vital to the commercial waterfront land uses. Direct access to public trust waters should be provided. Development within this future land use category should be compatibly designed and connected to the adjacent waterbody – river or Intracoastal Waterway – through designated public access locations such as a boardwalk, dock, pier, and/or canoe/kayak or small boat launch.

COMMERCIAL WATERFRONT CHARACTERISTIC USES	
Desired Uses	Water-based restaurants & retail establishments open to the public Water-based recreational uses available for public use
Inappropriate Uses	Uses not associated with coastal or riverine waters Industrial or Residential uses
Transportation Infrastructure	Automobile: collector (local, minor) and local roads Pedestrian: 5 foot sidewalks Cyclist: bicycle lanes, multi-use paths, and bicycle parking

Coastal Residential Overview

Supporting the County's coastal character and natural habitat is a top priority for Pender County residents. To more appropriately preserve the County's coastal character, the Coastal Residential future land use category is established. Coastal residential land uses are located east of the US 17 corridor and generally within a half-mile of estuarine waters such as coastal creeks and the Intracoastal Waterway. Appropriate uses include single-family residences, community recreation and open space uses, and water-based recreation uses (public and private). Unencumbered access to public trust coastal waters and maximum development setback from the shoreline is highly encouraged. Clustering of new communities is encouraged. To support adjacent coastal surface water quality, low impact development (LID) is encouraged. In general, lots should maximize pervious surfaces. Tree preservation and mitigation is required for stormwater purposes and as a means of preserving the coastal habitat. Development density within this category is three dwelling units an acre or less. Water and sewer service are typically available in these areas.

COMMERCIAL WATERFRONT CHARACTERISTIC USES	
Desired Uses	Single-family dwellings – detached Recreation, parks, and open space
Inappropriate Uses	Single-family dwelling – attached Multi-family residential uses Commercial, office, and institutional development Industrial development
Transportation Infrastructure	Automobile: collector (local, minor) and local roads Pedestrian: 5 foot sidewalks Cyclist: bicycle lanes and multi-use paths

Future Land Use Plan Compatibility Evaluation

The proposed conditional zoning district is consistent with the Commercial Waterfront and Coastal Residential classification because the proposed development supports Pender County's interest in developing strategically placed sites for tourism and water-based recreation in areas that will not create conflicts with existing neighborhoods. While approximately 2 acres of the

proposal are included in the Coastal Residential Future Land Use category, the remaining acreage is part of the Commercial Waterfront category. The proposed commercial uses are for a restaurant, boat sales and service, and a retail space. Even so, the proposed development is also consistent with the Coastal Residential Future Land Use category because it provides an opportunity for community and water-based recreation.

The applicant has also agreed to develop the pedestrian infrastructure along the adjacent portion of Lewis Road, including a crosswalk in front of the proposed restaurant. Placement of the sidewalk is yet to be determined and will be decided during the Major Site Development Plan process in consultation with the NCDOT. This pedestrian facility will be a major benefit to the surrounding community, and it is the first part of the long-range vision to have a sidewalk along the entire length of Lewis Road. This sidewalk is part of the recommended pedestrian network described in the recently adopted Pender County Bicycle and Pedestrian Plan. This facility will allow community members to access the water in a safer, more convenient way.

The proposal was also found to be consistent with two goals, one objective, and five policies within the Pender 2.0 Comprehensive Land Use Plan:

Policy 4.2.I: Connectivity: The County shall continue to enforce connectivity requirements that require new developments and individual sites to provide vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining developments.

Goal 4.3: Provide safe opportunities for walking and cycling, while supporting the need for paratransit service and other alternatives to provide transportation choices for residents and visitors.

Objective 4.3: Encourage alternative means of transportation to reduce traffic, enhance economic development, offer services to those without use of a vehicle, and provide recreational opportunities for residents and visitors.

Goal 4.4: Maximize public access to the public trust waters of the coastal region for residents and visitors.

Policy 4.4.H: Water-Based Tourism and Development: The County supports development that promotes Pender County as a tourist and recreational destination. The County intends for such development to protect and preserve the natural environment and support public water access through private funds and grant monies.

Policy 5.1.D: Focused Growth and Development: The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.

Policy 5.1.K: Commercial Development: The County supports a wide range of commercial development, particularly those businesses that provide needed services to residents and visitors, provided that the impacts on traffic are minimized.

Policy 5.1.M: Commercial Waterfront: The County supports carefully developed commercial waterfront locations for use by the public, as a means to increase access to public trust areas, and to support the tourism industry.

Unified Development Ordinance Compliance: Section 3.3.5 of the UDO provides for standards that shall be followed by the Planning Board and Board of County Commissioners before a favorable recommendation of approval for a rezoning can be made. These standards include evaluating proposals against whether adequate public facilities/services (i.e. water, wastewater, roads, schools, etc.) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change. Article 3.3.9 of the UDO discusses additional evaluative criteria that the Planning Board and Board of Commissioners shall consider for conditional rezonings, which are shown below:

3.3.9(B)(3) Approval Criteria for Conditional Rezoning

When evaluating an application for the establishment of a conditional zoning district, the reviewing bodies shall consider the following:

- A. The Approval Criteria for a Rezoning (Section 3.3.5).
- B. That the application meets the intent of a conditional rezoning, per this subsection.
- C. That the contents of the application are complete, sufficient, and recorded appropriately either as conditions of approval or on the associated site plan or preliminary plat, and that the appropriate procedures have been followed.
- D. The potential impacts and/or benefits on the surrounding area and adjoining properties.
- E. The report of results from the public input meeting.
- F. That sufficient guarantee is in place or can be made that any off-site impacts generated by the proposed project shall be mitigated appropriately at the time the need for the mitigating action is generated.

RECOMMENDATION

Planning staff is submitting the proposed Conditional Zoning Map Amendment for Planning Board consideration. In addition to the consistency with the future land use map, the proposal was also found to be supported by two goals, one objective, and five policies within the Pender 2.0 Comprehensive Land Use Plan. The Comprehensive Plan policies and goals noted above highlight the desirability of the proposed commercial and recreational waterfront uses. If the Conditional Zoning Map Amendment is approved, the applicant will be required to submit a master development plan, major site development plan, and all necessary local, state, and federal permits prior to receiving administrative approval to begin construction.

PROPOSED CONDITIONS OF APPROVAL

Per Section 3.3.9.B.4 of the Pender County Unified Development Ordinance, the Pender County Planning Board and the Board of County Commissioners can add reasonable and appropriate conditions based on mutually established goals with the Applicant and adjacent property owners. Conditions may address parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, stormwater drainage, the provision of open space, and other matters that the participants in the public input meeting, staff, Planning Board, and County Commission find appropriate or the petitioner may propose.

The existing approved conditions for GB-CD1 (the current dry stack operation at PIN: 4224-01-6909-0000) are as follows:

1. There shall be no more than 1 boat trailer parked on the site. *[proposed to be removed and replaced with a new proposed condition below]*
2. All parking associated with the proposed use shall be contained on site. *[proposed to be retained in new conditions]*
3. The applicant shall take proactive steps to ensure that there is no stacking on Lewis Road (SR 1564). *[proposed to be removed]*
4. A minimum of Forty-two (42) on-site parking spaces shall be required based on comments received at the May 2, 2017 Board of Commissioners hearing. *[proposed to be removed]*

The following conditions have been proposed by staff and agreed upon by the applicant:

1. The 30' wide parcel/access shall be combined with parcel number (PIN:) 4224-02-0810-0000.
2. No structures other than access gates shall be permitted within the 30' wide parcel/access or within 10 feet of the parcel/access.
3. A 5' sidewalk shall be built and paid for by the applicant along the length of the property adjacent to Lewis Road. The location and maintenance obligations of the sidewalk shall be determined by the Pender County Planning Department, applicant, and the NC Department of Transportation when the proposed changes in this application are submitted as a Site Development Plan.
4. If the sidewalk addressed in the previous condition is located within the NCDOT right-of-way, then additional landscaping shall be required within the project buffer along Lewis Road to be determined by the Administrator.
5. A crosswalk is required from the sidewalk along Lewis Road to the waterfront building. The crosswalk shall be posted with signs cautioning the use of heavy equipment.
6. Boat trailer parking shall be limited to the area noted on the approved concept plan ("Proposed Boat Trailer Storage Area").
7. All parking associated with the proposed use shall be contained on site.

PLANNING BOARD ACTION NEEDED:

TO APPROVE: Motion to approve the Conditional Zoning Map Amendment and to make a finding that the approval is consistent with the following policies and goals in the Pender 2.0 Comprehensive Land Use Plan:

- **4.2.I: Connectivity**
- **4.3: Alternate Modes of Transportation**
- **4.4: Access to Public Trust Waters**
- **4.4.H: Water-Based Tourism and Development**
- **5.1.D: Focused Growth and Development**
- **5.1.K: Commercial Development**
- **5.1.M: Commercial Waterfront**

The proposed rezoning is consistent with the Commercial Waterfront and Coastal Residential Future Land Use classifications in the Pender 2.0 Comprehensive Land Use Plan.

TO DENY: Motion to deny the Zoning Map Amendment and to make a finding of denial because although the proposal is consistent with the Pender 2.0 Comprehensive Land Use Plan, said denial is reasonable and in the public interest and does not further the goals of the Pender 2.0 Comprehensive Land Use Plan because [INSERT REASONING] ...

PLANNING BOARD ACTION FOR CONDITIONAL REZONING

MOTION	SECONDED

APPROVED	DENIED	UNANIMOUS

Jordan	Buchanan	Beaudoin	Gruntfest	Mosca	Pitts	Teachey

Pender County Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Conditional Zoning Map Amendment Submission (Conditional Rezoning)

Applications will be considered for review by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. ☒ **Pre-submittal Meeting**
Date of Meeting August 11, 2023
2. ☒ **Signed Application**
3. ☒ **Payment**
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter
4. ☒ **Generalized Site Development Plan**
All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application.
5. ☒ **Narrative**
A description and/or statement of the present and proposed land use classification and stating why the request is being made and any information that is pertinent to the case.
6. ☒ **Public Input Meeting Report**
A meeting summary shall be submitted in accordance with the Unified Development Ordinance. This item is not required at the time of application submittal but must be received by the Administrator prior to any public hearings are noticed.
Will be held at a later date.
7. ☒ **Digital Submission**
For all documents submitted in paper copy, a digital copy shall be sent via email or digital drive.
8. ☒ **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
9. ☒ **Adjacent Property Envelopes**
The applicant shall provide two sets of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage. No return address shall be placed on the envelopes at the time of submission.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Handwritten signature of Jason Ruggs.

Date

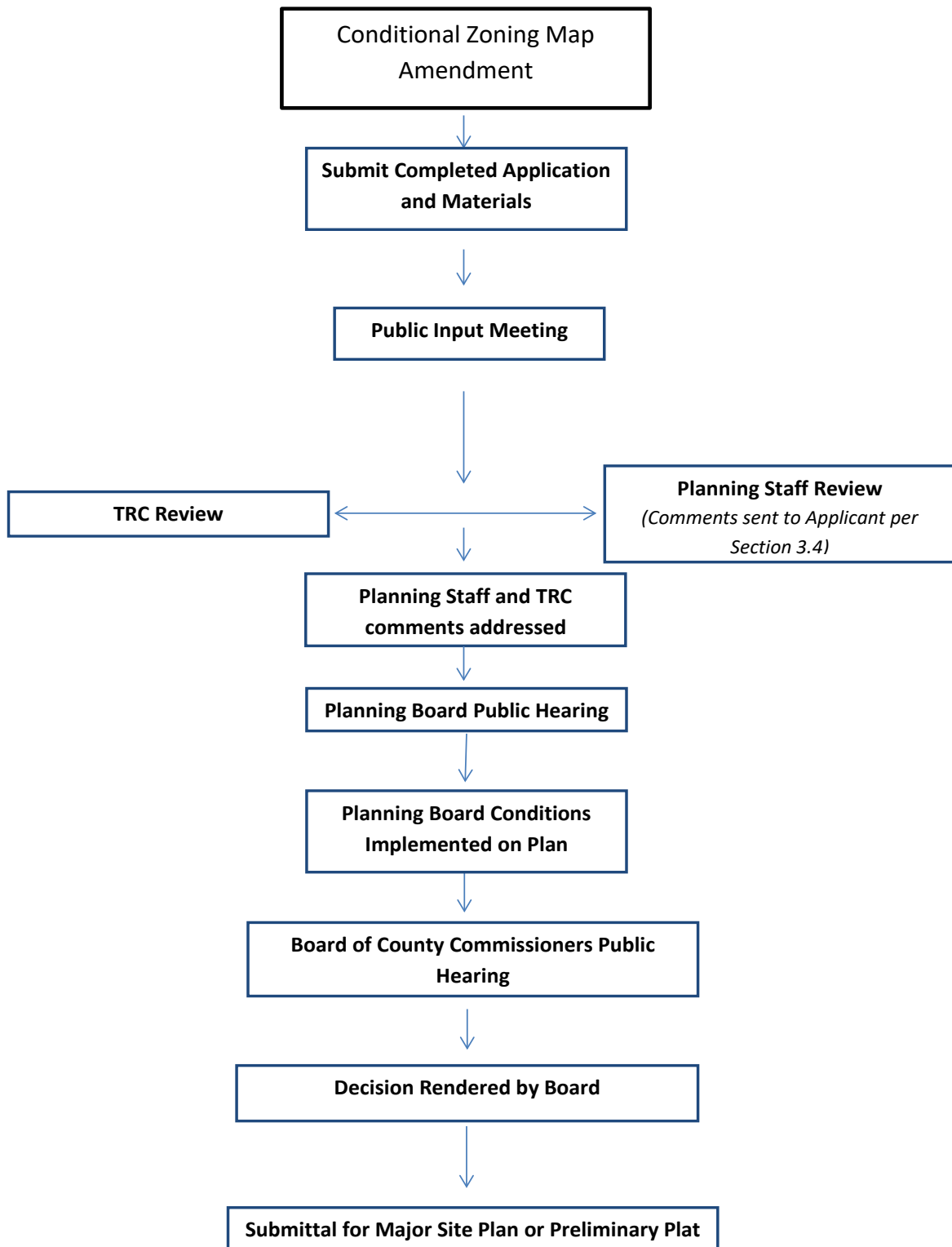
9/1/23

Printed Name

Jason Ruggs
Lewis Landing LLC

Staff Initials: _____

Date: _____



Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

CONDITIONAL REZONING

Intent

- A. Conditional zoning districts hereby included are to allow for the consideration of certain uses that are permitted uses in the underlying zoning district but due to their nature may not be appropriate for a particular location.
- B. A conditional zoning district is intended for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses on small and large scale projects.
- C. Although, it is not intended to be used for speculative purposes, a conditional zoning district applicant may include as part of the application, a list of uses which will not be developed on the property.
- D. All uses listed as part of any application must be in the same format and description as listed in the Table of Permitted Uses.
- E. The following zoning district categories are approved to be assigned conditional zoning districts: PD, RP, RM, GB, OI, IT, IG (Reference Article 4 for Zoning District Descriptions).

Application

Except as provided herein, all applications to establish a conditional zoning district must follow the regulations prescribed in this section in addition to the standard rezoning process as described in Section 3.3, Rezoning of this Ordinance.

Public Input Meeting

Prior to scheduling a public hearing on the rezoning application, **the applicant must conduct one public input meeting and file a report of the results with the Administrator.**

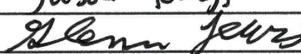
- 1. The report for the public hearing will include a summary of the public input meeting.
- 2. The applicant shall mail a notice for the public input meeting to adjoining property owners not less than ten (10) days prior to the scheduled meeting.
- 3. The notice shall include the time, date and location of the meeting as well as a description of the proposal.
- 4. The applicant's report of the meeting shall include:
 - a. A copy of the letter announcing the meeting.
 - b. A list of adjoining property owners contacted.
 - c. An attendance roster.
 - d. A summary of the issues discussed.
 - e. The results of the meeting including changes to the project's proposal, if any.

Review

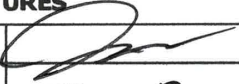
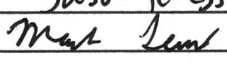
When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:

- 1. The application's consistency to the general policies and objectives of the adopted Land Use Plan.
- 2. The potential impacts and/or benefits on the surrounding area, adjoining properties.
- 3. The report of results from the public input meeting.

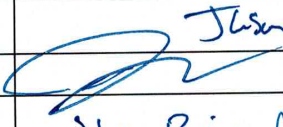
APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Lewis Landing, LLC	Owner's Name:	*See attached
Applicant's Address:	1701 J.E.L. Wade Drive	Owner's Address:	
City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	
Phone Number:	910-791-6707 (rep)	Phone Number:	
Email Address:	bschuler@paramounte-eng.com (rep)	Email Address:	
Legal relationship of applicant to landowner: Contract purchaser			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4224-01-6909-0000; 4224-02-7017-0000; 4224-02-7174-0000; 4224-02-0810-0000	Total property acreage:	+/- 6.8 Acres
Current Zoning District:	GB-CD1 & RP	Proposed Zoning District:	Conditional GB
Project Address or Location:	579 Lewis Road		
Proposed Uses to be Considered (Include NAICS Code):			
Dry Stack Boat Storage; Restaurant; Office; Retail; Boat Sales; Boat Service			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
All not listed above and/or on the site plan.			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	9/1/23
Applicant's Name Printed	Jason Ruess - Lewis Landing LLC	Date:	7/1/23
Owner's Signature		Date:	9/1/23
Owner's Name Printed	Glenn Lewis	Date:	9/1/23
<u>NOTICE TO APPLICANT</u>			
1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda			

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Lewis Landing, LLC	Owner's Name:	*See attached
Applicant's Address:	1701 J.E.L. Wade Drive	Owner's Address:	
City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	
Phone Number:	910-791-6707 (rep)	Phone Number:	
Email Address:	bschuler@paramounte-eng.com (rep)	Email Address:	
Legal relationship of applicant to landowner: Contract purchaser			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4224-01-6909-0000; 4224-02-7017-0000; 4224-02-7174-0000; 4224-02-0810-0000	Total property acreage:	+/- 6.8 Acres
Current Zoning District:	GB-CD1 & RP	Proposed Zoning District:	Conditional GB
Project Address or Location:	579 Lewis Road		
Proposed Uses to be Considered (Include NAICS Code):			
Dry Stack Boat Storage; Restaurant; Office; Retail; Boat Sales; Boat Service			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
All not listed above and/or on the site plan.			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	9/1/23
Applicant's Name Printed	Jason Press - Lewis Landing	Date:	9/1/23
Owner's Signature		Date:	9/1/23
Owner's Name Printed	MARK Lewis	Date:	9/1/23
<u>NOTICE TO APPLICANT</u>			
1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda			

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Lewis Landing, LLC	Owner's Name:	*See attached
Applicant's Address:	1701 J.E.L. Wade Drive	Owner's Address:	
City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	
Phone Number:	910-791-6707 (rep)	Phone Number:	
Email Address:	bschuler@paramounte-eng.com (rep)	Email Address:	
Legal relationship of applicant to landowner: Contract purchaser			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4224-01-6909-0000; 4224-02-7017-0000; 4224-02-7174-0000; 4224-02-0810-0000	Total property acreage:	+/- 6.8 Acres
Current Zoning District:	GB-CD1 & RP	Proposed Zoning District:	Conditional GB
Project Address or Location:	579 Lewis Road		
Proposed Uses to be Considered (Include NAICS Code):			
Dry Stack Boat Storage; Restaurant; Office; Retail; Boat Sales; Boat Service			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
All not listed above and/or on the site plan.			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	
Applicant's Name Printed	John Russ	Date:	9/1/23
Owner's Signature		Date:	9/1/23
Owner's Name Printed	Slope Point Marina Owner's Association	Date:	9/1/23
<u>NOTICE TO APPLICANT</u>			
1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda			

Conditional (Zoning Map) Amendment Checklist

☐	Signed application form
☐	Application fee
☐	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.
☐	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.
☐	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.
☐	12 (11"x17") map copies to be distributed to the Planning Board
☐	20 (11"x17") map copies to be distributed to the Board of Commissioners
☐	Digital (.pdf) submission of all application materials
☐	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
☐	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.
☐	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application
☐	A generalized site development plan shall include the following items: ☐ A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. ☐ A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. ☐ All existing easements, reservations and rights of way. ☐ Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. ☐ For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. ☐ If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. ☐ All proposed setbacks, buffers, screening and landscaping. ☐ Phasing. ☐ Signage. ☐ Outdoor lighting. ☐ Current zoning district designation and current land use status. ☐ Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert.

Office Use Only					
ZMA-CD Fees: (<i>\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter</i>)				Total Fee Calculation: \$	
Attachments Included with Application: (Please include # of copies)					
CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports ☐ Y ☐ N
Payment Method:	Cash : ☐ \$ _____		Credit Card: ☐ Master Card ☐ Visa		Check: ☐ Check # _____
Application received by:					Date:
Application completeness approved by:					Date:
Dates scheduled for public hearing:			☐ Planning Board:		☐ Board of Commissioners:

Conditional Rezoning Standards Checklist

When submitting a conditional rezoning application, the site plan and supporting materials must provide proposed standards for a variety of standards which are guided by the zoning district. This may be by requesting custom standards or by requesting the existing standards of an existing general use zoning district. Please provide proposed standards for:

☐	Maximum density
☐	Setbacks (Front, side, rear, corner)
☐	Minimum lot width/Minimum chord length at the right-of-way for cul de sacs
☐	Structure separation
☐	Minimum lot size
☐	Maximum building height
☐	Permitted uses (Including NAICS code)
☐	Buffer standards (Depth, number and type of vegetation per 100 linear feet)
☐	Sign standards to the extent that the UDO's requirements are zoning district-specific

Where desired, the applicant must explicitly request varying standards for different uses within the conditional zoning district.

Conditional rezoning applications may not be used to vary from the general standards of the ordinance, including but not limited to:

- Traffic Impact Analysis thresholds
- Stormwater regulations
- Open space/recreational unit requirements
- Street design standards
- Off-street parking standards
- HOA requirements
- Water and wastewater requirements

The Pender County Planning Board and Board of County Commissioners may approve or deny the request entirely, or approve with modifications. Additionally, In approving a petition for the reclassification of property to a conditional zoning district, the Planning Board may recommend, and the Board of Commissioners request that the applicant add reasonable and appropriate conditions to the approval of the petition.



**Lewis Tract Dry Stack
579 Lewis Road
Conditional Rezoning Narrative & Supplemental Information**

Ownership

Parcel 4224-01-6909-0000

Owner: Sloop Point Marina Owners Association Inc.
1701 N. JEL Wade Drive
Wilmington, NC 28401

Parcel 4224-02-7017-0000

Owner: Lewis, Glenn Matthew
585 Lewis Road
Hampstead, NC 28443

Parcel 4224-02-7174-0000

Owner: Lewis, Mark M
405 Lewis Road
Hampstead, NC 28443

Parcel 4224-02-0810-0000

Owner: Lewis, Mark
668 Lewis Road
Hampstead, NC 28443

Applicant Information

Jason Ruegg
Lewis Landing, LLC
1701 JEL Wade Drive
Wilmington, NC 28401

Agent Information

Paramounte Engineering, Inc.
122 Cinema Drive
Wilmington, NC 28403
bschuler@paramounte-eng.com
910-791-6707

Proposal

Lewis Landing, LLC, is requesting to expand an existing dry stack boat storage operation located at 579 Lewis Road. The site is directly adjacent to the Intracoastal Waterway and state boat ramp. The existing facility (Sloop Point Marina) was rezoned to a conditional GB district in 2017 and allows for 224 dry stack spaces. The proposed rezoning would expand this district to the abutting property to allow for 356 additional dry stack spaces (580 total spaces). In addition, the rezoning would allow for the existing ships store/bait shop to be converted into a restaurant. The proposed uses that would be permitted in the district – drystack storage, restaurant, office, retail, boat sales, and boat service – are compatible with the existing uses of the site and consistent with the County's Comprehensive Plan.

Existing Conditions

The subject site is currently being used for boat storage and associated activities (ship store/bait shop, dry stacks, docks, boat lift). The existing business provides a place for folks to store their boat and access the Intracoastal Waterway. The proposal will allow for additional dry stacks to be installed where outdoor boat storage is currently taking place.

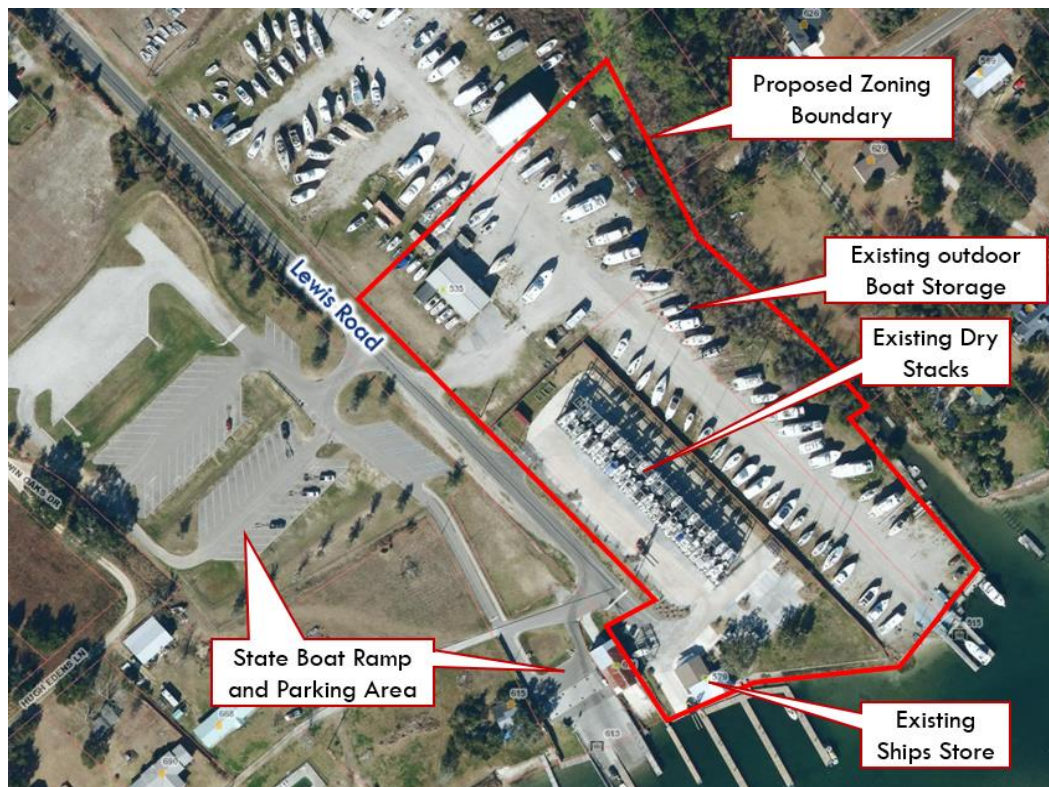




Image of the subject site from the Intracoastal Waterway.

Operational Characteristics

The dry stack business operates from 8am to 5pm, seven days a week. Customers reserve a launch time for their boat via a smartphone app. With the app, the business spreads out the launch times so that there are no peak arrival times. In addition, it takes about 4 minutes for a boat to be moved from the dry stacks to the dock, which limits how many boats can be prepared for launched within a given time.

The existing dry stack operation sees peak reservations on the weekends in the months of July and August. The average Saturday in July/August has about 60 reservations per day.

Due to the operational characteristics that provide for the launch times to be spread out, the proposal is not expected to generate the number of trips that would warrant a traffic impact analysis.

Pender 2.0: Comprehensive Land Use Plan

The Comprehensive Plan classifies that subject site as Commercial Waterfront and Coastal Residential.



The Commercial Waterfront classification promotes development that supports and enhances coastal activities, water-based recreation, and the tourism industry. Desired uses within these areas include water-based restaurants and retail establishments and water-based recreational uses. Inappropriate uses include residential and industrial development.

The proposed rezoning is exactly what is promoted in the Commercial Waterfront classification as it promotes the enjoyment of the Intracoastal Waterway and coastal activities.

While the western portion of the subject site is classified as Coastal Residential, it is important to note that the property has been used for commercial purposes for decades, specifically with outdoor boat storage. The proposed rezoning would expand this boat storage operation allowing more residents and visitors to access and enjoy the Intracoastal Waterway as promoted in Commercial Waterfront areas.

PARAMOUNT

ENGINEERING, INC.

August 30, 2023
23120.PE

PIN: 4224-02-7017-0000, 4224-02-7174-0000,
4224-02-0810-0000, & 4224-01-6909-0000
Glenn Lewis, Mark Lewis, &
Sloop Point Marina Owners Association Inc., Tracts

Being a tract of land located in Topsail Township, Pender County, State of North Carolina; being a part of the tracts as shown in Deed Book 943 at Page 134, Deed Book 2021 at Page 107, Deed Book 4650 at Page 2777, Deed Book 4778 at Page 2198, and Deed Book 4764 at Page 389, and a portion of Tracts 3 and 5 as shown in Map Book 15 at Page 80 and the tract shown in Map Book 61 at Page 35 of the Pender County Register of Deeds; said Tract being more particularly described as follows:

Beginning for reference at an iron pipe found at the southeastern corner of Tract 4 as shown in Deed Book 2185 at Page 180 of the Pender County Register of Deeds. Said iron pipe having NC State Plane coordinates of N: 242,947.49, E: 2,420,201.77. Thence S 47°14'02" E – 359.49 feet to a concrete monument found. Thence with the southern line of Mark Lewis, S 27°06'27" E – 103.41 feet to a point. Said point is the principal place of beginning for this survey.

Thence with the southern line of Ronald Baxley as shown in Deed Book 4731 at Page 872, S 27°06'27" E – 171.18 feet to an iron pipe found;

Thence with the southern line of Moores Landing Road and Sterling Melton as shown in Deed Book 4733 at Page 406 & 413 the following courses;

S 27°09'39" E - 29.97 feet to a concrete monument found;
S 27°06'51" E - 53.27 feet to a point;
S 45°43'17" E - 212.60 feet to a point;
S 40°58'17" E - 90.18 feet to a point;
S 51°01'59" W - 23.00 feet to a point;
S 38°56'36" E - 249.40 feet to a point at the intracoastal waterway;

Thence with the intracoastal waterway the following courses;

S 37°34'11" W - 157.42 feet to an iron pipe found;
S 83°12'17" W - 205.37 feet to an iron pipe found;
S 44°40'11" E - 9.40 feet to a point;
S 67°21'59" W - 64.44 feet to a point;
S 70°21'35" W - 35.84 feet to a point;

1 2 2 C I N E M A D R I V E , W I L M I N G T O N , N C 2 8 4 0 3
P H : (9 1 0) 7 9 1 - 6 7 0 7 F A X : (9 1 0) 7 9 1 - 6 7 6 0

Thence with the line of Sloop Point Marina Owners Association Inc., as shown in Deed Book 4764 at Page 389 and Map Book 61 at Page 35 the following courses;
N 33°05'19" W - 140.55 feet to an iron rod found;
N 61°59'44" E - 69.57 feet to an iron pipe found;
N 43°42'10" W - 20.79 feet to an iron pipe found;
N 43°42'08" W - 285.00 feet to an iron pipe found on the northern right of way line of Lewis Road (NCSR 1564, 60-foot right of way);

Thence with the northern right of way of Lewis Road, N 43°44'46" W - 239.53 feet to a point;

Thence leaving Lewis Road and with a line through Deed Book 943 at Page 134, N 46°13'37" E - 432.86 feet to a point. Said point is the principal place of beginning for this survey.

Having an area of 296,008 square feet or 6.80 acres, more or less.

ATTACHMENT 1

EXISTING CONDITIONAL ZONING DISTRICT SUMMARY FROM THE UDO REZONE 497-2017

Case 497-2017

Rezoning Proposal: Hampstead Investment Holdings, LLC., applicant and owner, is requesting approval of a conditional zoning map amendment for two (2) tracts totaling approximately ±2.22 acres from RP, Residential Performance zoning district to GB-CD 1, General Business conditional zoning district 1. The request is to allow the storage of boats and watercraft outdoors on dry stack structures, an existing fishing supply store (NAICS 451110), an existing food and beverage store (NAICS 445), and associated parking and landscaping.

Property Record Numbers, Acreage, and Location: The subject properties are located at the terminus of Lewis Road (SR 1564) approximately 3,000 feet east of the intersection of Sloop Point Loop Road (SR 1563) and Lewis Road (SR 1564) in the Topsail Township and may be further identified by Pender County PINs: 4224-02-5093-0000 and 4224-01-5894-0000.

Project Description: The ±2.22 acres are currently occupied by a commercial use, as described in the History Section of this report. In addition to the existing retail store, the applicant proposes a dry stack storage facility. The proposal also includes a parking area, stormwater facilities, and temporary boat staging for the boats stored in the dry stack to be transferred into the water. The applicant proposes 224 dry stack storage spots. There are no permanent wet slips proposed. The applicant also proposes to use low impact design (LID) features such as underground stormwater containment or permeable pavement. An adjacent dock and boat ramp service the Pecan Grove Homeowner' Association, with the State of North Carolina's public boat ramp further to the south.

Proposed Uses: The proposed uses within the GB-CD1, General Business conditional zoning district 1 are to include the storage of boats and watercraft outdoors or on dry stack structures, an existing fishing supply store (NAICS 451110), and an existing food and beverage store (NAICS 445). NAICS Sector 451110 industry comprises of establishments primarily engaged in retailing new sporting goods, such as bicycles and bicycle parts; camping equipment; exercise and fitness equipment; athletic uniforms; specialty sports footwear; and sporting goods, equipment, and accessories. This includes fishing supply stores, such as the one currently operating on-site. NAICS Sector 445 usually retails food and beverage merchandise from fixed point-of-sale locations. The GB, General Business zoning district is designed to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses.

All other uses or expansions will be prohibited unless an alteration is made to the approval. Any changes to the requested petition shall be processed in accordance with amendments to the zoning map and in accordance with Section 3.4 of the Pender County Unified Development Ordinance.

Proposed Height and Setbacks According to Section 5.3.13.F. of the Pender County Unified Development Ordinance, dry stack storage found in the definition of a marina (commercial) must follow;

1) Setbacks

- a) Up to 35' in height: 100' front and 50' sides and rear.

b) Between 36' to 50' in height: Add two (2) additional feet of setback for every one foot in height above 35'.

The applicant intends on applying b) above for additional height on the dry stack storage beyond 35 feet in height. The structures are proposed at 43 feet in height. Which is 8 feet above the required setback for dry stack storage.

Additionally, as this is an LID project per Section 7.14.B details: LID Projects in the RA, RP, GB, OI, and IT zoning districts shall be allowed a 50% reduction in the Minimum Lot Width, Minimum Chord Length at ROW Line for "cul de sac's", Minimum Front, Side, and Rear Yards, and Minimum Required Structure Separation. Meaning that in order to further reduce the setback, the applicant may employ LID measures. Section 7.14.A states that in order for a project to utilize the variations to dimensional standards as prescribed in Section 7.14.B, the applicant shall submit a certification from a licensed professional stating that the project conforms to all of the Low Impact Development (LID) criteria found in the Ordinance.

Setback Location	Setback Required (in feet)	Height Allowable (in feet)
Front Yard	100	35
Side and Rear Yards	50	
Setback Location	Setback Provided (in feet)	Height As Proposed (in feet)
Front Yard	66	43
Side and Rear Yards	41	

For every two (2) feet in setback the applicant earns one (1) additional foot in height. The Applicant has provided 16 additional setback feet which would allow for 8 feet in height allowance over the required 35 feet.

Public Input Meeting: On March 13, 2017, the Applicant held a Community Meeting at the Pender County Hampstead Annex at 6:00 pm in accordance with Section 3.4.3 of the Pender County Unified Development Ordinance. Letters inviting adjacent property owners were mailed to the community on March 1, 2017 (Attachment 1). Two (2) representatives from the public attended this meeting to gather further information on the project.

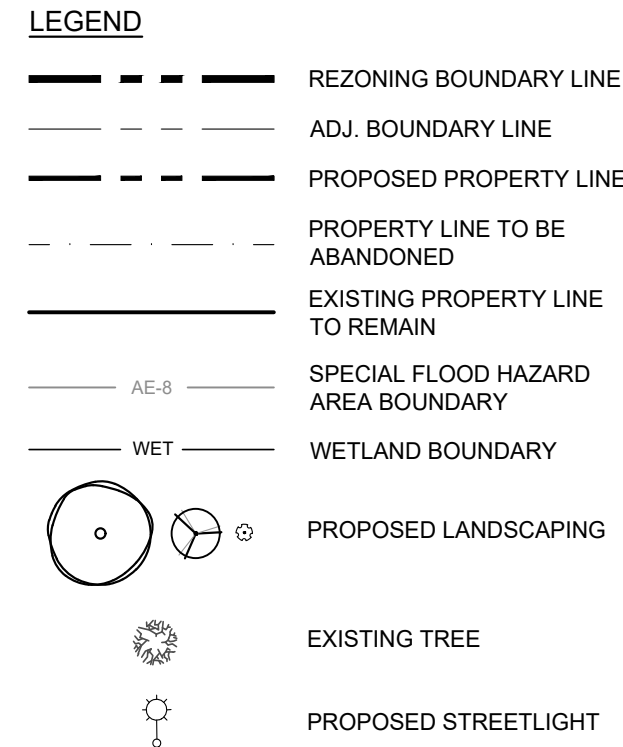
Approval: On June 19, 2017, the Pender County Board of Commissioners approved a zoning map amendment for a conditional rezoning from RP, Residential Performance zoning district, to GB-CD1, General Business conditional zoning district as described herein.

Conditions of Approval:

1. There shall be no more than 1 boat trailer parked on the site.
2. All parking associated with the proposed use shall be contained on-site.
3. The applicant shall take proactive steps to ensure that there is no stacking on Lewis Road (SR 1564).
4. A minimum of Forty-two (42) on-site parking spaces shall be required based on comments received at the May 2, 2017 Board of Commissioners hearing.

ATTACHMENT 2

SITE PLAN



DIMENSIONAL STANDARDS

NON DRY STACK STRUCTURES

FRONT SETBACK:	25'
SIDE SETBACK:	10'
REAR SETBACK:	10'
MAX HEIGHT:	40'

PROPOSED DRY STACK STRUCTURES

FRONT SETBACK:	114'
SIDE SETBACK:	64'
REAR SETBACK:	64'
MAX HEIGHT:	42'

*SETBACKS INCLUDE 14 ADDITIONAL FEET TO ACCOUNT FOR INCREASED BUILDING HEIGHT

*PER SECTION 5.3.12.F.1.B OF THE UDO, DRY STACK STRUCTURES BETWEEN 30' TO 50' IN HEIGHT SHALL BE REQUIRED AN ADDITIONAL TWO (2) FEET PER ONE (1) FOOT OVER 35'.

EXISTING DRY STACK STRUCTURES (CZMA 497-2017)

FRONT SETBACK:	66'
SIDE SETBACK:	41'
REAR SETBACK:	41'
MAX HEIGHT:	43'

SETBACKS / BUFFERS

SETBACKS AND BUFFERS SHALL BE APPLIED TO THE PERIMETER OF THE CONDITIONAL ZONING BOUNDARY. NO SETBACKS OR BUFFERS ARE REQUIRED ALONG INTERNAL PARCEL BOUNDARIES EXCEPT FOR A 10' SETBACK TO BE APPLIED ALONG THE BOUNDARY OF THE PROPOSED 30' EXTENSION OF PARCEL 4224-02-0810-0000.

PARKING

REQUIRED PARKING

RESTAURANT: 23 SPACES (1 SPACE PER 100 SF @ 2,275 SF)
OFFICE: 10 SPACES (1 SPACE PER 300 SF @ 3,100 SF)
RETAIL: 10 SPACES (1 SPACE PER 225 SF @ 2,275 SF)
DRY STACK STORAGE: N/A

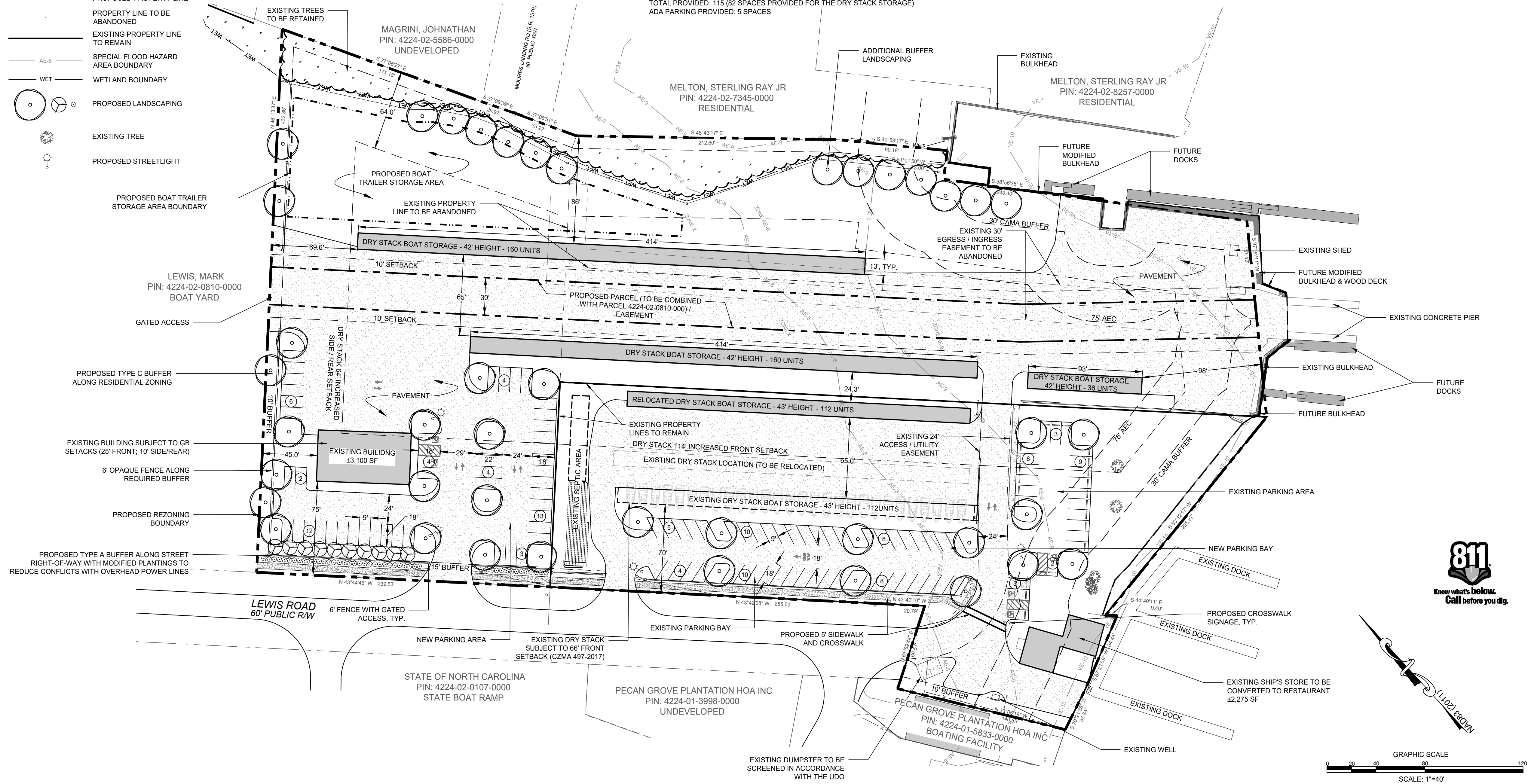
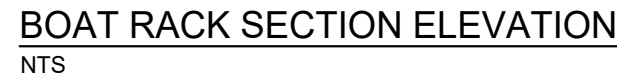
TOTAL REQUIRED: 33 SPACES
TOTAL PROVIDED: 115 (82 SPACES PROVIDED FOR THE DRY STACK STORAGE)
ADA PARKING PROVIDED: 5 SPACES

FLOODPLAIN INFORMATION
PORTION OF THIS SITE ARE LOCATED IN SPECIAL FLOOD HAZARD AREAS AE AND VE AS SHOWN ON FEMA MAP 3720422400J BEARING AN EFFECTIVE DATE DATE OF FEBRUARY 16, 2007.

STREETLIGHT NOTE
STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY, AND BASED ON PENDER UO SPECIFICATIONS. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY DUKE ENERGY.

UTILITIES
WATER AND SEWER SERVICES WILL BE PROVIDED BY PRIVATE WELL AND SEPTIC.

PHASING
THE FIRST PHASE WILL CONSISTS OF APPROXIMATELY 75 DRY STACK SPACES AND THE PARKING IMPROVEMENTS. IT IS EXPECTED THAT THE ENTIRE DEVELOPMENT WILL TAKE MULTIPLE YEARS TO COMPLETE.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT STATUS CONCEPTUAL LAYOUT: PRELIMINARY DESIGN: FINAL DESIGN: RELEASED FOR CONSTRUCTION	C-2.0 PEI JOB#: 23120.0E SITE PLAN LEWIS TRACT DRY STACK 535 LEWIS ROAD PENDER COUNTY, NC 28443
SEAL	DRAWING INFORMATION DATE: 10/05/23 DESIGNED: BWS CHECKED: TSC 10/05/23 BWS TSC

ATTACHMENT 3

COMMUNITY INPUT MEETING SUMMARY



Community Meeting Report for Lewis Tract Dry Stack

Conditional Rezoning by Lewis Landing, LLC

A community meeting was held by the applicant to discuss the Lewis Tract Dry Stack proposal with interested neighbors. Notice of the meeting was mailed to owners of all properties located within 500 feet of the perimeter of the parcel boundaries as listed on the Pender County tax records. The meeting was held on October 9, 2023 from 3:30-5:00pm at the Pender County Hampstead Annex, 15060 US Highway 17, Hampstead, NC 28443.

In addition to the below summary of the meeting, the following items are attached:

1. A list of the adjacent property owners to whom written notice was mailed;
2. A copy of the written notice; and
3. A list of the parties who attended the meeting.

The following issues were discussed at the meeting:

- **Buffering/Landscaping**
 - *The UDO requires buffers to be provided between the abutting properties and proposed development.*
 - *Existing vegetation within the wetlands along the northern boundary will be retained, and additional vegetation will be planted along this boundary to provide enhanced screening for the adjacent residences.*
 - *The large live oak trees along the Intracoastal Waterway will be retained.*
 - *Existing canopy trees along Lewis Road will be removed as needed to provide area for a new sidewalk. Removal of the trees will also reduce conflicts with the existing overhead powerlines along Lewis Road.*
- **Parking**
 - *Additional parking will be provided with the proposed dry stack expansion. Specifically, a total of 115 spaces are included with this proposal, which is an addition of 73 new spaces.*
- **Hurricane Preparation**
 - *The dry stacks will be built in accordance with the NC State Building Code and will have a minimum wind rating of 130mph.*
 - *Hurricane preparation practices typical for dry stack operations will be followed. All loose equipment will be secured. Boat owners are also welcome to remove their boat during a storm event. Boats will be moved from the upper levels for larger storms.*
 - *The existing dry stacks have not had to remove any boats from the stack for a storm event.*

- **Proposed Docks**
 - CAMA permits have been obtained in order to install additional docks on the subject property. The docks consist of 14 boat slips and will be installed as needed for the proposed dry stack expansion.
- **Pedestrian Safety**
 - A 5' sidewalk is proposed along Lewis Road. A crosswalk is proposed from the sidewalk to the existing store building.
 - With the expansion, the dry stack operation plans to also utilize the existing concrete pier that is not located adjacent existing or future parking.
- **Structure Height/Setbacks**
 - Dry stack structures are subject to increased setbacks (100' front, 50' side/rear). In addition, dry stack structures that exceed 35' feet in height must be setback an additional 2 feet for every foot over 35' in height.
 - The proposed dry stacks exceed the required setbacks.
- **Septic System**
 - The subject property is currently served by an existing septic system. Prior to converting the existing store to a restaurant, all applicable permits from Environmental Health will need to be obtained.
- **Sloop Point Marina Owners Association Member Concerns**
 - Existing Sloop Point Marina Owners Association members had questions regarding how the future expansion will affect the association and requested a meeting with current ownership.
- **Basin Improvements**
 - The neighboring property owner north of the existing basin had concerns with the proposed boat lift improvements to the basin shown on the concept plan. These improvements were associated with the Lewis Family retaining land to access the Intracoastal Waterway for their existing boat yard not included in the rezoning. The proposed boat lift and associated basin improvements have been removed. The access for the Lewis Family is now proposed more centrally in the site to the existing concrete pier currently in use.

Changes to the Concept Plan

After the meeting, the following changes were made to the concept plan:

1. Additional vegetation is proposed along the northern property line to provide enhanced screening for the adjacent residential homes.
2. A proposed sidewalk was added along Lewis Road. In addition, a proposed crosswalk was added connecting the sidewalk to the existing ships store.
3. Additional parking spaces were added to the plan.
4. The proposed northern parcel and associated basin improvements for the Lewis Family have been removed. Access to the water for the Lewis Family is provided by proposed 30' parcel connecting to the existing concrete pier.

Lewis Tract Dry Stack - Adjoining Property Owners

Property Address	PIN	Owner	Mailing Address	City	State	ZIP
201 TWIN OAKS DR	4214-82-9979-0000	CROMLEY ROBERT L JR	201 TWIN OAKS DR	HAMPSTEAD	NC	28443
145 TWIN OAKS DR	4214-83-7282-0000	LUTHER PHILLIP	145 TWIN OAKS DR	HAMPSTEAD	NC	28443
163 TWIN OAKS DR	4214-83-8144-0000	CONRAD STEVEN JAMES	163 TWIN OAKS DR	HAMPSTEAD	NC	28443
153 LEWIS RD	4214-83-8898-000L	LEWIS GLENN MATTHEW	585 LEWIS RD	HAMPSTEAD	NC	28443
183 TWIN OAKS DR	4214-83-9007-0000	BROWN CAMDEN MICHAEL	183 TWIN OAKS DR	HAMPSTEAD	NC	28443
212 LEWIS RD	4214-83-9289-0000	HART MARC W	212 LEWIS ROAD	HAMPSTEAD	NC	28443
194 LEWIS RD	4214-83-9306-0000	MCQUIRK JMES W	194 LEWIS ROAD	HAMPSTEAD	NC	28443
OAK VIEW LN	4214-91-7975-0000	JONES LEE ANDREW JR	1185 ST JOHNS CHURCH RD	HAMPSTEAD	NC	28443
690 LEWIS RD SW	4214-91-9711-0000	HOLT PHILLIP COURTNEY	690 LEWIS RD SW	HAMPSTEAD	NC	28443
219 TWIN OAKS DR	4214-92-0933-0000	BARNES TIMOTHY WARD	405 SWANN TRAIL CLAYTON	CLAYTON	NC	27527
235 TWIN OAKS DR	4214-92-1807-0000	REXRODE WENDY D	235 TWIN OAKS	HAMPSTEAD	NC	28443
253 TWIN OAKS DR	4214-92-1871-0000	JONES CHRISTOPHER W	253 TWIN OAKS DRIVE	HAMPSTEAD	NC	28443
269 TWIN OAKS DR	4214-92-2755-0000	KIRCHER JOSHUA M	269 TWIN OAKS DR	HAMPSTEAD	NC	28443
289 TWIN OAKS DR	4214-92-3607-0000	MIZRAHI MATTHEW	289 TWIN OAKS DR	HAMPSTEAD	NC	28443
296 LEWIS RD	4214-92-3926-0000	PAYNE MATTHEW D	296 LEWIS ROAD	HAMPSTEAD	NC	28443
314 LEWIS RD	4214-92-3991-0000	BREENE BEVERLY	314 LEWIS RD	HAMPSTEAD	NC	28443
332 LEWIS RD	4214-92-4853-0000	RADEWICZ THOMAS ANTHONY II	332 LEWIS ROAD	HAMPSTEAD	NC	28443
363 TWIN OAKS DR	4214-92-5379-0000	OGDEN DANIEL MARK	363 TWIN OAKS DR	HAMPSTEAD	NC	28443
	4214-92-5633-0000	LEWIS ELIZABETH MORRIS	408 LEWIS RD	HAMPSTEAD	NC	28443
OAK VIEW LN	4214-92-6019-0000	VERKA VIOREL	301 WILLINGHAM RD	MORRISVILLE	NC	27560
345 TWIN OAKS DR	4214-92-6449-0000	SASSER WILLIAM	2004 COLEMAN DR	WINTERVILLE	NC	28590
408 LEWIS RD	4214-92-7558-0000	LEWIS ELIZABETH MORRIS	408 LEWIS RD	HAMPSTEAD	NC	28443
228 LEWIS RD	4214-93-0242-0000	JARRETT EILEEN R TRUSTEE	228 LEWIS RD	HAMPSTEAD	NC	28443
262 LEWIS RD	4214-93-1089-0000	SMITH BRIAN P	503 FRESHMEADOW LN	NORTH DIGHTON	MA	2764
246 LEWIS RD	4214-93-1116-0000	MERRITT JASON CASSIUS	246 LEWIS RD	HAMPSTEAD	NC	28443
278 LEWIS RD	4214-93-2043-0000	HUMPHREYS CHRISTOPHER S	278 LEWIS ROAD	HAMPSTEAD	NC	28443
216 MOORES LANDING RD	4214-93-8927-0000	HELMS JAMES M	216 MOORES LANDING RD	HAMPSTEAD	NC	28443
230 MOORES LANDING RD	4214-93-9836-0000	JONATHAN WHITNEY	230 MOORES LANDING RD	HAMPSTEAD	NC	28443
192 MOORES LANDING RD	4214-94-7035-0000	GUNN DAVID L	192 MOORES LANDING RD	HAMPSTEAD	NC	28443
668 LEWIS RD SW	4224-01-0772-0000	LEWIS GLENN M	668 LEWIS RD SW	HAMPSTEAD	NC	28443
615 LEWIS RD SW	4224-01-2833-0000	SEABOLT DORIS ANN	5126 RUSSELL ROAD	DURHAM	NC	27712
	4224-01-3998-0000	PECAN GROVE PLANTATION HOA INC	C/O CENTURY 21	WILMINGTON	NC	28403
611 LEWIS RD SW	4224-01-5833-0000	PECAN GROVE PLANTATION HOA INC	C/O CENTURY 21	WILMINGTON	NC	28403
579 LEWIS RD	4224-01-6909-0000	SLOOP POINT MARINA OWNERS ASSOCIATION IN	6331 OLEANDER DR	WILMINGTON	NC	28403
	4224-02-0107-0000	STATE OF NORTH CAROLINA	1321 MAIL SERVICE CENTER	RALEIGH	NC	27699
143 LEWIS RD	4224-02-0810-0000	LEWIS MARK	668 LEWIS RD	HAMPSTEAD	NC	28443
	4224-02-3886-0000	LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
	4224-02-5586-0000	MAGRINI JONATHAN	477 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
430 MOORES LANDING RD	4224-02-5990-0000	LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
	4224-02-6672-0000	MAGRINI JONATHAN	477 MOORES LANDING ROAD	HAMPSTEAD	NC	28443

	4224-02-7017-0000	LEWIS GLENN MATTHEW	585 LEWIS RD	HAMPSTEAD	NC	28443
LEWIS RD	4224-02-7174-0000	LEWIS MARK M	405 LEWIS RD	HAMPSTEAD	NC	28443
653 MOORES LANDING RD	4224-02-7345-0000	MELTON STERLING RAY JR	1635 PATSY LANE	WILMINGTON	NC	28405
626 MOORES LANDING RD	4224-02-7669-0000	HARBIN GRADY LON II	'626 MOORE"S LANDING RD'	HAMPSTEAD	NC	28443
	4224-02-7948-0000	RIVENBARK STEPHANIE ANN	494 MOORES LANDING RD	HAMPSTEAD	NC	28443
494 MOORES LANDING RD	4224-02-7991-0000	RIVENBARK STEPHANIE ANN	494 MOORES LANDING RD	HAMPSTEAD	NC	28443
643 MOORES LANDING RD	4224-02-8257-0000	MELTON STERLING RAY JR	1635 PATSY LANE	WILMINGTON	NC	28405
	4224-02-8744-0000	BAXLEY RONALD LEE	494 MOORES LANDING RD	HAMPSTEAD	NC	28443
611 MOORES LANDING RD	4224-02-9396-0000	TROUTMAN DAVID L	611 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
599 MOORES LANDING RD	4224-02-9597-0000	JONES JEFFREY EARL ET AL	581 MOORES LANDING RD	HAMPSTEAD	NC	28443
586 MOORES LANDING RD	4224-02-9821-0000	PORTER SAMUEL COLE	'585 MOORE"S LANDING RD'	HAMPSTEAD	NC	28443
268 MOORES LANDING RD	4224-03-0774-0000	'O"BRIEN EDWARD ET AL'	567 AIREDALE TRL	GARNER	NC	27529
	4224-03-1386-0000	LEWIS MARK L	112 MCVICOR STREET	SNEADS FERRY	NC	28460
280 MOORES LANDING RD	4224-03-1645-0000	NICOLE LYNN COLLEY	280 MOORES LANDING RD	HAMPSTEAD	NC	28443
	4224-03-2394-0000	LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
308 MOORES LANDING RD	4224-03-2527-0000	HAMMONDS JAMES W JR	308 MOORES LANDING RD	HAMPSTEAD	NC	28443
344 MOORES LANDING RD	4224-03-3408-0000	HILL HERMAN	2162 HAWTHORNE LN	BURLINGTON	NC	27215
354 MOORES LANDING RD	4224-03-3462-0000	MILLIS DAVID K & ELIZABETH	354 MOORES LANDING RD	HAMPSTEAD	NC	28443
	4224-03-4268-0000	LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
410 MOORES LANDING RD	4224-03-5138-0000	WESTFIELD PETER M	9 STARLIGHT DR	NORWALK	CT	06851
452 MOORES LANDING RD	4224-03-6078-0000	CLEWIS ANTHONY R	452 MOORES LANDING RD	HAMPSTEAD	NC	28443
581 MOORES LANDING RD	4224-12-1443-0000	MARTIN ROBERT J TRUSTEE	2056 DEER ISLAND LANE	WILMINGTON	NC	28405
573 MOORES LANDING RD	4224-12-1625-0000	PORTER SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
585 MOORES LANDING RD	4224-12-2394-0000	PORTER SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
0 MOORES LANDING RD OFF	4224-12-3423-0000	PORTER SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443



September 29, 2023

RE: Community Meeting for a Conditional Rezoning by Lewis Landing, LLC

Lewis Landing, LLC & Paramounte Engineering, Inc. invite you to an open house style community meeting regarding a proposed conditional rezoning application that would allow for an expansion to the existing dry stack boat storage operation located at 579 Lewis Road. You are receiving this invitation because Pender County GIS records indicate you own property adjacent to the subject site. The meeting will be held on Monday, October 9, 2023, from 3:30-5:00pm at the Pender County Hampstead Annex, 15060 US Highway 17, Hampstead, NC 28443.

The subject property consists of 6.8 acres of land located at the end of Lewis Road adjacent to the Intracoastal Waterway, identified as Pender County tax parcels 4224-01-6909-0000, 4224-02-7017-000, 4224-02-7174-000, and a portion of tax parcel 4224-02-0810-0000. The site is currently being used for dry stack and outdoor boat storage. The proposed conditional rezoning would allow for additional dry stacks to be installed on the site, and for the existing ships store to be converted into a restaurant. Please reference the enclosed concept plan for more information.

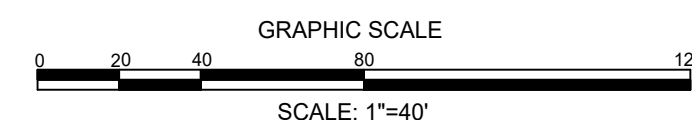
We look forward to you joining us on October 9, 2023, to find out more about the proposed rezoning. For those that cannot attend, but want to learn about the project, please contact Brad Schuler with Paramounte Engineering, Inc. for information at bschuler@paramounte-eng.com.

Community Meeting Date, Time, and Location:

Meeting Time: Drop-in between 3:30-5:00 PM on Monday, October 9th

Meeting Location: Pender County Hampstead Annex
15060 US Highway 17, Hampstead, NC 28443

1 2 2 C I N E M A D R I V E , W I L M I N G T O N , N C 2 8 4 0 3
P H : (9 1 0) 7 9 1 - 6 7 0 7 F A X : (9 1 0) 7 9 1 - 6 7 6 0



C-2.0 PEI JOB#: 23120.PE	PROJECT STATUS CONCEPTUAL LAYOUT PRELIMINARY LAYOUT RELEASED FOR CONSTRUCTION DRAWING INFORMATION DRAWING: 06A3103.03 DATE: 11-04-2015 SCALE: 1" = 40' 0" BY: BMS CHKD: BMS DRWN: BMS	SITE PLAN LEWIS TRACT DRY STACK 535 LEWIS ROAD PENDER COUNTY, NC 28443	PARAMOUNT ENGINEERING 122 Citizens Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	OFF THE HOOK YACHTS 1701 JEL WADE DRIVE WILMINGTON, NC 28401	CLIENT INFORMATION:	REVISIONS:

CLIENT INFORMATION:

PARAMOUNT®

SITE PLAN
LEWIS TRACT DRY STACK
535 LEWIS ROAD
PENDER COUNTY, NC 28443

PROJECT STATUS CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: FINAL DESIGN: RELEASED FOR CONST:	DRAWING INFORMATION DATE: 06/31/23 SCALE: 1" = 40' DESIGNED: BWS DRAWN: BWS CHECKED: BWS DATE: 06/31/23
--	--

SE

C-2.0

PEI JOB#: 23120,PE

Lewis Tract Dry Stack – Community Meeting

October 9, 2023

Name	Address	Phone Number	Email Address
Kurt Hess	94 W, Brenda Lee Dr. Hampstead NC 28443	910-777-4250	Kurt.w.hess@gmail.com
Beth Lewis	408 Lewis Rd- Hampstead NC	910-200-5097	BethLewis1962@gmail.com
Grady Harbin	626 Moores Landing Rd Hampstead	336-587-8237	g.harbin@yahoo.com
Larry & Norma Troutman	611 Moores Landing Rd	910-612-4880 910-512-3123	Norma41@Charter.net
MATTHEW PATRICK DANIELLE C-PATRICK	2910 Lewis Rd	910 742 5448 464-467 4518	THEFISHKICKER123@YAHOO
Ray Melton	673 Moore Landing	910-619-3694	Carolinaacoustic@bellsouth.net
WALT TAYLOR	B20	804-614-0958	OTWtaylor@gmail.com
Jon Magrini	477 Moores Landing	919 754 7910	jonmagrini@gmail.com
Jessica Sasser DON SASSER	345 Twin Oaks Dr.	252-412-4985 252-412-2367	jsasser16@gmail.com donsasser@gmail.com
DAN Ogden BETH Ogden	363 Twin Oaks Dr	(910) 443-4373	ogdenfinancialgroup@gmail.com

Lewis Tract Dry Stack – Community Meeting

October 9, 2023

Name	Address	Phone Number	Email Address
Cole Porter	585 Moores Landing Rd	(910) 231-0345	~~SC~~ SCPorter@SBC Global net

Page 43 of 43



Pender County
MDP 2023-50: Request to revise the
previously approved Master
Development Plan for the mixed-use
development known as the Community
Aquatic Lifestyle Center in the Topsail
Township

TO: Planning Board
FROM: Justin Brantley
DATE: November 14, 2023
SUBJECT: MDP 2023-50: Request to revise the previously approved Master Development Plan for the mixed-use development known as the Community Aquatic Lifestyle Center in the Topsail Township

SUMMARY:

Jeff Beaudoin (JBEAU LLC), applicant and owner, is requesting approval of a Master Development Plan Revision for a mixed-use development known as the Community Aquatic Lifestyle Center. The revision is to remove PIN 4203-35-3108-0000 from the previously approved Master Development Plan reducing the total Master Development Plan area to approximately 4.55 acres of land and to reduce the number of residential units allowed as well as to reduce the total commercial square footage to be developed. The project area consists of approximately 4.55 acres, is located approximately 750 feet southwest of the intersection of Transfer Station Road and Country Club Drive in the Topsail Township and may be further identified by Pender County PIN: 4203-35-3583-0000.

ACTION REQUESTED:

To hold a public hearing and consider the proposed request.

ATTACHMENTS:

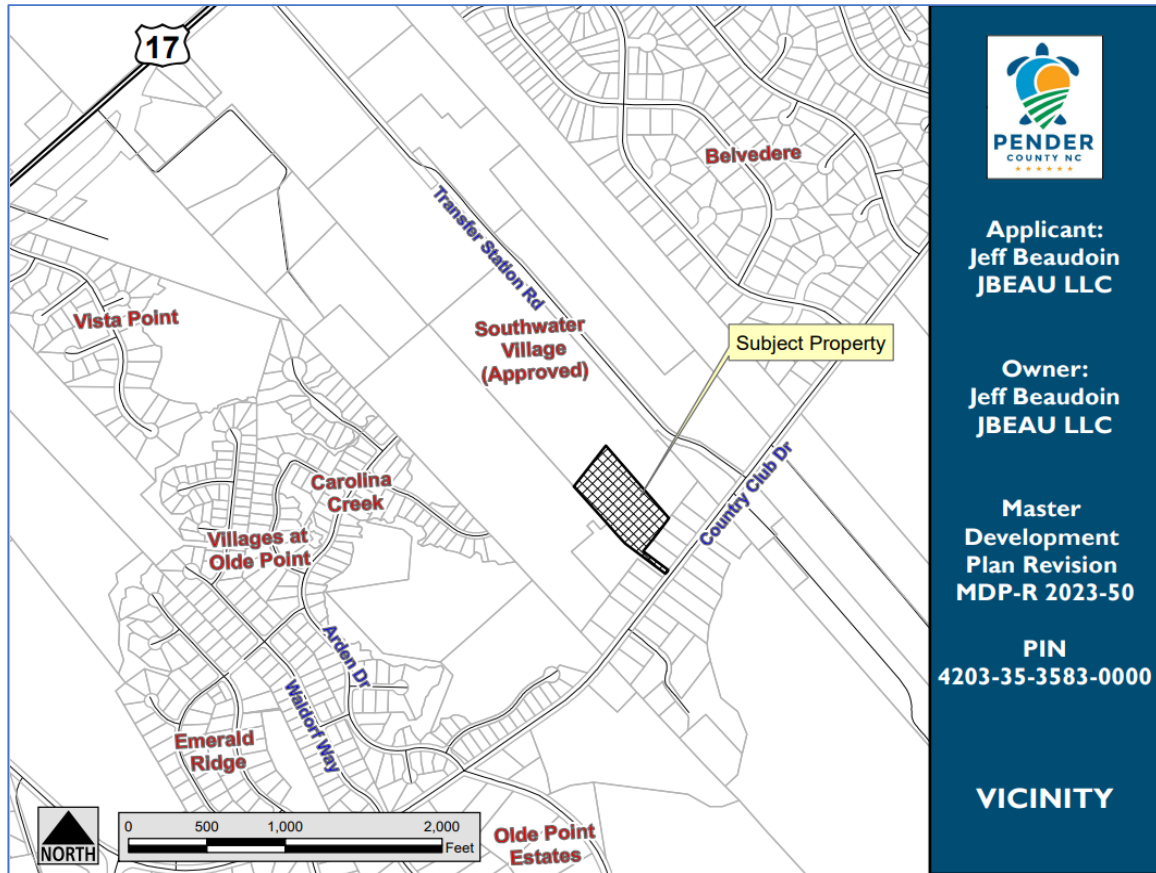
1. Staff Report
2. Application
3. List of Proposed Uses
4. TRC Comments
5. Attachment 1 - Site Plan
6. Attachment 2 - Public Input Meeting Documents

**STAFF REPORT FOR MDP-R 2023-50
MASTER DEVELOPMENT PLAN REVISION APPLICATION**

APPLICATION SUMMARY	
Case Number	MDP-R 2023-50
Hearing Date	November 14 th , 2023
Applicant	Jeff Beaudoin, JBEAU LLC
Property Owner(s)	Jeff Beaudoin, JBEAU LLC
Parcel Identification Number	4203-35-3583-0000
Acreage	4.55
Township	Topsail
Zoning District	PD, Planned Development
Pender 2.0 Future Land Use Category	Low Density Residential

MASTER DEVELOPMENT PLAN PROPOSAL
Jeff Beaudoin (JBEAU LLC), applicant and owner, is requesting approval of a Master Development Plan Revision for a mixed-use development known as the Community Aquatic Lifestyle Center. The revision is to remove PIN 4203-35-3108-0000 from the previously approved Master Development Plan reducing the total Master Development Plan area to approximately 4.55 acres of land and to reduce the number of residential units allowed as well as to reduce the total commercial square footage to be developed.
LOCATION
The project area consists of approximately 4.55 acres, is located approximately 750 feet southwest of the intersection of Transfer Station Rd and Country Club Drive in the Topsail township and may be further identified by Pender County PIN: 4203-35-3583-0000.

Below: Vicinity Map of the Project Area



BACKGROUND

On September 1, 2009, the Pender County Planning Board unanimously approved a Master Plan for the Community Aquatic Lifestyle Center, with subsequent approvals revising the Master Development Plan slightly with regard to the orientation and size of commercial uses on-site as well as approving Major Site Development Plans for the individual commercial buildings in accordance with previous processes under the Unified Development Ordinance.

Most recently, the Pender County Planning Board, at their March 2, 2021 meeting, voted 6-0 to approve the Master Plan Revision (MDP-R 2021-28) for a mixed-use development known as Community Aquatic Lifestyle Center, which allowed a total of ten zero lot line detached and/or duplex attached single-family dwellings and clarified the allowable commercial uses. The revision also allows for PIN 4203-35-3108-0000 to be used as a stormwater facility to handle the stormwater retention for the entirety of the development located on PIN 4203-35-3582-0000.

Since the time of the previous approval, the owner sold PIN 4203-35-3108-0000 to another party and is now seeking a revision to the master plan to remove the abovementioned parcel from the Master Development Plan. The intent to provide this area for stormwater infrastructure is no longer necessary as the stormwater permit for Southwater Village to the North/Northwest covers the development of the Community Aquatic Lifestyle Center site in terms of the impervious surface allocation.

Currently, there is a day care center operating within the Lifestyle Center as this was the first established use after the initial Master Development Plan approval.

MASTER DEVELOPMENT PLAN PROPOSAL

The applicant is proposing to revise the previously approved master development plan to remove PIN 4203-35-3108-0000 as well as to reduce the number of previously approved residential units from a total of 10 single family attached and/or detached units to a total of 6 single family attached and/or detached units. The proposed amendment also includes a reduction in the commercial square footage in phase 3 (previously phase 2) from 17,200 sq ft to 12,700 sq ft. See the Application, List of Proposed Uses and Technical Review Committee Comments in the Board's Packet. Also, See **Attachment 1** for the Site Plan.

Based on the proposed uses associated with this request as well as the design of the site, the application meets the requirements of Section 4.8.1 of the Unified Development Ordinance (UDO).

Intent of the Planned Development Zoning District

The Planned Development District encourages progressive land planning and design concepts and is intended to provide an alternative to conventional development. The PD District allows projects of innovative design and layout that may not otherwise be permitted under this Ordinance due to the strict application of zoning district or general development standards. The PD District shall not be used as a means of circumventing the County's adopted land development regulations. Maximum density is determined by the Future Land Use Classification within the adopted land use plan.

The purpose of the PD District, as stated in section 4.8.1.A of the UDO, is described as a plan that can meet the qualifications below:

1. To allow for greater freedom in providing a mix of uses within one development, including a mix of housing types, lot sizes, densities, and non-residential uses;
2. To promote quality urban design and environmentally sensitive development by incorporating walkable, compact, pedestrian and transit friendly development and by allowing development to take advantage of special site characteristics, locations, and land uses;
3. To promote quality urban design and environmentally sensitive development by preserving critical environmental resources, providing above-average open space amenities, incorporating creativity in the layout of buildings, open space and circulation systems, assuring compatibility

with surrounding land uses and neighborhood character, and providing efficiency in the layout and provision of roads, utilities, and other infrastructure;

4. To create contiguous green space within and across the boundaries of development site(s) and promote interconnected greenways and corridors throughout the County;
5. To reduce the amount of infrastructure necessary for development, including paved surfaces and utility easements, by permitting clustering of houses and structures;
6. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation;
7. To preserve unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat;
8. To protect prime agricultural land and preserve farming as an economic activity;
9. To preserve important historic and archaeological sites;
10. To protect scenic views;
11. To achieve any other goals as stated within adopted County land use and transportation plans, and/or any other adopted County plans.

Below: Aerial Map of the Project Area



If this proposed request is approved, the applicant will be required to submit a preliminary plat for the residential component and major site development plan for the commercial component to be reviewed by the Technical Review Committee (TRC) to ensure compliance with all applicable local, State, and Federal regulations. Approval of the Master Development Plan shall not be construed to grant approval to begin construction. Proposals inconsistent with the approved Master Development Plan shall require review and approval of the Planning Board via a public hearing.

Proposed Uses

For the proposed non-residential area, as well as covering allowable uses in the entirety of the Master Development Plan, the applicant has proposed the following uses, organized by NAICS code where applicable:

Bona Fide Farm Activities -(Gardens, Hobby Farm, Vineyard, Farming Education/Programs) & Artisan Manufacturing (Bakery, Baked Goods, All Natural Goods, Pizza, Handcrafted Beer, Wine, Spirits & Education Programs) & 445, 446, 451, 453(Misc), 454 (General Store With Food/Beverage, Sporting Goods, Healthcare Items, General Goods, And Misc) & 7111- 7112, 913910 (Golf Programs, Simulator, Instruction, General Golf) & 713940, 713990 (Social, Business Clubs, Rental Club, Membership Clubs, Recreational Clubs), 532284, 532310 & 7221-7224 (General Store/ Specialty Food, Eating Establishment), 51 - 53, 8132, 8133, 813410, 811192, 8139, 92, 926, 81921, 54, 55 & 561, (General Office Rental) & 611, 6114-6116 (Educational), 6216 (Health Care Services), 926, Physical Therapy And Rehab, Child Care Center, Family Care Home. Family Care Child Home. Mental Health/Wellness, Youth Competition & Mastery, Boarding (812910), Triathlon Training & Proshop/Sports Shop, Environmental & Outdoor Education Center(s), Climbing /Ropes Course, Programs Benefiting People With Disabilities, Recreational Events, Activities, And Programming, Festivals, Exhibitions, Creative Arts, Performance, Theater, Farmer/Trader Market, Art Classes/Activities, Recreational Programs, Educational Programs, Book Swap /Reading Area, Fundraising, Special Events, Recreational, Occupational, And Art Therapy, Senior Fitness, Healthcare, And Social Programs, Family & Teen Night, Preschool And After School Care (Currently In Buildings 1&2), Business/Social/Member Club And Residential Senior And Assisted Living (623,624).

Residential Density

The proposed net density of the project is shown in the table below and calculated in accordance with Section 4.6.7.A.2 of the UDO. The proposed net density of 4.00 dwelling units/acre (du/ac) for single family development does exceed the identified density in the Low Density Residential of two dwelling units an acre or less as identified in the Pender 2.0 Comprehensive Land Use Plan. However, Section 4.8.1.C. of the UDO provides that "In effort to encourage quality urban design and environmentally sensitive development, an increase in density may be allowed by the Planning Board when such an increase can be justified by superior design or the provision of additional amenities such as public and/or private open space". Staff finds that the project does display superior design which justifies the increase in density by providing the following elements:

- Pedestrian access from the adjacent residential development known as Southwater Village to the Lifestyle uses via a 5' sidewalk. In addition, a bike rack will be installed along this sidewalk to promote both walking and biking to the commercial area.

- Easement secured around the Southwater Village stormwater pond to the north which will feature a walking path for the enjoyment of residents and patrons of the Lifestyle Center.
- Residential units are consistent with residential density approved for Southwater Village (Net Density of 4.71 units/acre) and are oriented in a manner that will allow a smooth transition to the commercial area.
- Community oriented experiential commercial use of the site will be a great resource in this area of the County.
- Reduction in the total number of residential units as well as to reduce the intensity of the commercial aspect of the project.

The following tables show the previously approved density and the proposed density:

Density Calculation Proposed	
Total Site Acreage	4.55 ac
Potential Wetland Acreage	0.00 ac
Non-Residential Acreage	2.96 ac
Required Open Space	N/A
ROW Acreage	0.09 ac
Total Number of Units / Single-Family	6 du
Developable Land (Residential)	1.50 ac
Net Density / Single-Family	4.00 du/ac

Density Calculation Previous MDP Approval	
Total Site Acreage	7.12 ac
Potential Wetland Acreage	0.00 ac
Non-Residential Acreage	2.27 ac
Required Open Space	0.00 ac
ROW Acreage	0.43 ac
Total Number of Units / Single-Family	10 du
Developable Land (Residential)	4.42 ac
Net Density / Single-Family	2.26 du/ac

Dimensional Requirements

Dimensional standards within the PD zoning district are set at the master plan level and are specific to individual parcels or parcels included in the master development plan. If a property is not included in a master development plan, dimensional standards must be reviewed and approved by the Planning Board.

The applicant proposes the dimensional standards shown in the tables below:

Proposed Setbacks – Detached Single Family	
	Minimum Setback
Front	15'
Side	Zero Lot Line*

Corner	10'
Rear	10'
Max. Building Height	38'
Structure Separation	10'
Minimum Lot Size	3,000 SF

***10' Maintenance Easement Between Structures, Structures to be a minimum of 5' from side property line**

Proposed Setbacks – Attached (Townhomes/Duplexes)	
	Minimum Setback
Front	10'
Side	Zero Lot Line*
Corner	10'
Rear	10'
Max. Building Height	38'
Structure Separation	10'
Minimum Lot Size	500 SF

***10' Maintenance Easement Between Structures, Any peripheral property line structures – as per NC State Building Code – Two Attached Single Family Units Located on one or two lots that share a common wall along the lot line.**

Proposed Setbacks – Commercial	
	Minimum Setback
Front	15'
Side	10'
Corner	N/A
Rear	15'
Max. Building Height	35' Mean Roof
Structure Separation	10'
Minimum Lot Size	0.20 ac (approx. 8,712 sq ft)

Parking Standards

Per Section 7.10.1 of the Pender County Unified Development Ordinance, off-street parking spaces shall be provided for all uses and buildings with multiple uses shall calculate parking based on the square footage of each use in the building. Based on existing and proposed uses, the application is generally consistent with the Unified Development Ordinance in terms of the number of spaces provided. However, currently all parking spaces onsite are gravel, whereas the Unified Development Ordinance requires parking spaces to be paved in accordance with surfacing standards from NCDOT. By virtue of the Master Development Plan Revision submitted, parking for all subsequent phases not currently constructed shall be required to be updated to the standards set forth in Section 7.10.5.B of the Pender County Unified Development Ordinance. Any parking in excess of the requirements shall be required to be constructed with pervious pavement.

Per Section 8.3.2, landscape islands shall be provided within parking areas, except parking garages, as described below to prevent excessively long, contiguous runs of parking spaces. Section 8.3.2.C states

that single row parking terminals cannot extend more than ten (10) contiguous parking spaces or more than one-hundred and twenty (120) feet, whichever is more restrictive. All parking standards shall be reevaluated at the point of Major Site Development Plan submittal and review.

Landscaping & Buffers

The table below outlines the required buffers in the PD zoning district based on the adjacent land uses to the subject property. As shown, the proposed master plan is in compliance with landscaping and buffer requirements outlined in Article 8 of the UDO.

Required and Proposed Buffers	
Buffer Type	Location of Buffer
Buffer A	Along Northwestern Boundary
Buffer B-1	Along Northeastern Boundary
Buffer C-1	Along Southeastern Boundary

Buffer Descriptions

A-1	15 foot wide strip with 3 canopy trees, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet (width may be reduced to 10' for existing developed lots that are subject to new buffer requirements)
B-1	10 foot wide strip with 3 canopy trees, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet
C-1	10 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence and 2 canopy trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet

Open Space & Recreational Units

Due to the size and scale of this proposed development in terms of residential units proposed and consistent with the UDO, open space and recreational units are not required. While buffers are being provided (see previous section), the commercial element of this proposal is intended to be a recreational resource for nearby residents.

TRANSPORTATION INFRASTRUCTURE

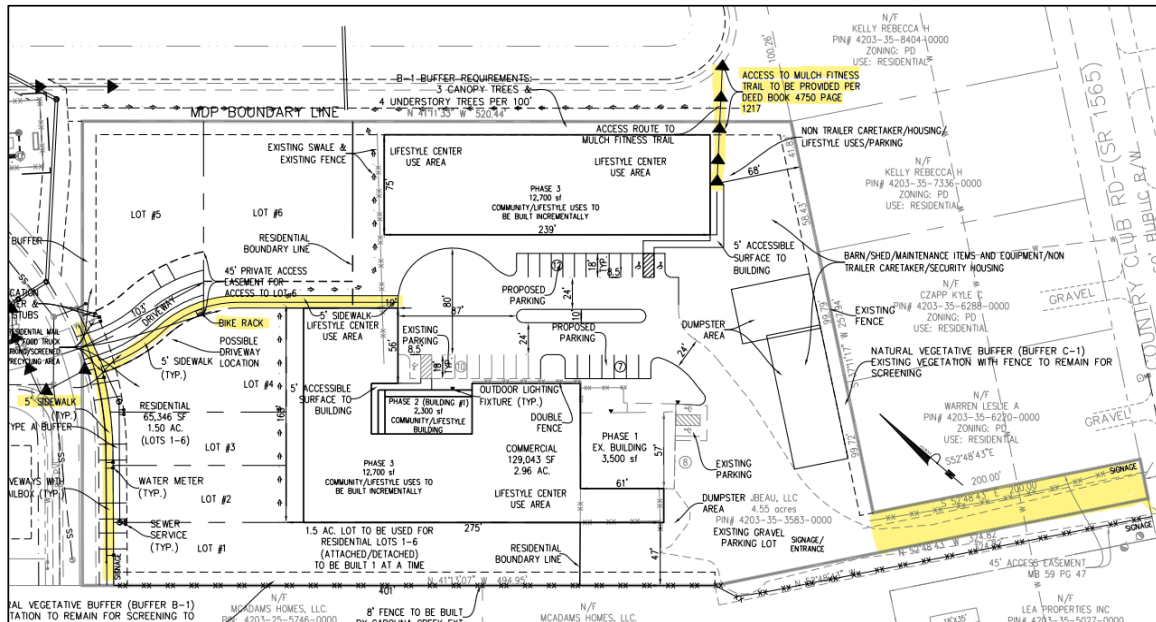
Roadways, Street Connectivity, and Pedestrian Access

The applicant is proposing four points of access into the development. The main access for the commercial component is provided off of Country Club Road and is primarily intended for vehicular access.

The residential portion of this project will utilize Coburn Drive to the northwest with 4 residential lots proposed to have direct access to Coburn and the remaining two lots being accessed off of a shared driveway.

While vehicular access from Coburn is not being provided to the commercial component of this development, pedestrian sidewalk access is proposed adjacent to the shared driveway. This will allow

Additional access is proposed to the walking path around the stormwater pond to the northwest. See image below for access points highlighted.



A Traffic Impact Analysis (TIA) is not required for the proposed master development plan because it is not estimated to generate more than 100 trips in the morning and evening peak hours and at least 1,000 trips per day. However, future driveway permit updates may warrant road improvements. Any roadway improvements will be addressed by NCDOT and will be required to be compliant with their standards. The table below includes estimates provided by the applicant's engineer that reflect the estimated trips to be generated by the proposed development.

Land Uses	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Single Family Residential, Commercial	417	30	29

Page 9 of 15

NCDOT Annual Average Daily Traffic (AADT) – 2021; WMPO Roadway Capacities – 2022

Road	Location	Volume	Capacity	V/C
Country Club Drive	Between Kings Landing Rd and Transfer Station Rd	5,500	13,895	0.40

OTHER INFRASTRUCTURE

Utilities

According to the applicant, the proposed development intends to utilize Pender County Utilities (PCU) for water service and Pluris for wastewater service. Relevant documentation from state, local, or private entities involved in the construction and operation of these utilities will be required prior to administrative approval to construct the development.

Stormwater

The applicant has indicated that the project area is covered under the Stormwater Permit for Southwater Village (State Stormwater Management Permit No. SW8 210102). Further review of subsequent applications such as major site development plans or preliminary plats will reevaluate the existing stormwater permit and ensure that the project complies with the UDO.

ENVIRONMENTAL CONCERNS

Special Flood Hazard Areas	The subject property does not contain Special Flood Hazard Areas ¹ .
Wetlands	Portions of the subject property may contain wetlands ^{2, 3} . No Jurisdictional Determination from the U.S. Army Corps of Engineers has been submitted by the applicant, which will be required prior to any administrative development approvals. Any disturbance within these wetlands is subject to review and approval by the U.S. Army Corps of Engineers.
Areas of Environmental Concern	The subject property does not contain any Areas of Environmental Concern (AEC) ⁴ .

¹ According to the effective regulatory and preliminary Flood Insurance Rate Maps NC Flood Risk Information System (NC FRIS)

² According to the NC Division of Coastal Management (NC DCM)

³ According to the National Wetlands Inventory (NWI)

⁴ According to the North Carolina Department of Environmental Quality (NCDEQ)

SCHOOLS

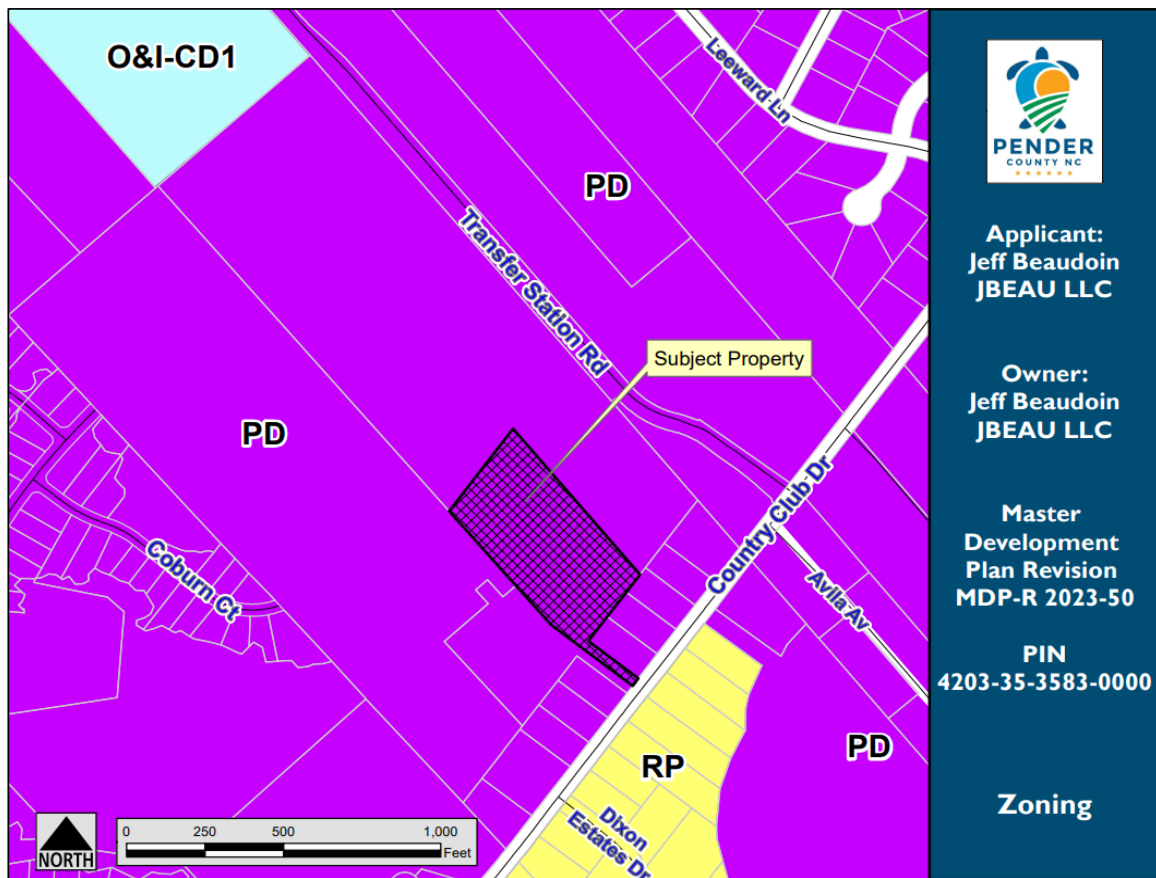
No comments were received from Pender County Schools regarding this request. Six residential units will likely have a minimal impact on the Pender County School System. However, the community resources proposed may help with child care needs in the area through the existing daycare and proposed community oriented commercial uses.

PUBLIC INPUT MEETING

In accordance with the Pender County Unified Development Ordinance, the applicant, held a public input meeting on May 27th, 2023, at the project site. The applicant mailed notice of the meeting to property owners within 500 feet of the subject property per the UDO requirements. Four members of the public attended and were given the opportunity to raise concerns and ask questions. Generally, positive feedback was received. A summary of the report provided by the applicant can be found in **Attachment 2**. Subsequently, another community meeting was held on October 21st, but no members of the public were in attendance.

EVALUATION

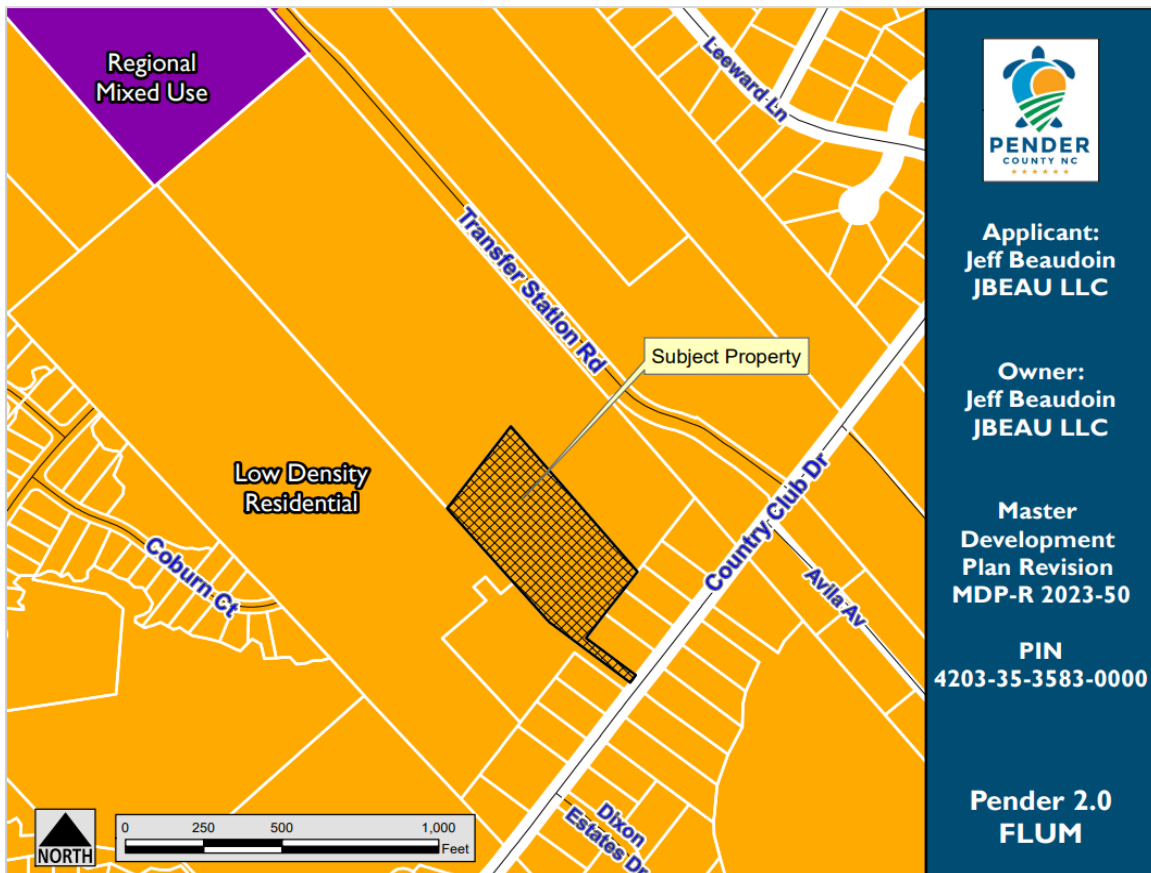
Below: Zoning Map of the Area



CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	ZONING
North	Vacant, Under Development	PD, Planned Development O&I-CD-1, Office & Institutional Conditional District
East	Residential	PD, Planned Development RP, Residential Performance
South	Vacant, Residential	PD, Planned Development RP, Residential Performance
West	Vacant, Residential	PD, Planned Development

Pender 2.0 Comprehensive Land Use Plan Compliance

The subject property is classified as Low Density Residential in the Pender 2.0 Comprehensive Land Use Plan. The Low Density Residential land use classification designates locations on the fringe of medium density residential uses and within existing single-family neighborhoods. Appropriate uses include single-family dwellings and neighborhood-scale institutional facilities. Commercial and industrial uses are inappropriate in these areas, as are large institutions and other significant traffic generators. Clustering residential communities is encouraged. Desired uses include single-family residential uses—detached and townhomes may be suitable when included as part of a master planned community. Transportation infrastructure include automobile (collector streets and local roads), pedestrian (5' side walks on one side), and cyclists (bicycle lanes and multi-use path). Development density within this category is two dwelling units an acre or less.



Above: Future Land Use Map of the Area

The Future Land Use Map within Pender 2.0 is not intended to be parcel specific, and areas on the border between differing future land use categories shall be considered opportunities for a transitional development pattern between the two categories. The immediately adjacent Southwater Village Master Development Plan was evaluated for its consistency with both the Low Density Residential and Regional Mixed Use future land use categories. In contrast to the Low Density Residential future land use category, the Regional Mixed Use category is intended to establish regional-scale commercial and mixed use areas in a walkable, pedestrian friendly manner. Desired residential density in these areas is 10-15 units per acre. The Southwater Village Master Development Plan was found to be consistent with a transition between the two categories, at a density of roughly 5 units per acre, with both single family detached and townhome product types provided.

The proposal described in this report was found to be generally consistent with the Low Density Residential future land use category and the context of the transition from Regional Mixed Use to Low Density Residential established by the approval of the Southwater Village Master Development Plan. The proposal has a residential density of no greater than 4.00 units per acre. While the Low Density Residential future land use category generally does not support non-residential uses, many of the uses listed in this proposal are already approved uses for the Community Aquatic Lifestyle Center Master

Development Plan and skew towards recreational and experiential uses, which are more supported by the Low Density Residential future land use category, and the transition from this to the Regional Mixed Use future land use category would also suggest support for limited, neighborhood scale commercial uses such as those proposed in this Master Development Plan. Furthermore, the access improvements for the non-residential uses existing and proposed via Transfer Station Road and Coburn Drive, instead of via Country Club Drive, increase conformance with the Future Land Use Map as well by expanding access to these uses as well as increasing safety.

As well as conforming to the Future Land Use Map, the Master Development Plan is supported by one goal and at least nine policies within the Pender 2.0 Comprehensive Land Use Plan:

Policy 4.2.I: Connectivity: The County shall continue to enforce connectivity requirements that require new developments and individual sites to provide vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining developments.

Policy 5.1.D: Focused Growth and Development: The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.

Policy 5.1.E: Compatible Development: The County supports new commercial and multi-family developments that blend with surrounding neighborhoods and limit traffic, noise, and light impacts on existing residential uses.

Policy 5.1.H: Mixed Use Development: The County supports a wide range of commercial and residential development at varying intensities, when appropriately located, and provided that impacts to adjacent property owners and traffic congestion is mitigated.

Policy 5.1.K: Commercial Development: The County supports a wide range of commercial development, particularly those businesses that provide needed services to residents and visitors, provided that the impacts on traffic are minimized.

Policy 5.1.V: Residential Development: The County supports a range of housing types and development at appropriate densities and locations that are compatible with their surroundings and are in accordance with the future land use map.

RECOMMENDATION

The Master Development Plan request is generally consistent with the Pender 2.0 Comprehensive Future Land Use Plan and six policies within the Pender 2.0 Comprehensive Land Use Plan. The proposed development was also found to be consistent with the Pender County Unified Development Ordinance, therefore, Planning staff recommend approval of the Master Development Plan Revision. All future development, phases, or changes to the Master Development Plan are subject to the Planning Board review and approval.

3.5.4 Master Development Plan Review

- A. Applicants shall submit the MDP to the Administrator, together with completed application materials.
- B. Application form must be completed, and fee paid at the time of submission.
- C. The Master Development Plan must meet all the requirements prescribed in Section 6.1, Master Development Plan Contents.
- D. The Administrator will forward the MDP to the Technical Review Committee for review. The TRC shall make recommendations concerning whether the plan meets the requirements and or plans of their particular state agency, county department or utility authority.
- E. When the submission is complete, the Administrator shall submit the plans, application materials and comments to the Planning Board for its consideration, if required in accordance with Section 3.5.2.
- F. The Planning Board shall act on the MDP within 90 days of the date of the presentation of the plan to the Board. The Planning Board shall approve the plan, approve it with required changes or deny the plan. If the Planning Board fails to act within 90 days, the plan shall be deemed approved. The applicant may request additional time if he/she deems it necessary.
- G. If the MDP is denied by the Planning Board, the applicant may choose to withdraw the application and resubmit it with changes as a new plan or appeal the Planning Board's decision to Zoning Board of Adjustment.
- H. Any decision rendered by the Planning Board is appealable to the Zoning Board of Adjustment within thirty (30) days of the decision.
- I. Planning Board Master Development Plan approval shall be valid for two (2) years.

PLANNING BOARD ACTION FOR MASTER DEVELOPMENT PLAN

MOTION	SECONDED

APPROVED	DENIED	UNANIMOUS

Jordan	Buchanan	Beaudoin	Gruntfest	Mosca	Pitts	Teachey

Pender County Planning and Community Development



805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Planned Development & Residential Mixed Zoning Districts Master Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. ☒ **Pre-submittal Meeting**
Date of Meeting 5/10/23 *community meeting - 5/27/23*
2. ☒ **Signed Application**
3. ☒ **Payment**
\$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter
4. ☒ **Paper Plan Sets**
One (1) 24 x 36, Fifteen (15) 11 x 17
5. ☒ **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. ☒ **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7. ☒ **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. ☒ **Permits**
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. ☒ **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Master Development Plan Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Jeff Bowden
Jeff Bowden

Date

Printed Name

Staff Initials: JBB
Date: 6/5/2023

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application File:	MDP MDP-R 2023-50	Date:	6/5/2023
Application Fee:	\$ \$250.00	Invoice Number:	00033382
Pre-application Conference:	N/A	Hearing Date:	TBA

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	JEFF Beaudoin	Owner's Name:	JEFF Beaudoin
Applicant's Address:	P.O. Box 538	Owner's Address:	P.O. Box 538
City, State, & Zip:	Hampstead, NC 28443	City, State, & Zip:	Hampstead NC 28443
Phone Number:	910-547-3781	Phone Number:	910-547-3781
Email Address:	JJBeaudoin@MSN.com	Email Address:	JJBeaudoin@MSN.com

Legal relationship of applicant to land owner:

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	☐ Residential RP, PD, RM MH District	☐ Commercial GB, OL, IT, GI District	☐ Mixed Use PD
Property Identification Number (PIN):	4203-35-3583-0000 (4.55)		
Zoning Classification:	PD	Total property acreage:	4.55
Water Provider:	Pender utilities	Acreage to be disturbed:	4.32
Project Address:	1497 Country Club Road Hampstead NC 28443		
Description of Project Location:	PD zone, Existing Lifestyle Center Buildings		
Describe activities to be undertaken on project site:	Residential and Lifestyle Building/Center		

SECTION 3: SIGNATURES

Applicant's Signature	[Signature]	Date:	5/1/23
Applicant's Printed Name	JEFF Beaudoin	Date:	5/1/23
Owner's Signature	[Signature]	Date:	5/1/23
Owner's Printed Name	JEFF Beaudoin	Date:	5/1/23

NOTICE TO APPLICANT					
1. Applicant or agent authorized in writing to attend the public hearing.					
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or deny the hearing.					
3. All fees are non-refundable.					
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda.					
Office Use Only					
☐	None Fees (\$500.00 plus \$10.00 per acre for the first 100 acres, \$5.00 per acre thereafter)			Total Fee Calculation \$	
Attachments Included with Application: (Please include # of copies)					
☐ paper copy	☐ Y	Varies	# of pages	# of 150'	Other documents/Reports ☐ Y
☐ digital version	☐ N				☐ Y
Payment Method:		Cash:		Credit Card:	Check:
		☐ \$		☐ Master Card	☐ Check #
				☐ Visa	
Application received by:				Date:	
Application considered/ approved by:				Date:	
Date scheduled for public hearing:					

USE NOTES:

BONA FIDE FARM ACTIVITIES -(GARDENS, HOBBY FARM, VINEYARD, FARMING EDUCATION/PROGRAMS) & ARTISAN MANUFACTURING (BAKERY, BAKED GOODS, ALL NATURAL GOODS, PIZZA, HANDCRAFTED BEER, WINE, SPIRITS & EDUCATION PROGRAMS) & 445, 446, 451, 453(MISC), 454 (GENERAL STORE WITH FOOD/BEVERAGE, SPORTING GOODS, HEALTHCARE ITEMS, GENERAL GOODS, AND MISC) & 7111- 7112, 913910 (GOLF PROGRAMS, SIMULATOR, INSTRUCTION, GENERAL GOLF) & 713940, 713990 (SOCIAL, BUSINESS CLUBS, RENTAL CLUB, MEMBERSHIP CLUBS, RECREATIONAL CLUBS), 532284, 532310 & 7221-7224 (GENERAL STORE/ SPECIALTY FOOD, EATING ESTABLISHMENT), 51-53, 8132, 8133, 813410, 811192, 8139, 92, 926, 81921, 54, 55 & 561, (GENERAL OFFICE RENTAL) & 611, 6114-6116 (EDUCATIONAL), 6216 (HEALTH CARE SERVICES), 926, PHYSICAL THERAPY AND REHAB, CHILD CARE CENTER, FAMILY CARE HOME, FAMILY CARE CHILD HOME, MENTAL HEALTH/ WELLNESS, YOUTH COMPETITION & MASTERY, BOARDING (812910), TRIATHLON TRAINING & PROSHOP/SPORTS SHOP, ENVIRONMENTAL & OUTDOOR EDUCATION CENTER(S), CLIMBING TOWER/ROPES COURSE, PROGRAMS BENEFITING PEOPLE WITH DISABILITIES, RECREATIONAL EVENTS, ACTIVITIES, AND PROGRAMMING, FESTIVALS, EXHIBITIONS, CREATIVE ARTS, PERFORMANCE, THEATER, FARMER/TRADER MARKET, ART CLASSES/ACTIVITIES, RECREATIONAL PROGRAMS, EDUCATIONAL PROGRAMS, BOOK SWAP/READING AREA, FUNDRAISING, SPECIAL EVENTS, RECREATIONAL, OCCUPATIONAL, AND ART THERAPY, SENIOR FITNESS, HEALTHCARE, AND SOCIAL PROGRAMS, FAMILY & TEEN NIGHT, PRESCHOOL AND AFTER SCHOOL CARE (CURRENTLY IN BUILDINGS 1&2), BUSINESS/SOCIAL/MEMBER CLUB AND RESIDENTIAL SENIOR AND ASSISTED LIVING (623,624),



Technical Review Committee Review and Response

Project Title: Community Aquatic Lifestyle Center MDP Revision
PIN: 4203-35-3583-0000
Case Number: MDP-2023-50
TRC Meeting Date: 7/6/2023
Board Hearing (if applicable): N/A
Date of Review: 7/3/2023
Planner: Luke Yarborough
Outstanding Requirements per Section 6.3 of the Pender County Unified Development Ordinance:

6.1 MASTER DEVELOPMENT PLAN CONTENTS

6.1.1 All Master Development Plans shall be prepared in accordance with the following specifications:

- A. Site plans shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:
- 1) The scale shall be one inch equals 100 feet or larger (the ratio of feet to inches shall be no more than one hundred feet to one inch) or at a scale acceptable to the Administrator. The scale shall be sufficient so that all features are clear.
 - 2) No sheet shall be smaller than 24"x36" in size unless approved by the Administrator. If the MDP is prepared on more than one sheet, match lines shall clearly indicate where the sheets join.
 - 3) North arrow, a scale of 1:100 or larger and a legend describing all symbols.
 - 4) A boundary survey of the entire property related to true meridian and certified by a registered surveyor with all dimensions in feet and decimals of feet. A vicinity map at a suitable scale shall be provided showing the location of the project along with the location of all existing or approved public roads, streets or rights-of-way within 2,000 feet of the boundaries of the project.
 - 5) The total area of the property shall be specified.
 - 6) The topography shall be shown at 2 foot contour intervals.
 - 7) The title of the proposed project; the date, month, year the plan was prepared or revised; the name of the applicant(s), owner(s) and contract owner(s); and the names of the individuals or firms preparing the plan shall be clearly specified.
 - 8) A schedule of phases, with the approximate location of phase boundaries and the order in which the phases are to be developed, shall be provided.
 - 9) The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).
 - 10) All proposed uses shall be specified in the Master Development Plan narrative by NAICS code in accordance with Section 5.2.3.

6.1.4 Master Development Plan Contents – Mixed Use Districts

- A. Site plan shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:
- 1) A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
 - 2) The location and approximate boundaries of existing environmental features as defined.
 - 3) The proposed location of entrances to the development from existing public streets and proposed parking areas.
 - 4) The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
 - 5) ~~The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.~~
 - 6) The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
 - 7) The use of adjoining parcels and the location of adjoining streets and utilities.
Please include the use of adjoining parcels (ex. Vacant, residential, commercial)
 - 8) The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
 - 9) A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.
Will be using stormwater pond to the north? Please provide Stormwater Permit that covers this site.
 - 10) The proposed location and arrangement of all streets and utility systems.
Please show proposed street to extend to parking area.
 - 11) The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
Please provide type of A buffer on west property boundary
 - 12) The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
Please show approximate home locations within the residential designation.
 - 13) The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
Please provide the number of proposed dwelling units with associated density calculations updated.
 - 14) Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
 - 15) Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
 - 16) ~~A Traffic Impact Analysis is required when the development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.~~
 - 17) The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.

Please provide.

- 18) Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
- 19) The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
- 20) Location and timing of construction for all amenities.
Please provide timing of construction with phasing of the project shown. Note: Phasing can change but we need to see this conceptually on the plans.
- 21) Landscaping and Buffer requirements per Article 8.
Please provide a parking island in accordance with section 8.3.2 of the UDO. Parking rows cannot extend greater than 120'. Parking rows shall be broken up with landscaping islands.
- 22) All subdivided land and parcels shall comply with Section 7.2, Lot Design.
- 23) Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
- 24) Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.
Will any cross-access corridor be provided?
- 25) Calculated open space requirements shall adhere to Section 7.6, Open Space.

Additional Comments:

All required external permits will need to be submitted to the Pender County Planning and Community Development Department before zoning approval can be issued.

Additional Technical Review Committee Comments:

Amy Burton, Pender County Fire Marshal, 910-259-1441

Mike Dickson, Pender County GIS/Addressing, 910-259-1442

Road names and the neighborhood name need to be vetted. Will ARDEN DR be extended through the neighboring parcel this site?

The Lifestyle center has an address of 1497 COUNTRY CLUB DR. If the access to Country Club Dr is being maintained, the address may remain the same. However, if the main entrance to the structure will be from the neighborhood, it may require changing the address to ARDEN DR or another road name if chosen.

Lantz Lanier, NCDOT, 910-467-0508

Katie Leubner, Pender County Utilities, 910-663-3776

- a. A detailed site plan for water lines to include:
 - i. PCU Standard details
 - ii. How/ Where you will tie into the current system
 - iii. Size of water lines and meters
 - iv. Meter locations with backflow preventers
 - v. Location and size of valves, hydrants (indicating hydrant assembly)
 - vi. Location of water line when it crosses a sewer line.
- b. PCU water lines cannot continuously run under asphalt/concrete/parking lots

Jamar Johnson, WMPO, 910-343-3915

Daniel Adams, Pender County Flood Administrator, 910-259-0231

Engineer Certification – Stormwater Compliance
Example Form

(Letterhead)

Date:

Pender County
Planning and Community Development
PO Box 1519
Burgaw, NC 28425

Re: Stormwater Certification for: (Name and Section of Subdivision/Development)

This will provide certification that the design plans, prepared by me or under my supervision, for stormwater management in the above referenced development comply with the following requirements:

- The project complies with the requirements for stormwater management as set forth in Section 7.9 of the Pender County Unified Development Ordinance.
- All stormwater analysis, design and preparation of plans shall be performed by or under the direct supervision of a NC licensed professional. A NC licensed professional is considered any individual licensed by the State of North Carolina to perform such work as defined by their respective licensing board. The design professional shall date, sign and seal all design documents according to the requirements and standards as set out by their licensing board.
- Typical industry standards of care shall be used in the design, analysis and preparation of plans in accordance with rules and requirements of the applicable licensing board.

This certification is provided this ____ day of _____, 20____, to comply with the provisions of the Pender County Unified Development Ordinance.

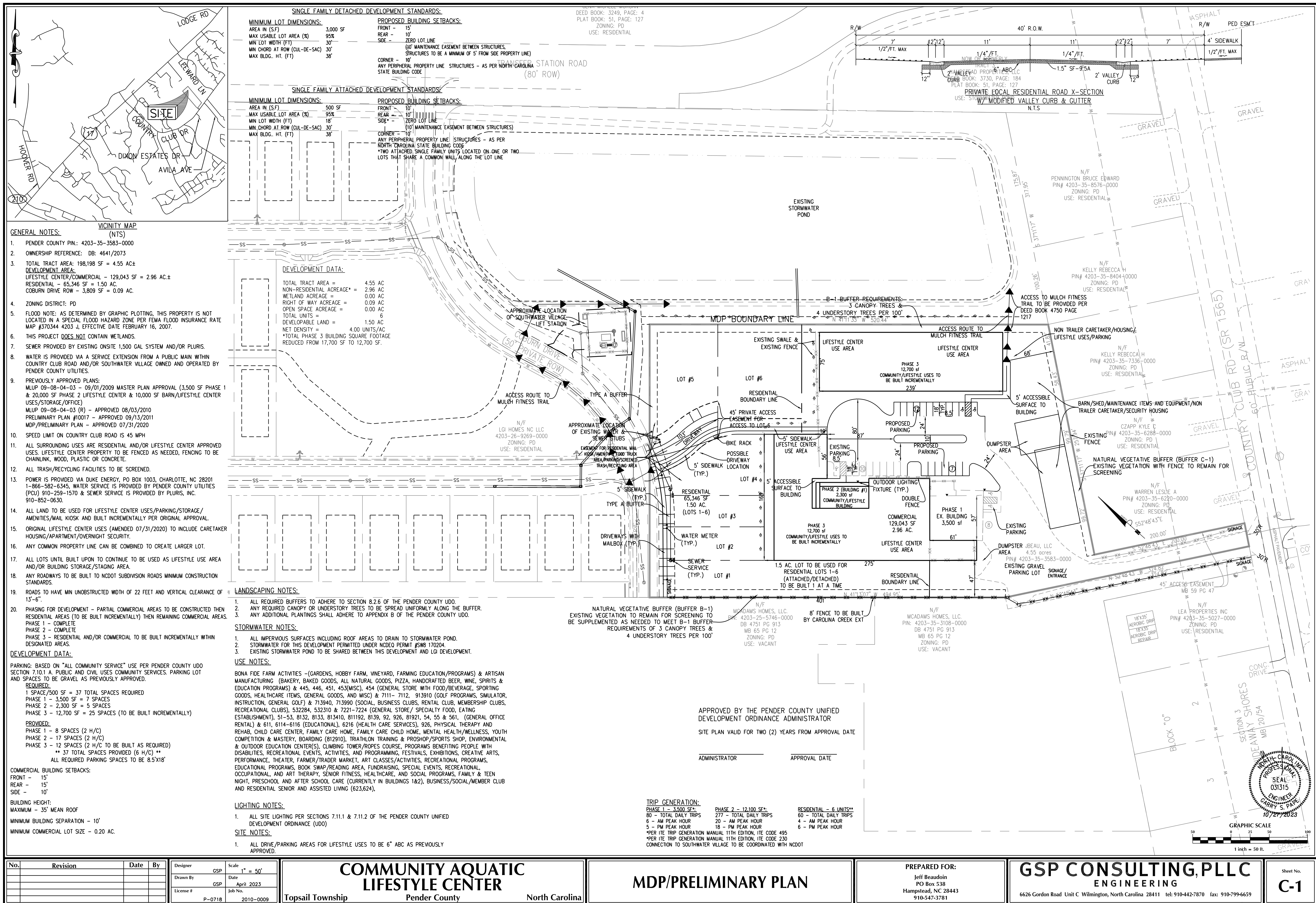
(Engineer Signature)

Seal

(Engineer Name)

ATTACHMENT 1

SITE PLAN



ATTACHMENT 2

Public Input Meeting

Documents

May 16, 2023

Hello Neighbors:

We are hosting an open house on Saturday May 27, 2023 at 1497 Country Club Road Hampstead from 4-6PM. We would like to share our revised plans for expansion which include a post and beam timber style building and residential connection to LGI's South Water subdivision.

The open house will be on the covered front porch of the new building. Just come down the driveway adjacent to the rainbow fence and park over in the side parking lot.

If you have any questions, please feel free to reach out to me directly at 910-547-3781

We hope to see you there!

Kind Regards

Jeff Beaudoin

910-547-3781

Community Meeting Feedback

Saturday May 27, 2023 at 1497 Country Club Road Hampstead from 4-6PM

Attendees and Feedback:

1. Les Warren – 1509 Country Club Rd – Likes the Plan and mentioned that with the larger storm pond, he did notice an improvement in the water level in the Country Club Rd ditches after a heavy rain storm.
2. Kyle Czapp – 1521 Country Club Road – Likes the plan, and likes the idea of a General store on the .24 acre lot
3. Warren Reid, 1541 Country Club Drive – likes the plan
4. Rebecca Kelly-Robinson – 1543 Country Club Drive – Likes the Plan

October 2, 2023

Hello Neighbors:

We are hosting an open house on Saturday October 21, 2023 at 1497 Country Club Road Hampstead from 4-6PM. We would like to share our revised plans for expansion.

The open house will be on the covered front porch of the new building. Just come down the driveway adjacent to the rainbow fence and park over in the side parking lot.

If you have any questions, please feel free to reach out to me directly at 910-547-3781

We hope to see you there!

Kind Regards

Jeff Beaudoin

910-547-3781



Pender County
MDP 2023-57: Master Development Plan
proposal for a mixed-use development
consisting of 193 single-family dwelling
units, 225 multi-family dwelling units,
and 20 acres of commercial development
in the Topsail Township

TO: Planning Board
FROM: Taylor Davis
DATE: November 14, 2023
SUBJECT: MDP 2023-57: Master Development Plan proposal for a mixed-use development consisting of 193 single-family dwelling units, 225 multi-family dwelling units, and 20 acres of commercial development in the Topsail Township

SUMMARY:

McAdams Homes LLC., applicant and Blakes of Scotts Hill, LLC owner, are requesting approval of a Master Development Plan within the PD, Planned Development zoning district to allow for a mixed-use development consisting of 133 single-family detached dwelling units, 60 single-family attached dwelling units, 225 multi-family units, and 20 acres of commercial area. The subject property is located approximately ¼ mile northeast of the intersection of Scotts Hill Loop Road and US Hwy 17 South between Pandy Ann Lane and Blake Farm Blvd in the Topsail Township. The parcel may be further identified by Pender County PIN 3271-43-5429-0000.

ACTION REQUESTED:

To hold a public hearing and consider the proposed request.

ATTACHMENTS:

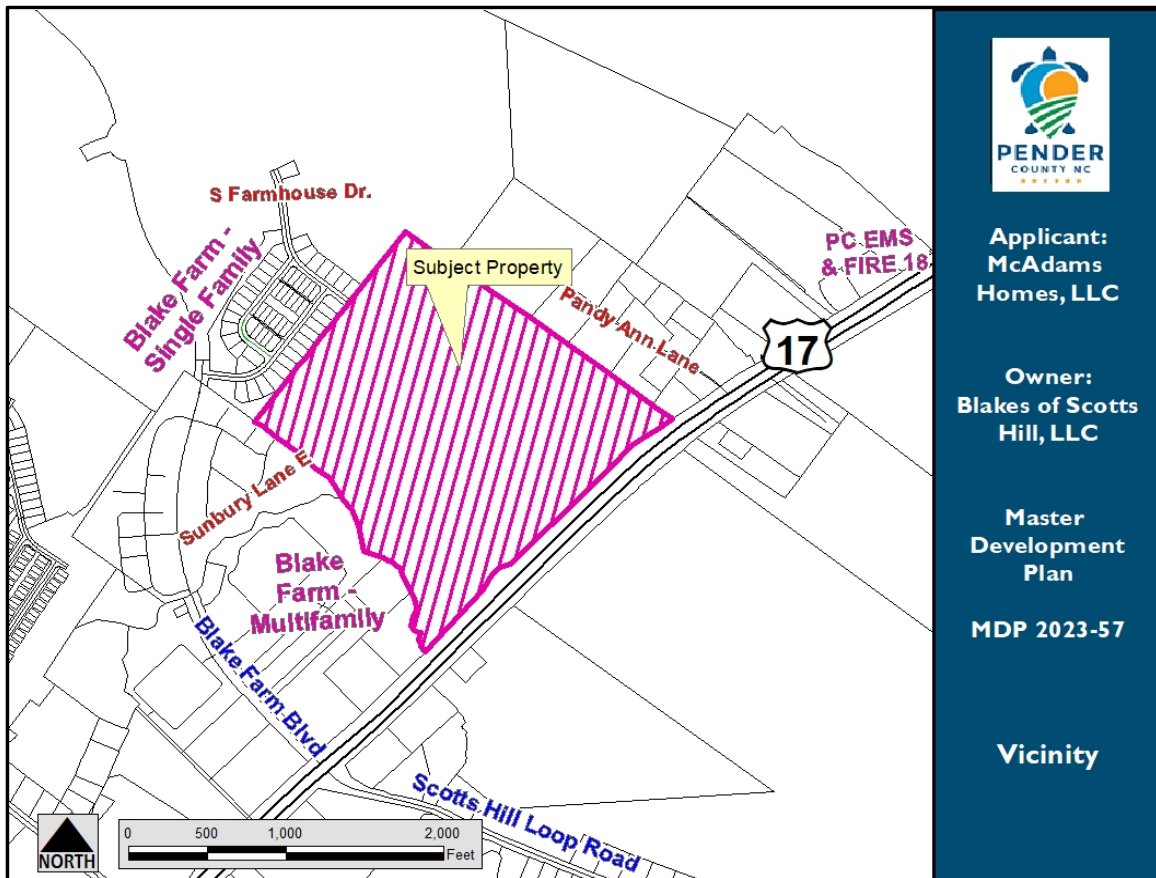
1. Staff Report
2. Application
3. Narrative
4. TRC Comments
5. Attachment 1 - Site Plan
6. Attachment 2 - Public Input Meeting Packet
7. Attachment 3 - TIA Approved Scope

**STAFF REPORT FOR MDP 2023-57
MASTER DEVELOPMENT PLAN APPLICATION**

APPLICATION SUMMARY	
Case Number	MDP 2023-57
Hearing Date	November 14 th , 2023
Applicant	McAdams Homes, LLC
Property Owner(s)	Blakes of Scotts Hill, LLC
Parcel Identification Number	3271-43-5429-0000
Acreage	77.61
Township	Topsail
Zoning District	PD, Planned Development
Pender 2.0 Future Land Use Category	Regional Mixed Use

MASTER DEVELOPMENT PLAN PROPOSAL
McAdams Homes LLC., applicant and Blakes of Scotts Hill, LLC owner, are requesting approval of a Master Development Plan within the PD, Planned Development zoning district to allow for a mixed-use development consisting of 133 single-family detached dwelling units, 60 single-family attached dwelling units, 225 multi-family units, and 20 acres of commercial area.
LOCATION
The subject property is located approximately ¼ mile northeast of the intersection of Scotts Hill Loop Road and US Hwy 17 South between Pandey Ann Lane and Blake Farm Blvd in the Topsail Township. The parcel may be further identified by Pender County PIN 3271-43-5429-0000.

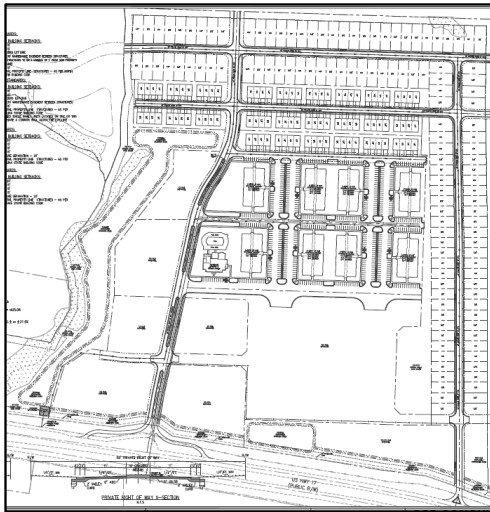
Below: Vicinity Map of the Project Area



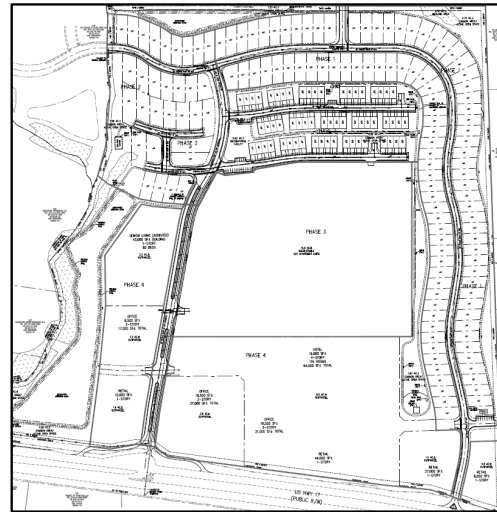
BACKGROUND

The first iteration of the Point South Master Development Plan was reviewed at the September 1, 2023, Technical Review Committee meeting. Initial feedback from staff focused on the overall design of the proposal, which included predominantly straight roads with grid-like intersections. Per Article 4.8.1.E of the UDO, "a base characteristic of a PD is that the internal circulation routes or streets do not follow fixed linear geometric lines. Instead, circulation routes are curvilinear and of meandering character, to preserve tree and landscape features." Staff provided this feedback to the applicant who subsequently submitted revisions to the master plan as shown below. The general concept of the plan remains similar to the initial submittal, but the applicant has revised the configuration and layout of the roadways.

Point South – Initial Submittal



Point South – Planning Board



MASTER DEVELOPMENT PLAN PROPOSAL

The applicant is proposing to construct a mixed-use development, Point South, to be completed in phases consisting of 193 single-family residential units, 225 multi-family units, and approximately 20 acres of commercial area. The proposal also includes separate recreational facilities for the single-family and multi-family portions of the project.

Based on the proposed uses associated with this request and the design of the site, this application meets the requirements of Section 4.8.1 of the Unified Development Ordinance (UDO). As proposed, the uses associated with the Point South Master Development Plan will be constrained to single-family units, townhomes, multi-family, and commercial uses permitted in the PD district per section 5.2.3 of the UDO. Additional information regarding the proposed development is detailed in subsequent sections of this report.

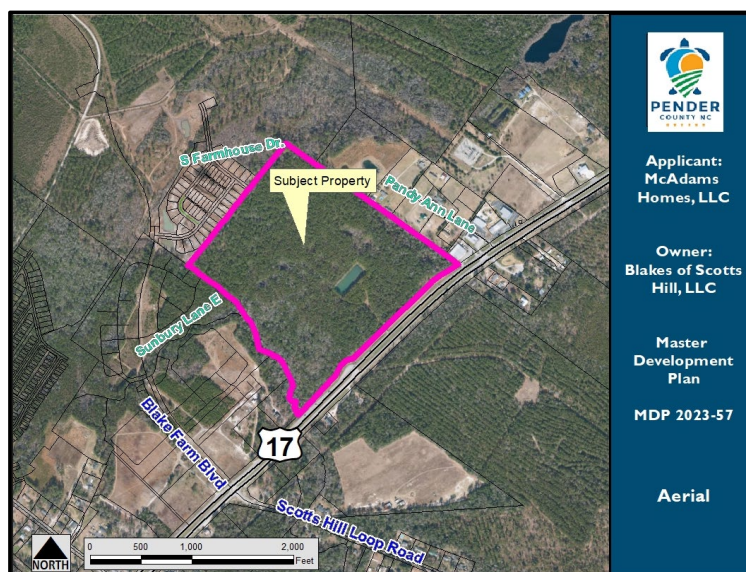
Intent of the Planned Development Zoning District

The Planned Development District encourages progressive land planning and design concepts and is intended to provide an alternative to a conventional development. The PD Districts allows projects of innovative design and layout that may not otherwise be permitted under this Ordinance due to the strict application of zoning district or general development standards. The PD District shall not be used as a means of circumventing the County's adopted land development regulations. Maximum density is determined by the Future Land Use Classification within the adopted land use plan.

The purpose of the PD District, as stated in section 4.8.1.A of the UDO, is described in more specific detail below:

1. To allow for greater freedom in providing a mix of uses within one development, including a mix of housing types, lot sizes, densities, and non-residential uses;
2. To promote quality urban design and environmentally sensitive development by incorporating walkable, compact, pedestrian and transit friendly development and by allowing development to take advantage of special site characteristics, locations, and land uses;
3. To promote quality urban design and environmentally sensitive development by preserving critical environmental resources, providing above-average open space amenities, incorporating creativity in the layout of buildings, open space and circulation systems, assuring compatibility with surrounding land uses and neighborhood character, and providing efficiency in the layout and provision of roads, utilities, and other infrastructure;
4. To create contiguous green space within and across the boundaries of development site(s) and promote interconnected greenways and corridors throughout the County;
5. To reduce the amount of infrastructure necessary for development, including paved surfaces and utility easements, by permitting clustering of houses and structures;
6. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation;
7. To preserve unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat;
8. To protect prime agricultural land and preserve farming as an economic activity;
9. To preserve important historic and archaeological sites;
10. To protect scenic views;
11. To achieve any other goals as stated within adopted County land use and transportation plans, and/or any other adopted County plans.

Below: Aerial Map of the Project Area



If the proposed request is approved, the applicant will be required to submit subsequent development applications that will be reviewed at the administrative level and by the Technical Review Committee (TRC) for compliance with local, state and federal regulations. The single-family residential component of the project will require the submission of a preliminary plat, while the multi-family and commercial components will require the submission of a major site development plan. Approval of the Master Development Plan shall not be construed to grant approval to begin construction.

Density

The proposed net density of the project is shown in the table below and calculated in accordance with Section 4.6.7.A.2 of the UDO. The proposed net density of 9.97 dwelling units/acre (du/ac) for single family development and 15 (du/ac) for multi-family is in conformance with the Future Land Use Map as it falls within the maximum density recommended for the Regional Mixed Use Future Land Use Classification. This classification envisions development at a density of up to ten dwelling units an acre for single family development and 15 units an acre for multi-family development types.

Density Calculation	
Total Site Acreage	77.61 ac
Potential Wetland Acreage	1.51 ac
Non-Residential Acreage (including ROW)	27.82 ac
Required Open Space*	12.54
Total Number of Units / Single-Family	193 du
Total Number of Units / Multi-Family	225 du
Net Density / Single-Family	9.97 du/ac
Net Density / Multi-Family	15 du/ac
Net Density / Overall	12.22 du/ac

*Passive open space may be subtracted from the total wetland area (Section 4.6.7.A.2)

Dimensional Requirements

Dimensional standards within the PD zoning district are set at the master plan level and are specific to individual parcels or parcels included in the master development plan. If a property is not included in a master development plan, dimensional standards must be reviewed and approved by the Planning Board.

The applicant proposes the dimensional standards shown in the tables below:

Proposed Setbacks: Single Family – Detached	
	Minimum Setback
Front	10'
Side	5'
Corner	10'
Rear	15'
Max. Building Height	38'
Structure Separation	10'
Minimum Lot Size	3,000 SF

Proposed Setbacks: Single-Family – Attached (Townhomes)	
	Minimum Setback
Front	10'
Side	Zero Lot Line
Corner	10'
Rear	15'
Max. Building Height	38'
Structure Separation	10'
Minimum Lot Size	500 SF

Proposed Setbacks: Multi-Family	
	Minimum Setback
Front	20'
Side	10'
Corner	15'
Rear	15'
Max. Building Height	45'
Structure Separation	20'
Minimum Lot Size	15,000 SF

Proposed Setbacks: Commercial	
	Minimum Setback
Front	20'
Side	10'
Corner	15'
Rear	15'
Max. Building Height	45'
Structure Separation	20'
Minimum Lot Size	15,000 SF

Landscaping & Buffers

The table below outlines the required buffers in the PD zoning district based on the adjacent land uses to the subject property. As shown, the proposed master plan is in compliance with landscaping and buffer requirements outlined in Article 8 of the UDO.

Required and Proposed Buffers	
Buffer Type	Location of Buffer
Buffer A-2	Road frontage along Hwy 17
Buffer C-3	Along all other boundaries

Buffer Descriptions

A-2	20 foot wide strip with 3 canopy trees, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 18 shrubs per 100 linear feet
C-3	20 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree or 3 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet

Open Space

The proposed development is required to provide a minimum of 12.54 acres of open space, with a minimum of 6.27 acres dedicated as active and a maximum of 6.27 acres dedicated as passive. The table below outlines the required open space as well as the proposed open space associated with the master plan.

Required and Proposed Open Space		
Open Space Dedication	Open Space Required	Open Space Provided
Active	>6.27 ac	14.09 ac
Passive	<6.27ac	1.35 ac
Total	12.54 ac	15.44 ac

Recreational Units

Per Section 7.6.2 of the Pender County Unified Development Ordinance, developments are required to provide recreational units equivalent to financial credits based on the total proposed dwelling units. The bolded information in the table below includes the Recreational Unit requirement for the proposed project. The applicant has illustrated a location for amenity areas on the master plan that are expected to exceed the required financial unit value.

Required Recreation Units		
Dwelling Units	Recreational Unit(s)	Financial Unit
34-99	1.0	\$10,000
100-150	1.5	\$15,000
151-200	2.0	\$20,000
201-250	2.5	\$25,000
251-300	3.0	\$30,000
301-350	3.5	\$35,000
351-400	4.0	\$40,000
401-450	4.5	\$45,000

TRANSPORTATION INFRASTRUCTURE

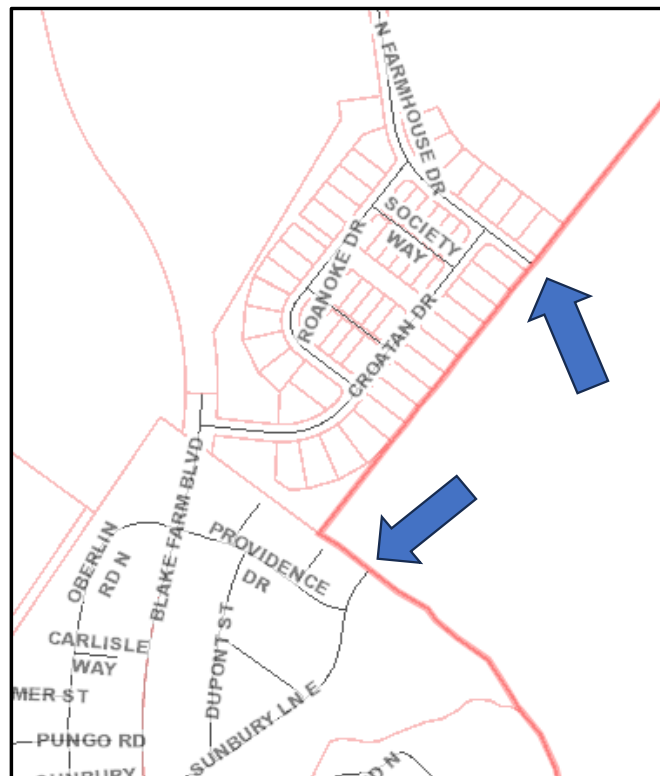
Roadways, Street Connectivity, and Access

The applicant is proposing two points of access to the development from US Hwy 17. US Hwy 17 is considered an arterial roadway as defined by the 2021 Pender County Streets Plan. Arterial roadways provide a high level of mobility and are used mostly for long-distance travel.

All internal roadways are currently proposed as private except for those that connect to the Blake Farm development. Connections are being made to an existing roadway to the west at Sunbury Lane E and to a forthcoming street to the north in the Blake Farm development named S Farmhouse Drive, pictured below. No additional stubs to adjoining properties are proposed at this time.

The proposed roadway network conforms with the Pender County Streets Plan and the UDO. Staff will continue to ensure all submittals meet state and local requirements upon the submission of a preliminary plat and major site development plans.

Below: Future Road Connections



Traffic

A Traffic Impact Analysis (TIA) is required for the proposed master development plan because it is estimated to generate more than 100 trips in the morning and evening peak hours and at least 1,000 trips per day. Any roadway improvements will be addressed by NCDOT and will be required to be compliant with their standards. Staff will ensure appropriate permits are obtained prior to issuing development approvals at the administrative level. The table below includes estimates provided by the applicant's traffic engineer that reflect the estimated trips to be generated by the proposed

development. A TIA scope has been approved and can be found in the Board's packet as Attachment 3.

Land Use	Unit	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Single Family Residential, Multi-Family Residential, Commercial	Dwelling Units / Units	11,231	567	950

Based upon the available data, the anticipated traffic volume increases associated with the proposed master development plan would exceed the capacity for US Hwy. The TIA will inform any roadway improvements that will be necessary to offset the impacts of the development.

NCDOT Annual Average Daily Traffic (AADT) – 2021; WMPO Roadway Capacities – 2022

Road	Location	Volume	Capacity	V/C
US 17	Between Blake Farm Blvd and Pandy Ann Lane	40,500	41,369	0.98

Pedestrian Access

Per developer response at the TRC meeting held on September 7th, it is currently the intention of the applicant to install sidewalks throughout the entirety of the development providing walkable connectivity between the residential, multi-family, and commercial uses.

OTHER INFRASTRUCTURE

Utilities

According to the applicant, the proposed development intends to utilize Pender County Utilities (PCU) for water service and Pluris for wastewater service. Relevant documentation from state, local, or private entities involved in the construction and operation of these utilities will be required prior to administrative approval to construct the development.

Stormwater

The applicant has indicated the stormwater management plans for the development will be in accordance with the standards prescribed in Section 7.9 of the UDO by the utilization of a stormwater pond within the development. The stormwater measures for the development will be designed to control the post development peak discharge for the 2-, 10-, & 25-year storm events to be no more than ten percent more than the predevelopment runoff for those storm events which is consistent with the stormwater standards set forth by the UDO.

Compliance with these standards will be verified during TRC review if this request is approved. Certification from a licensed engineer that the project meets these requirements shall be required prior to administrative approval of the development.

ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property does not contain Special Flood Hazard Areas ¹ .
Wetlands	Portions of the subject property may contain wetlands ^{2, 3} . The extent of these wetlands are illustrated on the submitted master plan. No Jurisdictional Determination from the U.S. Army Corps of Engineers has been submitted by the applicant, which will be required prior to any administrative development approvals. Any disturbance within these wetlands is subject to review and approval by the U.S. Army Corps of Engineers.
Areas of Environmental Concern	The subject property does not contain any Areas of Environmental Concern (AEC) ⁴ .

¹ According to the effective regulatory and preliminary Flood Insurance Rate Maps NC Flood Risk Information System (NC FRIS)

² According to the NC Division of Coastal Management (NC DCM)

³ According to the National Wetlands Inventory (NWI)

⁴ According to the North Carolina Department of Environmental Quality (NCDEQ)

SCHOOLS

Per Pender County Schools' calculations, it can be predicted that the development has the potential to generate an additional 125 school-aged children, who would likely attend South Topsail Elementary, Topsail Middle, and Topsail High School. The chart below provides information on the current enrollment and capacity data at those schools:

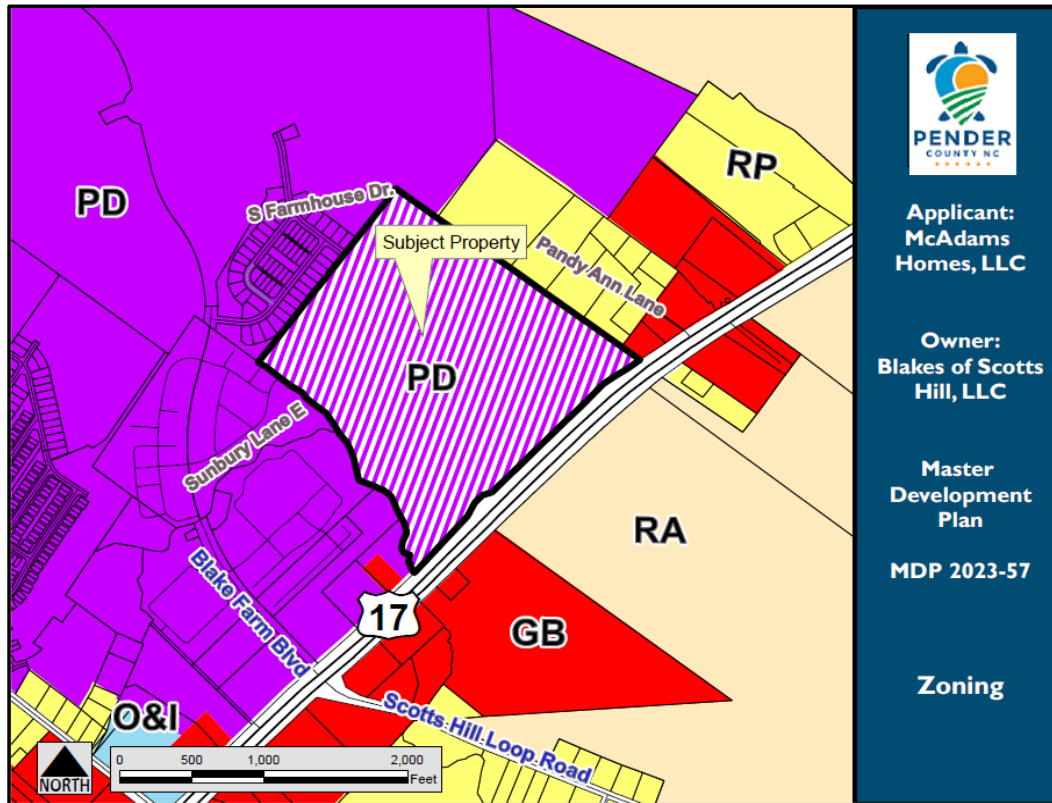
SCHOOL	CURRENT ENROLLMENT	CAPACITY
South Topsail Elementary	614	512
Topsail Middle School	859	745
Topsail High School	1890	1400

PUBLIC INPUT MEETING

In accordance with the Pender County Unified Development Ordinance, the applicant, assisted by a representative of Lee Kaess PLLC, held a public input meeting on September 12th, 2023, at the Hampstead Annex. The applicant mailed notice of the meeting to property owners within 500 feet of the subject property per the requirements of the UDO. Three members of the public attended and were given the opportunity to raise concerns and ask questions. Topics of discussion included stormwater, impacts to adjoining properties, buffers, phasing, and construction timelines. A summary of the report provided by the applicant can be found in Attachment 2.

EVALUATION

Below: Zoning Map of the Area

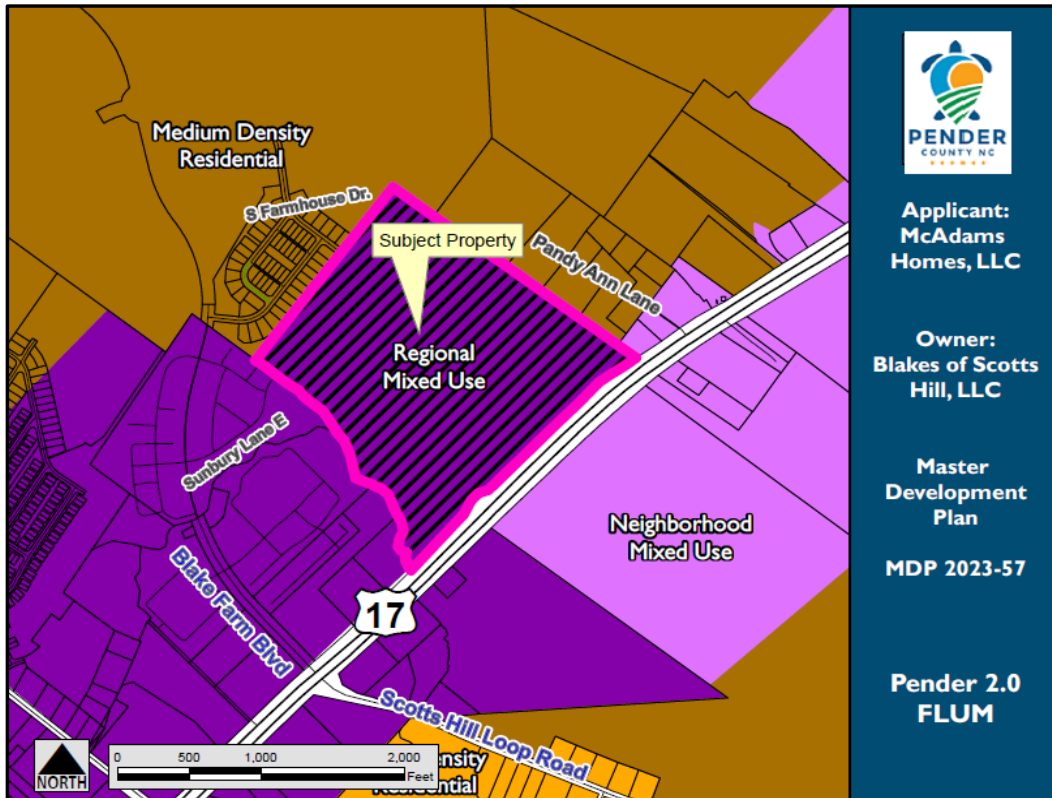


CHARACTERISTICS OF THE SURROUNDING AREA

	LAND USE	ZONING
North	Vacant, Residential	PD, Planned Development
East	Residential, Commercial	RP, Residential Performance GB, General Business
South	Commercial, Vacant, Agriculture	RA, Rural Agriculture GB, General Business
West	Residential, Vacant	PD, Planned Development

Pender 2.0 Comprehensive Land Use Plan Compliance

The Pender 2.0 Comprehensive Land Use Plan designates the subject property as Regional Mixed Use. The Regional Mixed Use future land use classification allows for the strategic allocation of future development and population growth. Growth is focused on locations that are served by water/sewer infrastructure and are located along planned major collector roadways and existing primary roadway corridors in the southern portion of the County. This future land use category provides access to retail, office, and multi-family residential uses accessed primarily by automobile, but facilities should be included to increase the viability of access via walking or cycling. Development within this area should provide ample landscaping and street trees to present an inviting environment to travelers passing through the County. Internal circulation patterns should create street-like spaces lined with on-street angled or parallel parking. Sidewalks should connect all buildings within the site to adjoining sites and include street trees and pedestrian lighting. Stormwater infrastructure should be located behind buildings or incorporated into the design of the development as an amenity.



Above: Future Land Use Map of the Area

The preferred land use mix is primarily commercial/retail and office with multi-family residential uses. Large employment centers and retail spaces are encouraged. Higher density single-family uses should account for less than 25% of a development proposal and should complement a more substantial mix of commercial/office and multi-family development. Development density within this category allows

for up to 15 units per acre for multi-family residential development and up to 10 units per acre for single family development.

Desired uses include commercial, retail, and office or institutional uses such as employment centers, multi-family residential, high density single-family residential uses, and upper story residential. Artisan manufacturing is encouraged in this category. Inappropriate uses include medium and low density single-family residential, storage facilities, and industrial uses.

The Point South project incorporates design aspects that are desired in the Regional Mixed Use Future Land Use classification. By installing sidewalks and a multi-use path, the development will have increased access via walking or cycling that is consistent with this future land use category. Additionally, the proposed development is comprised of multiple commercial outparcels with high density residential components in the form of multi-family complexes. Single family residential units account for 24.9% of the total acreage of the project (19.35 ac of 77.61 ac) which complies with the 25% or less standard for this future land use category.

As well as conforming to the Future Land Use Map, the Master Development Plan is supported by one goal and nine policies within the Pender 2.0 Comprehensive Land Use Plan:

Goal 5.1: Land Use and Growth Management: Manage the physical growth and development of Pender County by encouraging more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the rural heritage and coastal habitat that makes the County a unique place to live.

Policy 4.2.I: Connectivity: The County shall continue to enforce connectivity requirements that require new developments and individual sites to provide vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining developments.

Policy 5.1.C: Coordination with Infrastructure/Services: The County shall encourage development in areas where the necessary infrastructure – roads, water, sewer, broadband, and schools – is available, planned or can be most cost effectively provided and extended to serve existing and future development. Natural resource conservation should be considered.

Policy 5.1.D: Focused Growth and Development: The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.

Policy 5.1.E: Compatible Development: The County supports new commercial and multi-family developments that blend with surrounding neighborhoods and limit traffic, noise, and light impacts on existing residential uses.

Policy 5.1.H: Mixed Use Development: The County supports a wide range of commercial and residential development at varying intensities, when appropriately located, and provided that impacts to adjacent property owners and traffic congestion is mitigated.

Policy 5.1.I: Multi-family Residential Development: The County shall allow multifamily development in designated and appropriate areas as identified within the Regional Mixed Use future land use category

Policy 5.1.K: Commercial Development: The County supports a wide range of commercial development, particularly those businesses that provide needed services to residents and visitors, provided that the impacts on traffic are minimized.

Policy 5.1.L: Office and Employment Centers: The County vigorously supports the development of large-scale office and employment centers to increase the number of jobs located within the County

Policy 5.1.V: Residential Development: The County supports a range of housing types and development at appropriate densities and locations that are compatible with their surroundings and are in accordance with the future land use map.

Unified Development Ordinance Compliance: Section 3.5.4 of the UDO provides the applicable review procedure for Master Development Plans.

3.5.4 Master Development Plan Review

- A. Applicants shall submit the MDP to the Administrator, together with completed application materials.
- B. Application form must be completed, and fee paid at the time of submission.
- C. The Master Development Plan must meet all the requirements prescribed in Section 6.1, Master Development Plan Contents.
- D. The Administrator will forward the MDP to the Technical Review Committee for review. The TRC shall make recommendations concerning whether the plan meets the requirements and or plans of their particular state agency, county department or utility authority.
- E. When the submission is complete, the Administrator shall submit the plans, application materials and comments to the Planning Board for its consideration, if required in accordance with Section 3.5.2.
- F. The Planning Board shall act on the MDP within 90 days of the date of the presentation of the plan to the Board. The Planning Board shall approve the plan, approve it with required changes or deny the plan. If the Planning Board fails to act within 90 days, the plan shall be deemed approved. The applicant may request additional time if he/she deems it necessary.
- G. If the MDP is denied by the Planning Board, the applicant may choose to withdraw the application and resubmit it with changes as a new plan or appeal the Planning Board's decision to Zoning Board of Adjustment.
- H. Any decision rendered by the Planning Board is appealable to the Zoning Board of Adjustment within thirty (30) days of the decision.
- I. Planning Board Master Development Plan approval shall be valid for two (2) years.

RECOMMENDATION

The Master Development Plan request is consistent with the Future Land Use Map as well as one goal and at least nine policies within the Pender 2.0 Comprehensive Land Use Plan and was also found to be consistent with the Pender County Unified Development Ordinance. While the proposed development design exceeds the open space requirement, it lacks pedestrian and cyclist access along its Hwy 17 road frontage as called for in the recently completed Pender County Bicycle & Pedestrian Plan. A condition of approval is recommended to include a ten-foot-wide multi-use path (MUP) with dedicated access easement for public enjoyment and convenience. MUP's may serve to curtail future traffic along US Hwy 17 by providing alternative walkable transportation options that allow for the interconnectivity between residential and commercial adjoining parcels, therefore relieving the roadway of automobile traffic.

Based on the information provided in this report, Planning staff respectfully recommend approval of the Master Development Plan with the following condition of approval. All future development, phases, or changes to the Master Development Plan are subject to the Planning Board review and approval.

Condition of Approval

- Construct a 10-foot-wide multi-use path adjacent to the US Highway 17 right of way and dedicate this path for public use via an easement.

PLANNING BOARD ACTION FOR MASTER DEVELOPMENT PLAN

MOTION		SECONDED	

APPROVED	DENIED	UNANIMOUS

Jordan	Buchanan	Beaudoin	Gruntfest	Mosca	Pitts	Teachey

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

MASTER DEVELOPMENT PLAN

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
 - a. The general location of the site.
 - b. The general location of proposed roads.
 - c. The general location of proposed uses, environmental areas, housing types or open space.
 - d. The uses on adjoining properties.
 - e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

**See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

Waivers to MDP – Residential Districts

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

Waivers to MDP – Commercial and Industrial Districts

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 2023-57	Date	8/7/2023
Application Fee	\$ 1285.00	Invoice Number:	00034983
Pre-Application Conference	N/A	Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	McAdams Homes, LLC	Owner's Name:	Blakes of Scotts Hill, LLC
Applicant's Address:	6211 Gordon Rd, Suite C	Owner's Address:	2500 Scotts Hill Loop Rd
City, State, & Zip	Wilmington, NC 28411	City, State, & Zip	Wilmington, NC 28411
Phone Number:		Phone Number:	
Email Address:	adam@mcadamshomes.net	Email Address:	
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	☒ Residential <i>RP, PD, RM MH District</i>	☐ Commercial <i>GB, OI, IT, GI District</i>	☒ Mixed Use <i>PD</i>
Property Identification Number (PIN):	3271-43-5429-0000	Total property acreage:	78.5 acres
Zoning Classification:	PD	Acreage to be disturbed:	
Water Provider	Pender County Engineering	Wastewater Provider:	Pluris of Hampstead, LLC
Project Address :			
Description of Project Location:	+/-78.5 acres, US Hwy 17		
Describe activities to be undertaken on project site:	construction of a residential neighborhood with commercial		
SECTION 3: SIGNATURES			
Applicant's Signature	 dotloop verified 08/02/23 2:41 PM EDT ZCBL-911M-0SKD-PKLQ	Date:	
Applicant's Printed Name	Adam G. Sosne, Manager	Date:	
Owner's Signature	 dotloop verified 08/02/23 4:27 PM CDT SBYW-9UOT-3PAH-X0B7	Date:	
Owner's Printed Name	Henry C. Blake, III, Manager	Date:	

NOTICE TO APPLICANT							
1. Applicant or agent authorized in writing must attend the public hearing. 2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 3. All fees are non-refundable 4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda							
Office Use Only							
☐		MDP Fees: (<i>\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter</i>)				Total Fee Calculation: \$	
Attachments Included with Application: (Please include # of copies)							
CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N	
Payment Method:	Cash : ☐ \$ _____		Credit Card: ☐ Master Card ☐ Visa		Check: ☐ Check # _____		
Application received by:		Taylor Davis				Date: 8/7/2023	
Application completeness approved by:						Date:	
Date scheduled for public hearing: Sept. 7th, 2023							

PROJECT NARRATIVE

POINT SOUTH

The Applicant, McAdams Homes, LLC (“McAdams”), is requesting a Master Development Plan approval for parcel 3271-43-5429-0000 totaling 78.5 acres. The subject property is located adjacent to US 17, is currently zoned Planned Development (“PD”), and is classified as Regional Mixed Use (“RMU”) in the Pender 2.0 Comprehensive Land Use Plan.

The preferred land use mix in RMU is primarily commercial/retail and office with multi-family residential uses. In addition, RMU permits single family residential uses. McAdams proposes as a mixed-use development consisting of 25.26% commercial space, 15.4% multifamily units, and 25% single family detached and attached units with the remainder of the property scheduled as open space. Following guidance found in RMU, the project proposes a multiuse path along the frontage of the property, sidewalks which connect the buildings within the site, shared parking, and stormwater incorporated into the overall design.

Water and sewer services are available on the property subject to this proposed Master Development Plan. The site will be served by Pluris of Hampstead, LLC for sewer and Pender County engineering for public water.

Pender County Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Technical Review Committee Review

Project Title: South Point US 17
Case Number: MDP 2023-57
Parcel Number: 3271-43-5429-0000
TRC Meeting Date: September 7, 2023
Board Hearing (if applicable): N/A
Date of Review: 8/10/23

Reviewed by:

The following comments have been received from the TRC. Please note that additional comments may be made upon further review of subsequent revisions:

Pender County Planning, Taylor Davis, Current Planner, 910-259-1734,
tdavis@pendercountync.gov

Planning Comments:

6.1.1 All Master Development Plans shall be prepared in accordance with the following specifications:

- A. Site plans shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:
- 1) ~~The scale shall be one inch equals 100 feet or larger (the ratio of feet to inches shall be no more than one hundred feet to one inch) or at a scale acceptable to the Administrator. The scale shall be sufficient so that all features are clear.~~
 - 2) ~~No sheet shall be smaller than 24"x36" in size unless approved by the Administrator. If the MDP is prepared on more than one sheet, match lines shall clearly indicate where the sheets join.~~
 - 3) ~~North arrow, a scale of 1:100 or larger and a legend describing all symbols.~~
 - 4) **A boundary survey of the entire property related to true meridian and certified by a registered surveyor with all dimensions in feet and decimals of feet.** ~~A vicinity map at a suitable scale shall be provided showing the location of the project along with the location of all existing or approved public roads, streets or rights of way within 2,000 feet of the boundaries of the project.~~
A) Please include surveyor seal and information w/ license number.
 - 5) ~~The total area of the property shall be specified.~~

TRC Review MDP 2023-57 Page 1 of 7

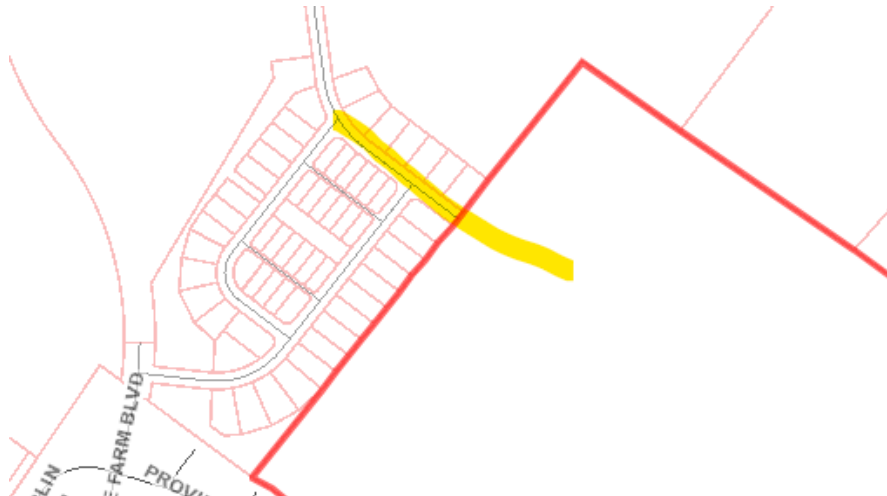
- ~~6) The topography shall be shown at 2 foot contour intervals.~~
- ~~7) The title of the proposed project; the date, month, year the plan was prepared or revised; the name of the applicant(s), owner(s) and contract owner(s); and the names of the individuals or firms preparing the plan shall be clearly specified.~~
- 8) A schedule of phases, with the approximate location of phase boundaries and the order in which the phases are to be developed, shall be provided.
 - A) Will this project be completed in phases? If so, include phasing schedule in details section.
 - B) Please clearly indicate phasing boundaries and label on site plan.
- 9) The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).
 - A) Please include parcel numbers, zoning, current use, and property owner(s) for all adjoining properties including those across the ROW
- 10) All proposed uses shall be specified in the Master Development Plan narrative by NAICS code in accordance with Section 5.2.3.
 - A) We need to see a list of potential uses for the outparcels, these do not have to be concrete plans but we need to have some understanding of what could potentially be going on those parcels. The narrative needs to be updated with the proposed NAICS codes as well.

6.1.1 Master Development Plan Contents – Mixed Use Districts

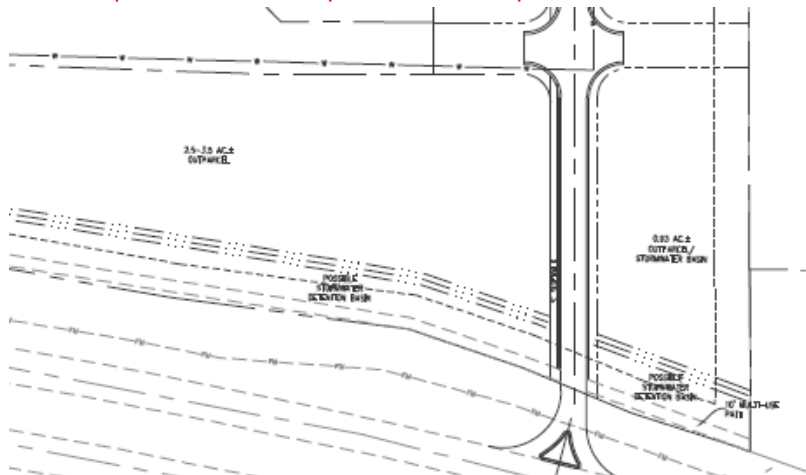
- A. Site plan shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:
 - ~~1) A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.~~
 - 2) The location and approximate boundaries of existing environmental features as defined.
 - A) Please label wetlands and include in legend.
 - ~~3) The proposed location of entrances to the development from existing public streets and proposed parking areas.~~
 - 4) The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
 - A) Please separate Single family and townhome uses and provide acreage for each.
 - B) Please provide for streets and ROW
 - 5) The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
 - A) Please separate ROW and Open Space percentages of total acreage.
 - 6) The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
 - A) Are there plans to adjoin existing streets in other neighborhoods? Please label and indicate on site plan.



B) Street connections will need to be made here.

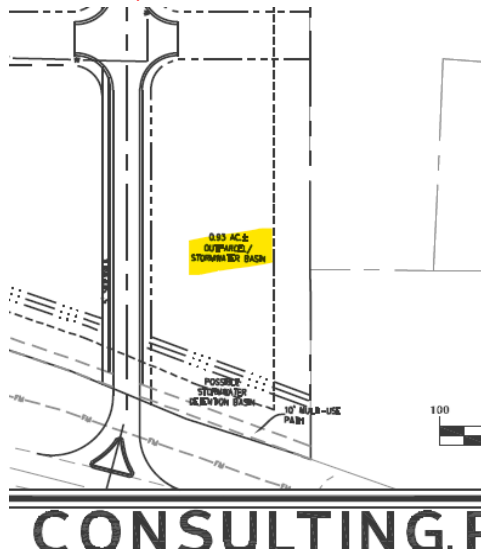


C) Are there plans for connectivity between the outparcels?



7) The use of adjoining parcels and the location of adjoining streets and utilities.
A) Please include.

- 8) ~~The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.~~
- 9) A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.
- A) Please include a description.
 - B) There are several spots where possible stormwater basins are proposed, can you provide more clarity on those.
 - C) Have you completed preliminary stormwater calculations?
 - D) Where labeled outparcel/stormwater basin are you proposing one or the other or both uses on the parcel?



- 10) ~~The proposed location and arrangement of all streets and utility systems.~~
- 11) The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
- A) Please include per Section 8.2 of the Pender County UDO
- 12) ~~The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non residential uses dimensional requirements.~~
- 13) The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
- A) Please delineate by type, ex. # of townhome units, # of SF units, etc.
 - B) Please include density calculation callout on site plan
- 14) Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
- A) Please include.
- 15) Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
- A) Please include when available.

- 16) A Traffic Impact Analysis is required when the development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.
- 17) Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
 - A) Please include for proposed recreational facilities.
 - B) Please provide sq footage of the amenity area
 - C) Is the amenity area intended for the use of the entire residential development or just the apartments? Is it possible to move this aspect closer to the interior of the neighborhood? If it is intended to service the townhomes and SF too, it does not appear to have sufficient parking to meet this demand.
 - D) The amenity center will require its own major site development plan.
- ~~18) The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.~~
- 19) Location and timing of construction for all amenities.
 - A) Please include timing of construction (estimation, can change)
- 20) Landscaping and Buffer requirements per Article 8.
 - A) Please include.
 - B) Buffers are required between each use.
- 21) All subdivided land and parcels shall comply with Section 7.2, Lot Design.
 - A) Can you incorporate open space areas closer to the residential sections? The proposed location behind the future outparcels seems like it would benefit the outparcels more so than residents.
 - B) Are there plans for crosswalks?
 - C) Does the sidewalk extend to the single family lots located to the very north of the property?
 - D) Do you intend to include sidewalks on the residential streets servicing the townhomes?
 - E) Amenity areas will need to be landscaped per Article 8.
 - F) Please see section 7.6.1.E) of the UDO
- ~~22) Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.~~
- 23) Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.
 - A) Please see above comments regarding cross access connections between outparcels
- ~~24) Calculated open space requirements shall adhere to Section 7.6, Open Space.~~

Additional Planning Comments:

- 1. Have you conducted the required public meeting yet? If not, when do you plan to schedule?**

2. The PD calls for above average open space amenities, other than the multipath, are there plans for trails, benches, playground, bike racks, etc. in the interior of the development?
3. Best practice would be to have the higher density townhomes before single family units. Is it possible to rearrange some these aspects? The main concern is the SF homes that back up to/border commercial.
4. 4.8.1.E.1) of the UDO calls for roads of a “curvilinear and meandering nature” in the PD, more of this design aspect should be included in the street design.
5. Please include density calculations
6. Parking will need to be corrected to include landscape islands, please see section 8.3.2 of the UDO.
7. Please delineate between passive and active open space, we will need to see total ac for each and areas labeled on the site plan.
8. Can we set up a meeting after TRC on the 7th? Either in person here at the Burgaw office or the Hampstead Annex or we can do over Teams as well.

Pender County Fire Marshals Office, Tommy Batson and Amy Burton, 910-259-1210, aburton@pendercountync.gov , tbatson@pendercountync.gov

Pender County Utilities, Katryne Leubner, 910-612-9176, kleubner@pendercountync.gov

Pender County Addressing/GIS, Mike Dickson, 910-259-1442, mdickson@pendercountync.gov

WMPO, Jamar Johnson, 910-343-3915, Jamar.Johnson@wilmingtonnc.gov

NCDOT, Kirsten Spirakis, 910-467-0500, klspirakis@ncdot.gov

Pender County Environmental Health, Vencent Dodge, 910-259-0209

– Need to verify the type of commercial units will be in the proposal to verify if they need plan review for anything that EH must permit. Also, if they plan for a pool, then plan review is needed.

Pender County Floodplain Administration, Daniel Adams, 910-259-0231

Pluris, Kaarin Williams, 910-218-7653, kwilliams@plurisusa.com

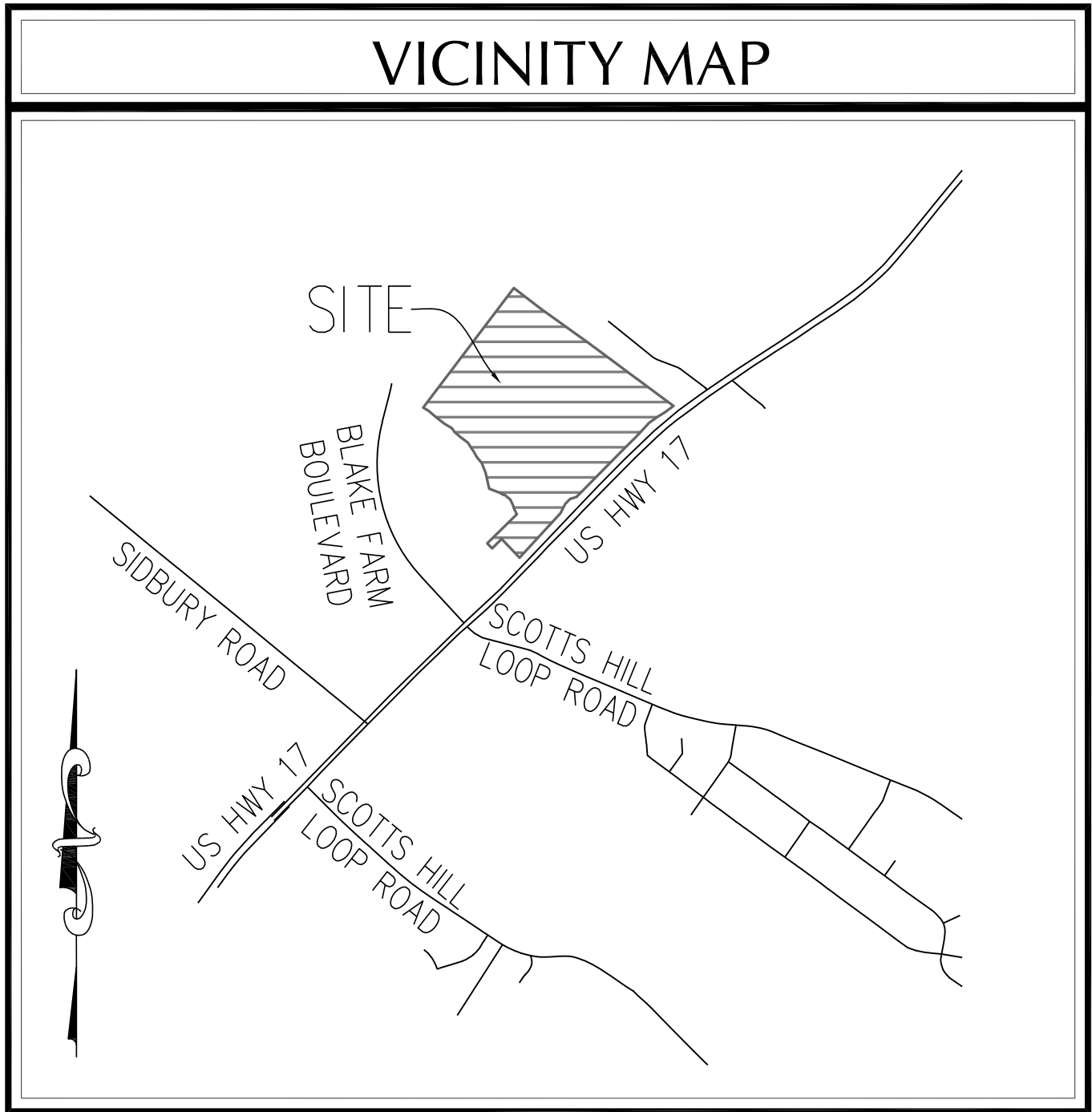
NCDEQ, 910-796-7215

Pender County Schools, Brandon Smith, brandon_smith@pender.k12.nc.us

Pender County Schools is one of the top ten growing school districts in the state. As new residential dwellings are established, this growth will continue to strain the existing facilities and resources of the school system and add to the growing need for capital expansion of the school district. PCS is dedicated to working with all stakeholders with a proactive approach.

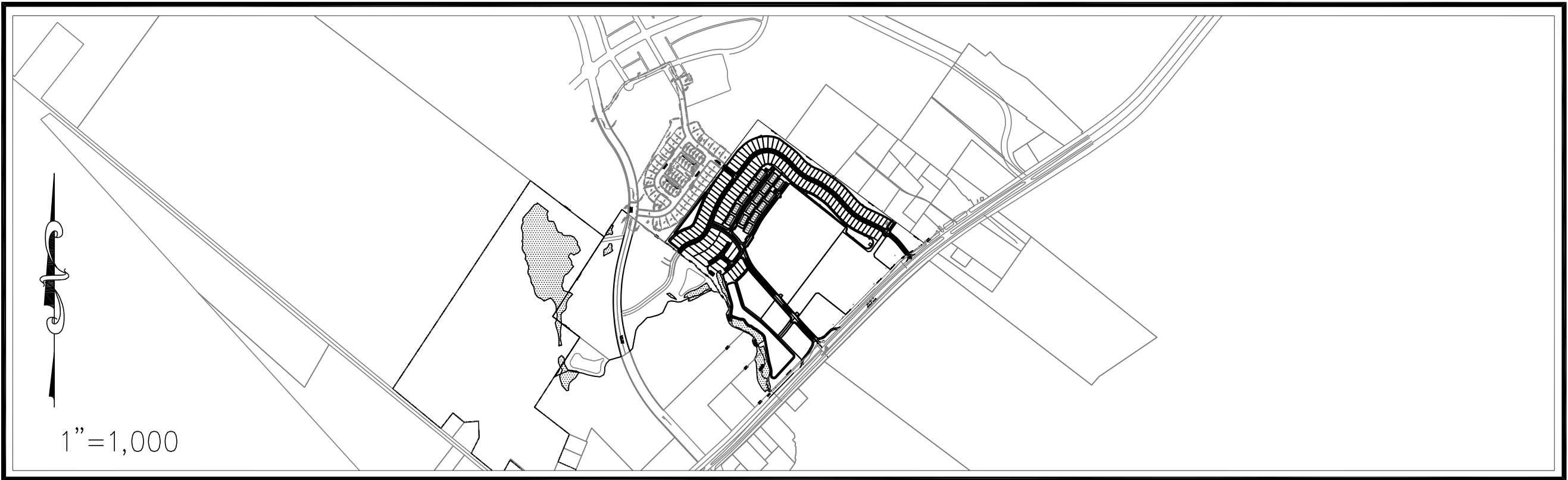
ATTACHMENT 1: SITE PLAN

MASTER DEVELOPMENT PLAN
FOR
POINT SOUTH
PENDER COUNTY, NORTH CAROLINA
OCTOBER 2023



VICINITY MAP
(NTS)

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	----	----
5' CONTOUR INTERVAL	----	----
PROPERTY LINE	----	----
ROADWAY CENTERLINE	----	----
RIGHT OF WAY LIMITS	----	----
EASEMENT LINE	----	----
CURB & GUTTER	==	==
SANITARY SEWER FACILITIES	—●— SS —	—●— SS —
STORM SEWER FACILITIES	====	====
WATERLINE	— W —	— W —
FIRE HYDRANT ASSEMBLY	⊙	⊙
STREET SIGN	⊙	⊙
WATERWAYS	~~~~	~~~~
WETLANDS	~~~~	~~~~



DEVELOPER/PURCHASER
McADAMS HOMES, LLC 6626-C GORDON ROAD WILMINGTON, NC 28411 PHONE: (910) 799-3006

INDEX OF SHEETS
SHT C-0 COVER SHEET
SHT C-1 OVERALL MASTER DEVELOPMENT PLAN
SHT C-2 DETAILED MASTER DEVELOPMENT PLAN
SHT C-3 DETAILED MASTER DEVELOPMENT PLAN
SHT C-4 DETAILED MASTER DEVELOPMENT PLAN
SHT C-5 DETAILED MASTER DEVELOPMENT PLAN
SHT C-6 DETAILED MASTER DEVELOPMENT PLAN
SHT C-7 BOUNDARY/TOPOGRAPHIC SURVEY

PREPARED BY:
GSP CONSULTING, PLLC ENGINEERING 6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

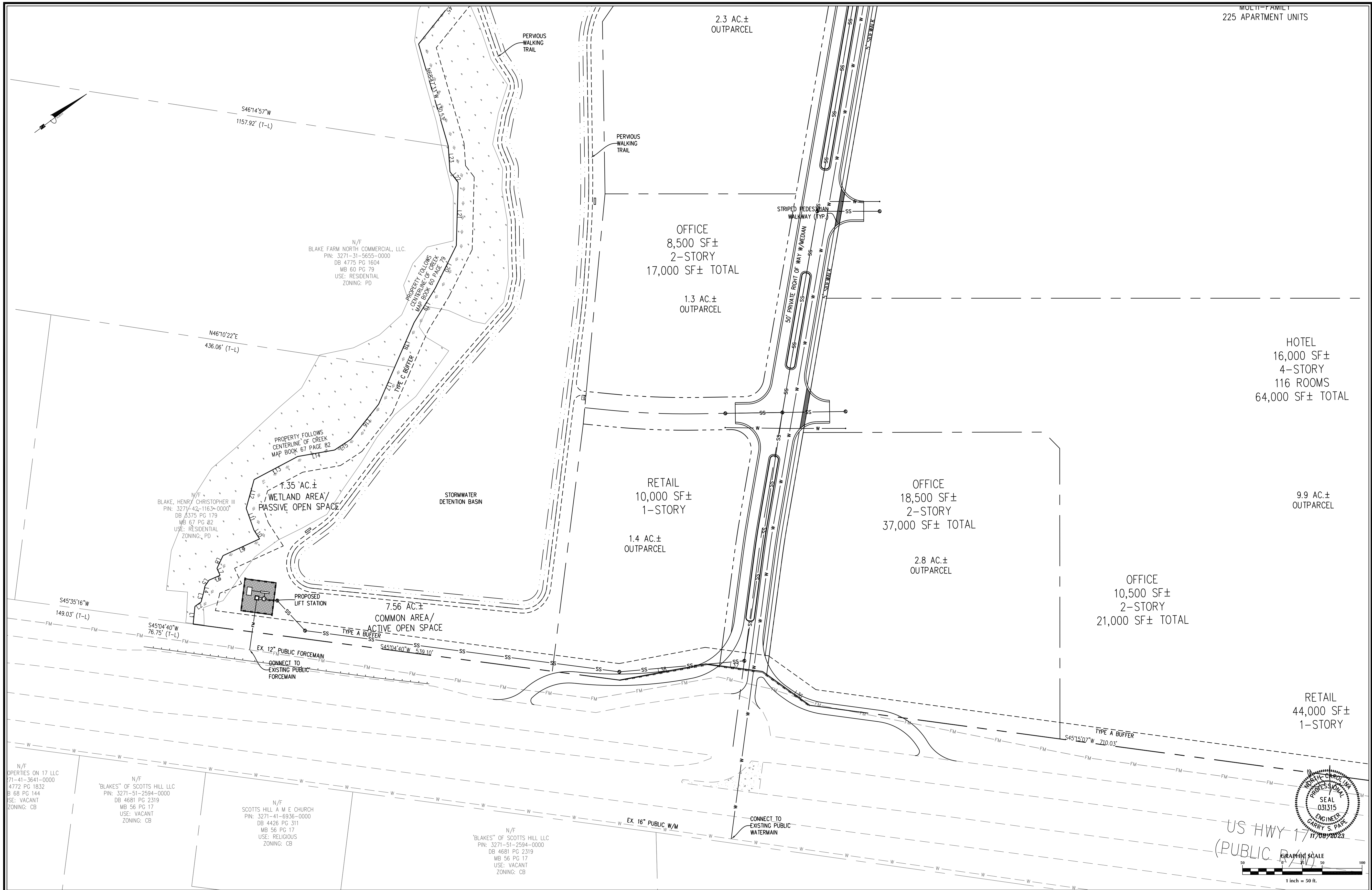
PROPERTY OWNER:
BLAKES OF SCOTTS HILL, LLC
2500 SCOTTS HILL LOOP ROAD
WILMINGTON, NC 28411

DEVELOPER/PURCHASER:
McADAMS HOMES, LLC/ AND/OR ASSIGNS
6626-C GORDON ROAD
WILMINGTON, NC 28411

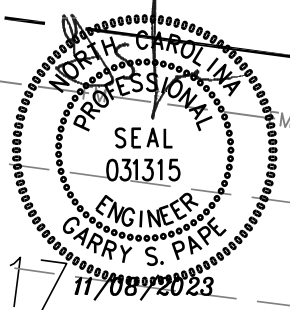
SITE DATA TABLE
GENERAL NOTES: 1. PENDER COUNTY PARCEL NO.: PIN 3271-43-5429-0000 2. TOTAL TRACT AREA: 3,380,804 SF = 77.61 AC.± 3. ZONING: PLANNED DEVELOPMENT (PD). 4. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #37203271000, EFFECTIVE DATE 2/16/2007. 5. THIS PROPERTY DOES CONTAIN WETLANDS. 6. THE PROPERTY DOES NOT CONTAIN ANY HISTORICAL STRUCTURES/SITES PER ALL AVAILABLE INFORMATION. GENERAL NOTES: 1. OWNERSHIP REFERENCE: D.B. 3375 PG. 179. 2. PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD). 3. A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE. 4. INTERIOR ROADWAYS ARE TO BE PUBLIC & PRIVATE AND BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS. 5. A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE. 6. WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS. 7. ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS. 8. ALL PROPOSED OPENSOURCE/RECREATION AREAS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT EXCEPT AS RECREATIONAL FACILITIES. 9. ALL STREET SIGNS & STREET LIGHTING TO CONFORM WITH PENDER COUNTY UDO. 10. WATER FOR THIS DEVELOPMENT TO BE PROVIDED BY PENDER COUNTY UTILITIES AND SEWER TO BE PROVIDED BY PLURIS, INC. 11. IT IS THE INTENT FOR THIS DEVELOPMENT TO INCLUDE SEPARATE RECREATIONAL AREAS FOR THE SINGLE FAMILY AND MULTI-FAMILY PORTIONS OF THE PROJECT. THE SINGLE FAMILY AREA IS TO BE CONSTRUCTED ONCE 50% OF THE SINGLE FAMILY UNITS HAVE BEEN DEVELOPED. 12. SIDEWALKS ARE PROPOSED WITHIN THE DEVELOPMENT AS SHOWN ON THE PLAN. 13. PHASING FOR THE DEVELOPMENT WILL CONSIST OF: PHASE 1: SINGLE FAMILY DETACHED (2025-2026) ±103 UNITS PHASE 2: SINGLE FAMILY DETACHED (2025-2026) ±30 UNITS PHASE 2: SINGLE FAMILY ATTACHED (2025-2026) ±60 UNITS PHASE 3: MULTI-FAMILY (2026-2027) ±225 UNITS PHASE 4: COMMERCIAL (2027-2028) SINGLE FAMILY DEVELOPMENT STANDARDS: MINIMUM LOT DIMENSIONS: AREA IN (S.F.) 3,000 SF MAX USABLE LOT AREA (%) 95% MIN LOT WIDTH (FT) 35' MIN CHORD AT ROW (CUL-DE-SAC) 20' MAX BLDG. HT. (FT) 38' PROPOSED BUILDING SETBACKS: FRONT - 10' REAR - 15' SIDE - ZERO LOT LINE (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES, STRUCTURES TO BE A MINIMUM OF 5' FROM SIDE PROPERTY LINE) CORNER - 10' ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS: MINIMUM LOT DIMENSIONS: AREA IN (S.F.) 500 SF MAX USABLE LOT AREA (%) 100% MIN LOT WIDTH (FT) 20' MAX BLDG. HT. (FT) 38' PROPOSED BUILDING SETBACKS: FRONT - 10' REAR - 15' SIDE* - ZERO LOT LINE (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES) CORNER - 10' ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE *TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE COMMERCIAL DEVELOPMENT STANDARDS: MINIMUM LOT DIMENSIONS: AREA IN (S.F.) 15,000 SF MAX USABLE LOT AREA (%) 100% MIN LOT WIDTH (FT) 20' MAX BLDG. HT. (FT) 45' PROPOSED BUILDING SETBACKS: FRONT - 20' REAR - 15' SIDE - 10' CORNER - 15' MIN. STRUCTURE SEPARATION - 20' ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE MULTI-FAMILY DEVELOPMENT STANDARDS: MINIMUM LOT DIMENSIONS: AREA IN (S.F.) 15,000 SF MAX USABLE LOT AREA (%) 100% MIN LOT WIDTH (FT) 20' MAX BLDG. HT. (FT) 45' PROPOSED BUILDING SETBACKS: FRONT - 20' REAR - 15' SIDE - 10' CORNER - 15' MIN. STRUCTURE SEPARATION - 20' ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE REQUIRED OPEN SPACE: 418 UNITS * 0.03 AC/UNIT = 12.54 AC.± PROVIDED OPEN SPACE 15.44 AC.± TOTAL OPEN SPACE PROVIDED 1.35 AC.± PASSIVE OPEN SPACE 14.09 AC.± ACTIVE OPEN SPACE NOTE: PROPOSED PASSIVE OPENSOURCE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT DEVELOPMENT DATA: TOTAL PROJECT AREA: 3,380,804 SF = 77.61 AC.± USE TYPE AREAS: SINGLE FAMILY DETACHED - 16.53 AC.± = ±21.3% (133 UNITS) SINGLE FAMILY ATTACHED - 2.82 AC.± = ±3.6% (60 UNITS) MULTI-FAMILY - 15.00 AC.± = ±19.3% (225 UNITS) COMMERCIAL - 20.00 AC.± = ±25.8% RIGHT OF WAYS - 7.82 AC.± = ±10.1% OPEN SPACE - 15.44 AC.± = ±19.8% (WETLANDS - 1.51 AC.±) DENSITY DATA: SINGLE FAMILY - 193 UNITS/19.35 AC.± = ±9.97 UNITS/ACRE APARTMENTS - 225 UNITS/15.00 AC.± = ±15.0 UNITS/ACRE NOTE: ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA TRIP GENERATION: 133 SINGLE FAMILY DETACHED HOUSING; ITE CODE 210 60 SINGLE FAMILY ATTACHED HOUSING; ITE CODE 215 225 MULTI-FAMILY HOUSING; ITE CODE 220 ±89,000 SF GENERAL RETAIL; ITE CODE 821 ±75,000 SF GENERAL OFFICE; ITE CODE 710 ±116 ROOM HOTEL; ITE CODE 310 ±80 BED ASSISTED LIVING; ITE CODE 254 11,231 - TOTAL DAILY TRIPS 567 - AM PEAK HOUR 950 - PM PEAK HOUR PER ITE TRIP GENERATION MANUAL 11TH EDITION UTILITY DATA: SEWER: 418 UNITS @ 350 GPD/UNIT = 150,480 GPD 20.00 AC. @ 880 GAL/ACRE = 17,600 GPD TOTAL = 168,080 GPD WATER Ø125% SEWER RATE TOTAL = 210,100 GPD PROFESSIONAL SEAL GARRY S. PARK ENGINEER 11/08/2023

PROJECT NAME: POINT SOUTH
GSP CONSULTING PROJECT #: 2023-0006

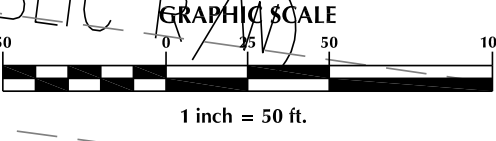


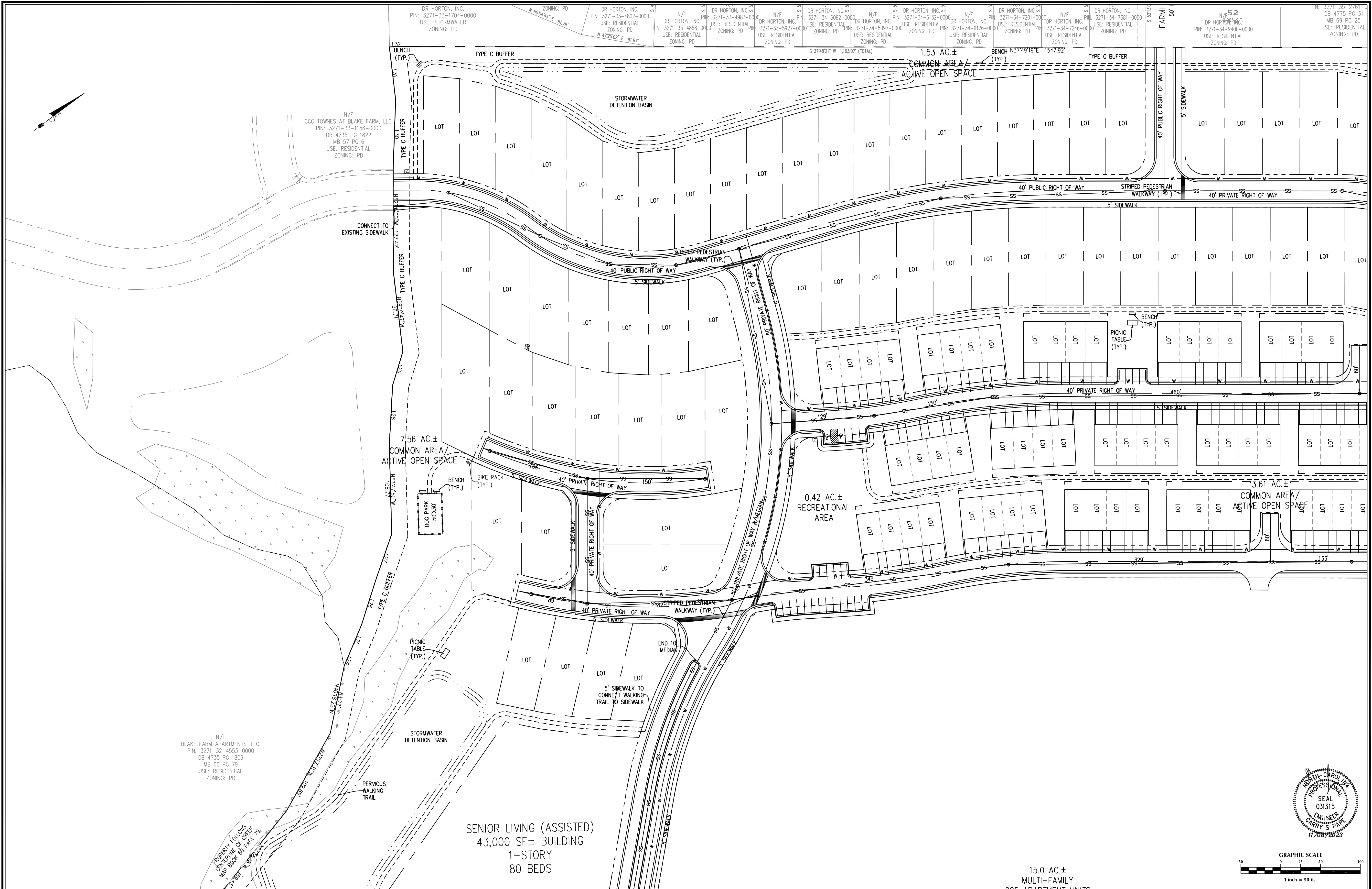


<table><tr><th>No.</th><th>Revision</th><th>Date</th><th>By</th></tr><tr><td>1</td><td>PENDER COUNTY IRC COMMENTS</td><td>10/23/2023</td><td>GSP</td></tr><tr><td>2</td><td>PENDER COUNTY PLANNING COMMENTS</td><td>10/30/2023</td><td>GSP</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				No.	Revision	Date	By	1	PENDER COUNTY IRC COMMENTS	10/23/2023	GSP	2	PENDER COUNTY PLANNING COMMENTS	10/30/2023	GSP													<table><tr><td>Designer</td><td>GSP</td></tr><tr><td>Scale</td><td>1" = 50'</td></tr><tr><td>Drawn By</td><td>GSP</td></tr><tr><td>Date</td><td>August 2023</td></tr><tr><td>License #</td><td>P-0718</td></tr><tr><td>Job No.</td><td>2023-0006</td></tr></table>		Designer	GSP	Scale	1" = 50'	Drawn By	GSP	Date	August 2023	License #	P-0718	Job No.	2023-0006	<table><tr><td colspan="3">POINT SOUTH</td></tr><tr><td colspan="3">MASTER DEVELOPMENT PLAN</td></tr></table>		POINT SOUTH			MASTER DEVELOPMENT PLAN			<table><tr><td colspan="2">PREPARED FOR:</td></tr><tr><td colspan="2">McAdams Homes, LLC</td></tr><tr><td colspan="2">6626-C Gordon Road</td></tr><tr><td colspan="2">Wilmington, NC 28411</td></tr><tr><td colspan="2">910-799-3006</td></tr></table>		PREPARED FOR:		McAdams Homes, LLC		6626-C Gordon Road		Wilmington, NC 28411		910-799-3006		<table><tr><td colspan="2">GSP CONSULTING, PLLC</td></tr><tr><td colspan="2">ENGINEERING</td></tr><tr><td colspan="2">6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659</td></tr></table>		GSP CONSULTING, PLLC		ENGINEERING		6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659		<table><tr><td colspan="2">Sheet No.</td></tr><tr><td colspan="2">C-2</td></tr></table>		Sheet No.		C-2	
No.	Revision	Date	By																																																																								
1	PENDER COUNTY IRC COMMENTS	10/23/2023	GSP																																																																								
2	PENDER COUNTY PLANNING COMMENTS	10/30/2023	GSP																																																																								
Designer	GSP																																																																										
Scale	1" = 50'																																																																										
Drawn By	GSP																																																																										
Date	August 2023																																																																										
License #	P-0718																																																																										
Job No.	2023-0006																																																																										
POINT SOUTH																																																																											
MASTER DEVELOPMENT PLAN																																																																											
PREPARED FOR:																																																																											
McAdams Homes, LLC																																																																											
6626-C Gordon Road																																																																											
Wilmington, NC 28411																																																																											
910-799-3006																																																																											
GSP CONSULTING, PLLC																																																																											
ENGINEERING																																																																											
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659																																																																											
Sheet No.																																																																											
C-2																																																																											

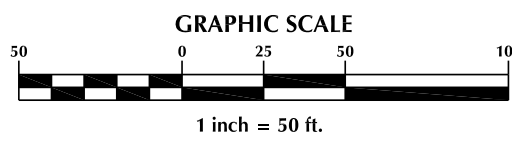
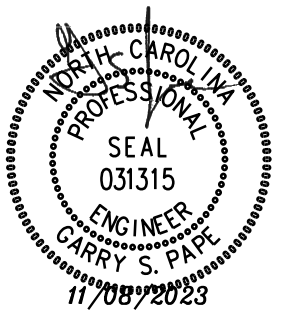


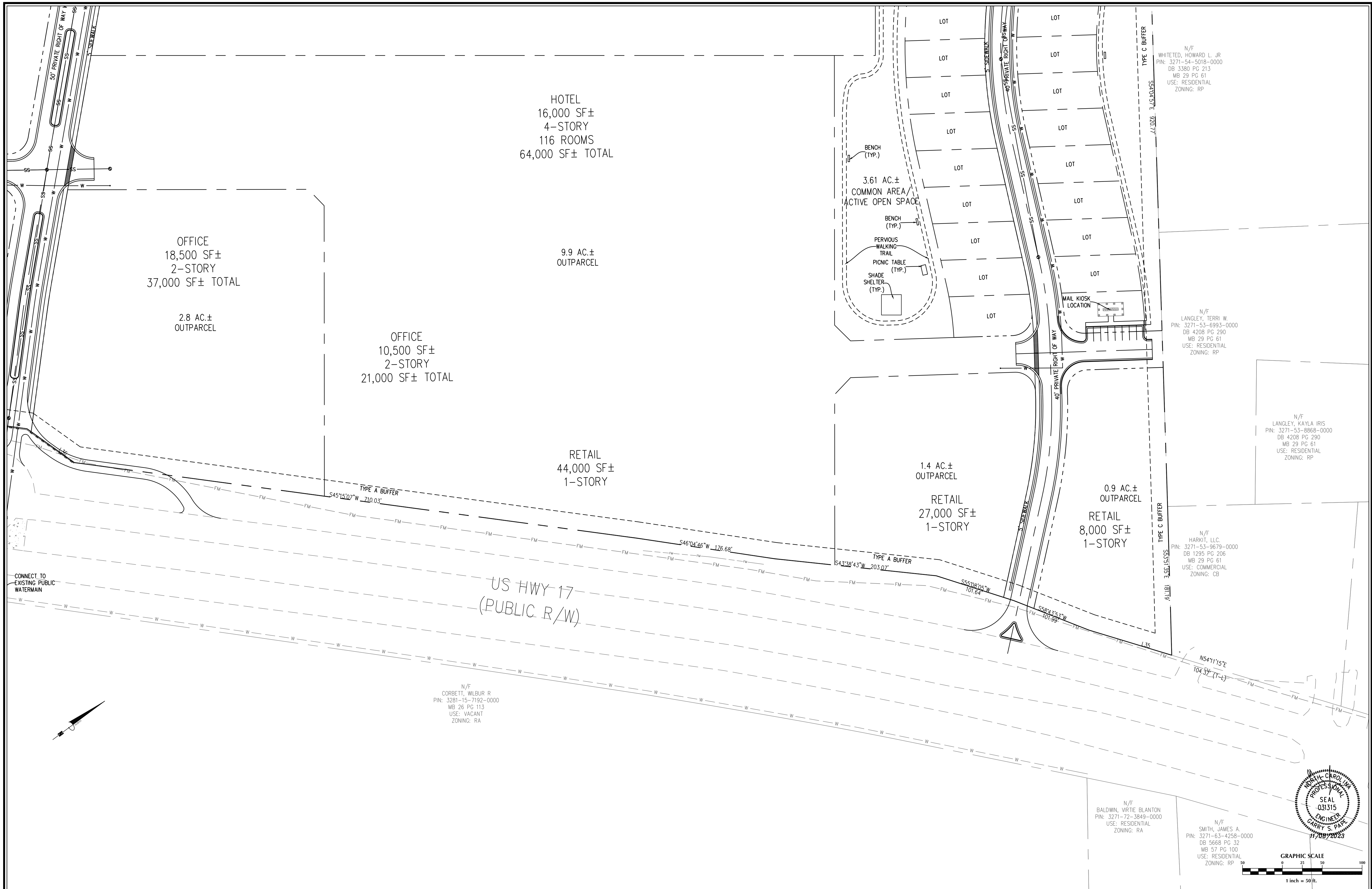
US HWY 17
(PUBLIC R/W)



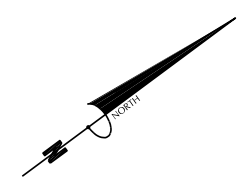


<table><tr><th>No.</th><th>Revision</th><th>Date</th><th>By</th></tr><tr><td>1</td><td>PENDER COUNTY IRC COMMENTS</td><td>10/23/2023</td><td>GSP</td></tr><tr><td>2</td><td>PENDER COUNTY PLANNING COMMENTS</td><td>10/30/2023</td><td>GSP</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				No.	Revision	Date	By	1	PENDER COUNTY IRC COMMENTS	10/23/2023	GSP	2	PENDER COUNTY PLANNING COMMENTS	10/30/2023	GSP													<table><tr><td>Designer</td><td>GSP</td><td>Scale</td><td>1" = 50'</td></tr><tr><td>Drawn By</td><td>GSP</td><td>Date</td><td>August 2023</td></tr><tr><td>License #</td><td>P-0718</td><td>Job No.</td><td>2023-0006</td></tr></table>				Designer	GSP	Scale	1" = 50'	Drawn By	GSP	Date	August 2023	License #	P-0718	Job No.	2023-0006	<table><tr><td colspan="3">POINT SOUTH</td></tr><tr><td>Topsail Township</td><td>Pender County</td><td>North Carolina</td></tr></table>				POINT SOUTH			Topsail Township	Pender County	North Carolina	<table><tr><td colspan="2">MASTER DEVELOPMENT PLAN</td></tr></table>				MASTER DEVELOPMENT PLAN		<table><tr><td colspan="2">PREPARED FOR:</td></tr><tr><td colspan="2">McAdams Homes, LLC</td></tr><tr><td colspan="2">6626-C Gordon Road</td></tr><tr><td colspan="2">Wilmington, NC 28411</td></tr><tr><td colspan="2">910-799-3006</td></tr></table>				PREPARED FOR:		McAdams Homes, LLC		6626-C Gordon Road		Wilmington, NC 28411		910-799-3006		<table><tr><td colspan="2">GSP CONSULTING, PLLC</td></tr><tr><td colspan="2">ENGINEERING</td></tr><tr><td colspan="2">6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659</td></tr></table>				GSP CONSULTING, PLLC		ENGINEERING		6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659		<table><tr><td>Sheet No.</td><td>C-3</td></tr></table>				Sheet No.	C-3
No.	Revision	Date	By																																																																																						
1	PENDER COUNTY IRC COMMENTS	10/23/2023	GSP																																																																																						
2	PENDER COUNTY PLANNING COMMENTS	10/30/2023	GSP																																																																																						
Designer	GSP	Scale	1" = 50'																																																																																						
Drawn By	GSP	Date	August 2023																																																																																						
License #	P-0718	Job No.	2023-0006																																																																																						
POINT SOUTH																																																																																									
Topsail Township	Pender County	North Carolina																																																																																							
MASTER DEVELOPMENT PLAN																																																																																									
PREPARED FOR:																																																																																									
McAdams Homes, LLC																																																																																									
6626-C Gordon Road																																																																																									
Wilmington, NC 28411																																																																																									
910-799-3006																																																																																									
GSP CONSULTING, PLLC																																																																																									
ENGINEERING																																																																																									
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659																																																																																									
Sheet No.	C-3																																																																																								





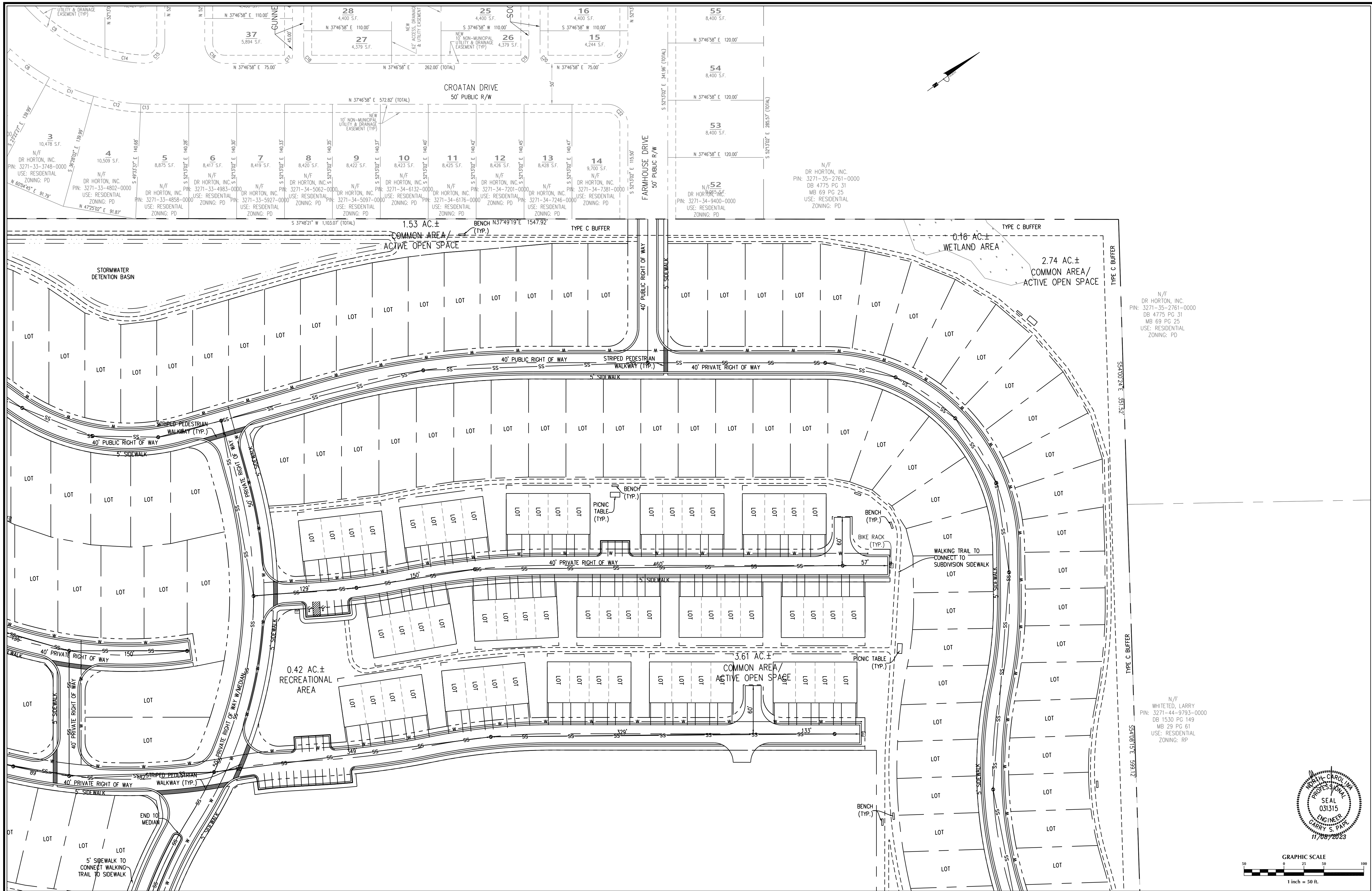
No.	Revision	Date	By	Designer	Scale	POINT SOUTH			MASTER DEVELOPMENT PLAN			PREPARED FOR: McAdams Homes, LLC 6626-C Gordon Road Wilmington, NC 28411 910-799-3006	GSP CONSULTING, PLLC ENGINEERING 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659	Sheet No. C-4		
1	PENDER COUNTY IRC COMMENTS	10/23/2023	GSP	Drawn By	1" = 50'											
2	PENDER COUNTY PLANNING COMMENTS	10/30/2023	GSP	Date	August 2023	Topsail Township			Pender County			North Carolina				
				License #	2023-0006											
				P-0718	2023-0006											



POINT SOUTH		
Topsail Township	Pender County	North Carolina

MASTER DEVELOPMENT PLAN

Sheet No.
C-5



<table><tr><th>No.</th><th>Revision</th><th>Date</th><th>By</th></tr><tr><td>1</td><td>PENDER COUNTY TRC COMMENTS</td><td>10/23/2023</td><td>GSP</td></tr><tr><td>2</td><td>PENDER COUNTY PLANNING COMMENTS</td><td>10/30/2023</td><td>GSP</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				No.	Revision	Date	By	1	PENDER COUNTY TRC COMMENTS	10/23/2023	GSP	2	PENDER COUNTY PLANNING COMMENTS	10/30/2023	GSP													<table><tr><td>Designer</td><td>GSP</td><td>Scale</td><td colspan="2">1" = 50'</td></tr><tr><td>Drawn By</td><td>GSP</td><td>Date</td><td colspan="2">August 2023</td></tr><tr><td>License #</td><td>P-0718</td><td>Job No.</td><td colspan="2">2023-0006</td></tr></table>				Designer	GSP	Scale	1" = 50'		Drawn By	GSP	Date	August 2023		License #	P-0718	Job No.	2023-0006		<table><tr><td colspan="2">Topsail Township</td><td colspan="2">Pender County</td><td colspan="2">North Carolina</td></tr></table>				Topsail Township		Pender County		North Carolina		<table><tr><td colspan="6">MASTER DEVELOPMENT PLAN</td></tr></table>				MASTER DEVELOPMENT PLAN						<table><tr><td colspan="6">PREPARED FOR:</td></tr><tr><td colspan="6">McAdams Homes, LLC</td></tr><tr><td colspan="6">6626-C Gordon Road</td></tr><tr><td colspan="6">Wilmington, NC 28411</td></tr><tr><td colspan="6">910-799-3006</td></tr></table>				PREPARED FOR:						McAdams Homes, LLC						6626-C Gordon Road						Wilmington, NC 28411						910-799-3006						<table><tr><td colspan="6">GSP CONSULTING, PLLC</td></tr><tr><td colspan="6">ENGINEERING</td></tr><tr><td colspan="6">6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659</td></tr></table>				GSP CONSULTING, PLLC						ENGINEERING						6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659						<table><tr><td>Sheet No.</td></tr><tr><td>C-6</td></tr></table>		Sheet No.	C-6
No.	Revision	Date	By																																																																																																																											
1	PENDER COUNTY TRC COMMENTS	10/23/2023	GSP																																																																																																																											
2	PENDER COUNTY PLANNING COMMENTS	10/30/2023	GSP																																																																																																																											
Designer	GSP	Scale	1" = 50'																																																																																																																											
Drawn By	GSP	Date	August 2023																																																																																																																											
License #	P-0718	Job No.	2023-0006																																																																																																																											
Topsail Township		Pender County		North Carolina																																																																																																																										
MASTER DEVELOPMENT PLAN																																																																																																																														
PREPARED FOR:																																																																																																																														
McAdams Homes, LLC																																																																																																																														
6626-C Gordon Road																																																																																																																														
Wilmington, NC 28411																																																																																																																														
910-799-3006																																																																																																																														
GSP CONSULTING, PLLC																																																																																																																														
ENGINEERING																																																																																																																														
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659																																																																																																																														
Sheet No.																																																																																																																														
C-6																																																																																																																														

ATTACHMENT 2: PUBLIC INPUT MEETING

**REPORT OF PUBLIC INPUT MEETING REQUIRED BY
PENDER ZONING ORDINANCE 3.1.1**

Applicant: McAdams Homes, LLC
Property: 3271-43-5429-0000
Zoning: Planned Development (PD)

Written notice of the public input meeting was provided to the property owners within 500 feet of the property as set forth on the attached list. A copy of the written notice is also attached.

The persons in attendance at the meeting were as shown on the attached list.

The following issues were discussed at the meeting:

The attendees were not opposed to the project but were curious as to the direct impacts on their adjoining property. The attendees asked questions about buffers, stormwater, phasing, and the review and construction timelines. The development team explained the county requirements for buffers in a PD district, the landscape plan which will be required to include specific plantings for the buffer areas, and the state review of the stormwater facilities prior to receiving a permit. The development team also discussed the county's review process and the proposed phasing of construction if the mater development plan is approved.

The results of the meeting, including any changes made to the project's proposal are as follows:

The development team explained that a recent survey was just received which may require modifications to the plan sent as part of the public input meeting notice, especially the removal of a small section of property to the south and that further modifications may be required as part of county and state reviews.

GSP CONSULTING

August 25, 2023

RE: Community Meeting for Master Development Plan
of property located on US Hwy 17 (between 10565 & 11125)

We invite you to join us for a community meeting for the proposed master development plan of property located on US Hwy 17 (between 10565 & 11125), Hampstead, North Carolina and identified as Pender County Parcel 3271-43-5429-0000. The subject property is currently zoned Planned Development and is classified as Regional Mixed Use in the Pender 2.0 Comprehensive Land Use Plan.

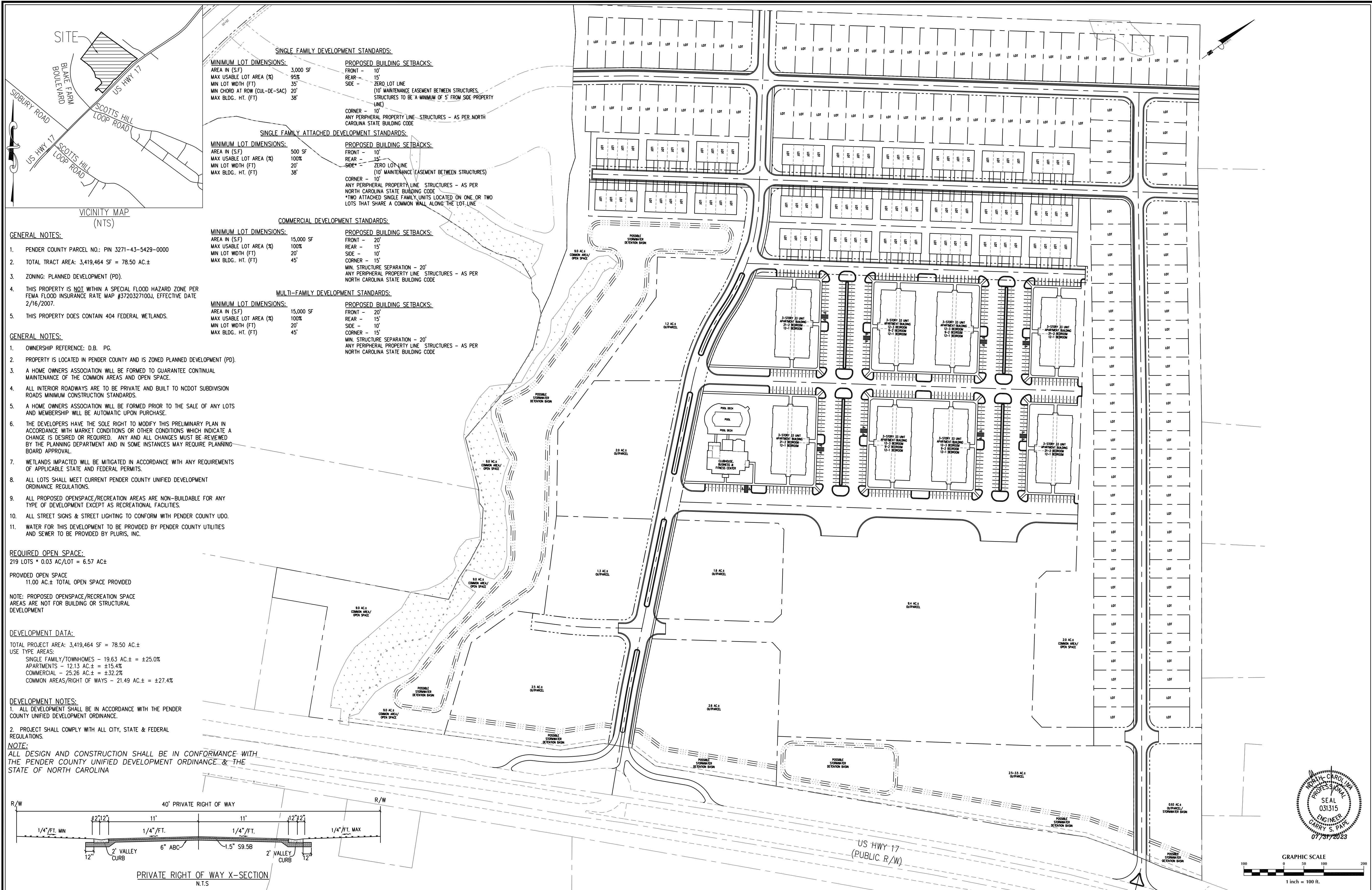
Please reference the attached illustration of the concept site plan which shows a mix of commercial, retail, office, and residential uses. The project proposes a multiuse path along the frontage of the property, sidewalks which connect the buildings within the site, shared parking, and stormwater incorporated into the overall design.

We welcome the opportunity to discuss the proposed project with you at the community meeting where we will give a brief presentation and answer any questions. The community meeting will be held on September 12, 2023 at 5:30 p.m. at the Pender County Annex Building located at 15060 Hwy 17, Hampstead, North Carolina, 28443.

If you cannot attend the community meeting, you can send questions and comments to pointsouth.mcadams@gmail.com.

We look forward to seeing you at **5:30 p.m. on September 12, 2023** at:

**Pender County Annex Building
15060 Hwy 17
Hampstead, NC 28443**



No.	Revision	Date	By	Designer	Scale	Drawn By	Date	License #	Job No.	Topsail Township	Pender County	North Carolina	PREPARED FOR:	GSP CONSULTING, PLLC	ENGINEERING	6626 Gordon Road Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659	Sheet No.
				GSP	1" = 100'	GSP	July 2023	P-0718	2023-0006				McAdams Homes, LLC	GSP CONSULTING, PLLC	ENGINEERING		C-0

PIN	NAME	ADDR	CITY	STATE	ZIP	PROPERTY_ADDRESS
3271-41-6936-0000	SCOTTS HILL A M E CHURCH	PO BOX 10168	WILMINGTON	NC	28411	10720 US 17 HWY
3271-63-4258-0000	SMITH JAMES A	11130 US HWY 17	WILMINGTON	NC	28411	11130 US HWY 17
3271-35-2761-0000	DR HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579	BLAKE FARM RD
3271-54-7425-0000	WHITETED CHELSEA LEIGH	261 PANDY ANN LANE	WILMINGTON	NC	28411	178 PANDY ANN LN
3271-53-9679-0000	HARKIT LLC	380 WHITEBRIDGE RD	HAMPSTEAD	NC	28443	11125 US HWY 17
3271-63-0891-0000	FREDS BEDS LLC	11125 US HWY 17	WILMINGTON	NC	28411	11135 US HWY 17
3271-32-4553-0000	BLAKE FARM APARTMENTS LLC	3605 GLENWOOD AVENUE SUITE 445	RALEIGH	NC	27612	
3271-54-5018-0000	WHITETED HOWARD L JR	141 PANDY ANN LANE	WILMINGTON	NC	28411	141 PANDY ANN LN
3271-44-9793-0000	WHITETED LARRY	261 PANDY ANN LANE	WILMINGTON	NC	28411	261 PANDY ANN LN
3271-51-2594-0000	'BLAKES' OF SCOTTS HILL LLC'	2500 SCOTTS HILL LOOP RD	WILMINGTON	NC	28411	
3271-63-2927-0000	SCOTTS HILL LLC	2001 BALMORAL PLACE	WILMINGTON	NC	28405	11201 US HWY 17
3271-54-5383-0000	WHITETED ALAN	62 PANDY ANN LANE	WILMINGTON	NC	28411	
3271-53-6993-0000	LANGLEY TERRI W L/E	179 PANDY ANN LN	WILMINGTON	NC	28411	179 PANDY ANN LN
3271-31-5655-0000	BLAKE FARM NORTH COMMERCIAL LLC	1051 MILITARY CUTOFF ROAD SUITE 210	WILMINGTON	NC	28405	BLAKES FARM RD
3271-42-1163-0000	BLAKE HENRY CHRISTOPHER III	2500 SCOTTS HILL LOOP RD	WILMINGTON	NC	28411	10565 US 17 HWY
3271-54-2245-0000	BEST TINA	215 PANDY ANN LN	WILMINGTON	NC	28411	215 PANDY ANN LN
3271-32-6039-0000	BLAKE FARM APARTMENTS II LLC	3605 GLENWOOD AVENUE SUITE 445	RALEIGH	NC	27612	BLAKES FARM RD
3271-23-6002-0000	CCC TOWNES AT BLAK FARM LLC ET AL	3605 GLENWOOD AVE STE 445 C/O CHAUCER CREEK CAPITAL LLC	RALEIGH	NC	27612	
3271-43-5429-0000	BLAKES OF SCOTTS HILL LLC	2500 SCOTTS HILL LOOP RD	WILMINGTON	NC	28411	US HWY 17
3271-63-3430-0000	GEHR JAMES	11134 US HWY 117	WILMINGTON	NC	28411	11134 US HWY 17
3271-54-8373-0000	BEST TINA MARIE W	179 PANDY ANN LN	WILMINGTON	NC	28411	
3281-15-7192-0000	CORBETT WILBUR R	C/O REBECCA CORBETT MCGOWAN	TEGA CAY	SC	29708	US HWY 17
3271-53-8868-0000	LANGLEY KAYLA IRIS	179 PANDY ANN LANE	WILMINGTON	NC	28411	85 PANDY ANN LN
3271-31-9960-0000	BLAKE FARM NORTH COMMERCIAL LLC	1051 MILITARY CUTOFF RD SUITE 210	WILMINGTON	NC	28403	US HWY 17
3271-63-6428-0000	STOVHORT INC	6921 MARKET STREET	WILMINGTON	NC	28405	11170 US 17 HWY
3271-54-9096-0000	LANGLEY TERRI W L/E	179 PANDY ANN LN	WILMINGTON	NC	28411	
3271-54-4562-0000	CLARK HEIDI	216 PANDY ANN LANE	WILMINGTON	NC	28411	216 PANDY ANN LN
3271-41-3641-0000	POPE PROPERTIES ON 17 LLC	P O BOX 4014	WILMINGTON	NC	28406	10642 US 17 HWY
3271-33-1156-0000	CCC TOWNES AT BLAK FARM LLC ET AL	3605 GLENWOOD AVE STE 445 C/O CHAUCER CREEK CAPITAL LLC	RALEIGH	NC	27612	
3271-54-7157-0000	WHITETED ALAN WAYNE	PO BOX 10026	WILMINGTON	NC	28404	62 PANDY ANN LN
3271-72-3849-0000	BALDWIN VIRTIE BLANTON	230 LASALLE ST	WILMINGTON	NC	28411	11094 US HWY 17

COMMUNITY MEETING SIGN-IN SHEET

Project: Point South, 78.5 acres Hwy 17

Meeting Date: September 12, 2023

Place/Room: Pender County Annex Bldg.

[illegible]

ATTACHMENT 3: TRAFFIC IMPACT ANALYSIS SCOPE



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

November 8, 2023

Erin Govea, PE
DAVENPORT
1426 Navaho Trail, #108
Wilmington, NC 28409

RE: Scope approval for the Traffic Impact Analysis (TIA) associated with the proposed
Point South Mixed-Use development in Pender County, NC

Dear Ms. Govea,

According to the information provided, and conversations held to date, it is our understanding that the Point South Mixed-Use development will be built over three (3) phases and consist of:

Phase 1 (Build year 2025)

- o ITE Land Use Code 210 Single Family Detached Housing – 133 DU
- o ITE Land Use Code 215 Single Family Attached Housing (townhomes) – 60 DU

Phase 2 (Build year 2026)

- o ITE Land Use Code 210 Single Family Detached Housing – 133 DU
- o ITE Land Use Code 215 Single Family Attached Housing (townhomes) – 60 DU
- o ITE Land Use Code 220 Multi-family Housing (Low-Rise) – 225 DU

Full Build (Build year 2027)

- o ITE Land Use Code 210 Single Family Detached Housing – 133 DU
- o ITE Land Use Code 215 Single Family Attached Housing (townhomes) – 60 DU
- o ITE Land Use Code 220 Multi-family Housing (Low-Rise) – 225 DU
- o ITE Land Use Code 254 Assisted Living Facility – 80 bed capacity (43ksf)
- o ITE Land Use Code 310 Hotel – 116 Rooms
- o ITE Land Use Code 710 General Office Building – 75ksf
- o ITE Land Use Code 821 Shopping Plaza (w/o Supermarket) – 89ksf

Wilmington Urban Area Metropolitan Planning Organization

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

Below please find the scope to be used for the Traffic Impact Analysis:

1. Data Collection - Analysis Parameters:

a) Study Intersections

i. For existing intersections, provide turning movement counts for weekday AM (7:00am-9:00am) and PM (4:00 pm - 6:00pm) peak periods, signal timing (if applicable), and lane geometry:

- 1) US 17 leftover/U-turn at Blake Farm Blvd - signalized
- 2) US 17 leftover/U-turn at SR 1571 (Scotts Hill Loop Road) north – signalized
- 3) US 17 and median opening at business access south of Pandey Ann Lane – unsignalized
- 4) US 17 and U-turn north of SR 1571 (Scotts Hill Loop Road) north – signalized, future proposed Site Access leftover (ingress only)
- 5) (Future) US 17 Southbound to Northbound U-turn north of Site Access 1 – unsignalized*
- 6) (Future) US 17 and Site Access 2 (right-in/right-out only)
- 7) (Future) Site Access 3 connection to Blake Farm Blvd
- 8) (Future) Site Access 4 connection to Blake Farm Blvd

***Signal warrant analysis required.**

Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions

- ii. Site Trip Generation Estimate – use 11th Edition rates
- iii. Site Trip Distribution - To be submitted and approved prior to use in TIA. Residential and Commercial site trip distributions to be presented separately.
- iv. Adjacent Development (approved but not yet fully built):
 - Blake Farm Development
 - Scotts Hill C-Store
 - Foy Tract

Planned Roadway Improvements

- US 17 southbound to northbound Leftover/U-turn at Blake Farm Blvd installation of dual northbound U-turn lanes: 450 feet and 150 feet of storage, respectively.

Background Traffic Assumptions

- Growth rate – 1% per year
- Phase 1 Build Year: 2025
- Phase 2 Build Year: 2026
- Full Build Year: 2027

2. Capacity Analysis: Weekday AM & PM Peak Hour

a) Technical Analysis

- i. 2023 Existing
- ii. 2025 Phase 1 Future No Build (include programmed improvements)
[Existing + 1% background growth+ approved developments]
- iii. 2025 Phase 1 Build Conditions
[Existing + 1% background growth + approved developments + site trips]
- iv. 2025 Phase 1 Build Conditions w/ Mitigation
[Existing + 1% background growth + approved developments + site trips + improvements]
- v. 2026 Phases 1 & 2 Future No Build (include programmed developments)
[Existing + 1% background growth + approved developments]
- vi. 2026 Phases 1 & 2 Build Conditions
[Existing + 1% background growth + approved developments + Phase 1 improvements + site trips]
- vii. 2026 Phases 1 & 2 Build Conditions w/ Mitigation
[Existing + 1% background growth + approved developments + Phases 1 & 2 site trips + improvements]
- viii. 2027 Future No Build (include programmed improvements)
[Existing + 1% background growth]
- ix. 2027 Build Conditions
[Existing + 1% background growth + approved developments + Full Build site trips]
- x. 2027 Build Conditions w/ Mitigation
[Existing + 1% background growth + approved developments + Full Build site trips + improvements]

3. Final Report Submittal:

- a) Completed TIA Application
- b) Signed and sealed by a Professional Engineer
- c) Electronic copies to include PDF of TIA and Synchro files and Synchro analysis files in digital format

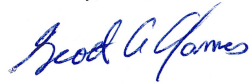
4. Notes:

- a) This scope shall remain valid for three months from the date of this letter.
- b) Please note that if any changes occur (including but not limited to; land use, intensity, phasing, and/or site access) additional analysis may be required.

Point South Mixed-Use Traffic Impact Analysis (TIA) scope (Pender)

Please contact me at (910) 473 - 5130 with any questions regarding this scope.

Sincerely,



Scott A. James, PE, PTOE
Transportation Planning Engineer
Wilmington Urban Area MPO

Attachments: Traffic Impact Analysis Supplemental Guidelines – September 28, 2022
Scoping request letter (provided by DAVENPORT)

Ec: Kirsten Spirakis, PE, District Engineer, NCDOT
Tanya Sokolik-Porch, Assistant District Engineer, NCDOT
Stonewall Mathis, PE, Division Traffic Engineer, NCDOT
Krupa Koilada, Senior Assistant Division Traffic Engineer, NCDOT
Bryce Cox, Assistant Traffic Engineer, NCDOT
Daniel Adams, Director, Planning & Community Development
Justin Brantley, Senior Planner, Pender County
Taylor Davis, Current Planner, Pender County
Jamar Johnson, EI, Engineering Associate, WMPO



Pender County 2024 Meeting Calendar

TO: Planning Board
FROM: Daniel Adams
DATE: November 14, 2023
SUBJECT: 2024 Meeting Calendar

SUMMARY:

Included as Attachment 1 is the proposed meeting calendar for the Planning Board for 2024.

ACTION REQUESTED:

To consider approving the proposed calendar.

ATTACHMENTS:

1. Proposed 2024 Meeting Calendar

2024 Planning Board Schedule	
Month	Meeting Date
January	1.3.2024*
February	2.6.2024
March	3.5.2024
April	4.2.2024
May	5.7.2024
June	6.4.2024
July	7.2.2024
August	8.6.2024
September	9.4.2024*
October	10.1.2024
November	11.6.2024*
December	12.3.2024

*Denotes meeting that will not be held on the first Tuesday of the month.