Pender County

Agenda

Planning Board Meeting

Tuesday, August 6, 2024 @ 7:00 PM

Hampstead Annex - 15060 US Highway 17

		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.	July 2, 2024 Meeting Minutes July 2, 2024 Planning Board Meeting Minutes - Pdf		3 - 15
7.	PRESENTATIONS		
8.	PUBLIC COMMENT		
9.	PUBLIC HEARINGS		
9.1.	REZONE 2024-68: Request to modify and expand the existing GB-CD1 conditional zoning districtto expand the existing dry stack boat storage facility as well as to allow for an office, retail space, boat sales, and boat service in the Topsail Township REZONE 2024-68 - Pdf		17 - 77
9.2.	REZONE 2024-69: Request to rezone a portion of a tract from the PD, Planned Development, zoning district to a conditional zoning district to allow an enclosed boat storage facility in the Topsail Township. REZONE 2024-69 - Pdf		79 - 138
	REZONE 2024-70: Request to rezone three parcels from the RA, Rural Agriculture, and RP, Residential Performance, zoning districts to a conditional zoning district to allow for a gas station with convenience store in the Holly Township. REZONE 2024-70 - Pdf		139 - 171
	MDP 2024-70: Request to revise the Oak Ridge Master Development Plan to allow Offices of Real Estate Agents and Brokers and to allow Commercial Banks within an existing development in the Topsail Township MDP 2024-70 - Pdf		173 - 220
10.	DISCUSSION		
	Update on the Comprehensive Land Use Plan Comprehensive Plan Update - Pdf		221
11.	NEXT MEETING DATE		

12. ADJOURNMENT

Pender County
July 2, 2024 Meeting Minutes

TO:	Planning Board
FROM:	Daniel Adams
DATE:	August 6, 2024
SUBJECT:	July 2, 2024 Meeting Minutes

SUMMARY:
Minutes from the July 2, 2024 Planning Board meeting

ACTION REQUESTED:
Approval of the minutes from the July 2, 2024 Planning Board meeting.

ATTACHMENTS:
1. July 2, 2024 Planning Board meeting minutes

MINUTES
Planning Board Meeting
Tuesday, July 2, 2024
Pender County Hampstead Annex
7:00 PM

MEMBERS PRESENT:
Delva Jordan, Chairman
Damien Buchanan, Vice-Chairman
Jeffrey Pitts
Norman "Ken" Teachey
John Gruntfest
Jeff Beaudoin
Margaret Mosca

MEMBERS ABSENT:

OTHERS PRESENT:
Daniel Adams, Planning Director
Justin Brantley, Deputy Planning Director
Tucker Cherry, Current Planner
Taylor Davis, Current Planner
Donna Sayre, Planning Technician
Trey Thurman, County Attorney
Members of the Public

DRAFT

1 CALL TO ORDER

Chairman Delva Jordan called the meeting to order at 7:01 pm.

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

Motion to approve agenda made by Mr. Pitts, seconded by Mr. Beaudoin.

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			
	7	0	0	0

CARRIED.

6 ADOPTION OF MINUTES

Mr. Gruntfest made a motion to approve the May 7, 2024, minutes, seconded by Ms. Mosca.

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			
	7	0	0	0

CARRIED.

7 PUBLIC COMMENT

Susan Christie, 367 Olde Point Road, stated she is concerned with only Jacksonville and Wilmington being Hampstead's evacuation routes in an emergency situation. She is asking for the Board to consider having studies done to find out how long it would take to evacuate residents and to consider the results in future decisions pertaining to

approvals and decisions. Ms. Christie stated that she spoke with the Fire Marshall and was told that when a community is developed with 100 homes or more, there has to be two emergency accesses. She then asked if that information was correct. Mr. Adams stated that he does believe that information is correct. Ms. Christie asked if there were any circumstances that would prompt the Board to consider exempting that regulation. Mr. Adams stated that the Planning Board handles zoning matters and does not enforce the state fire code.

Ms. Christie stated she would like the Board to consider the percentage of renters versus homeowners in the Hampstead area. She stated that renters are not invested in the community and often bring crime to an area. Ms. Christie stated she feels that the Board is allowing for a lot of high-density low-cost housing which causes concerns in the community.

8 PUBLIC HEARINGS

a) REZONE 2024-66

Tucker Cherry, Current Planner, presented the staff report.

KG Plaza, LLC, applicant and owner, is requesting to modify an existing conditional rezoning district to allow for the residents of the Sanctuary at Forest Sound to store recreational vehicles (boats, RV's, campers, and trailers, within a private facility in the development. The private storage facility will be approximately 3.5 acres and consists of 106 spaces. The existing conditional district was approved in 2015 and allowed for the development of 106 single-family homes.

The subject property is located approximately 500 feet east of the intersection of US Highway 17 and Forest Sound Road, south of Forest Sound Road, in the Topsail Township and may be further identified by PIN 3292-17-8903-0000.

Mr. Cherry stated that the original site plan consisted of 154 storage units but the Applicant chose to reduce the number to 106 units after the public input meeting to match what is in the residential portion of the neighborhood. He stated that there was an overall reduction of 30 percent in the footprint.

Mr. Cherry stated that traffic with this proposal will be limited mostly to Forest Sound Road and the numbers will be comparable to what already exists as it's a private amenity for the community only.

Mr. Buchanan asked for clarification as to what changed from the original site plan to the revised. Mr. Cherry stated that the proposed number of storage units was decreased. Mr. Buchanan asked if the previous 154 units was ever approved with Mr. Cherry responding negatively.

Mr. Buchanan asked for the width of the A-4 buffer. Mr. Cherry stated 30 feet. He stated that the applicant will use as much of the existing vegetation as possible with the rest being landscaped accordingly.

Mr. Buchanan asked if this proposal is approved, could the developer put in dry stack storage or other storage containers. Mr. Cherry stated that there would be not storage units, like a mini-storage facility nor are dry stacks being proposed. Mr. Buchanan asked if those requirements were a condition. Mr. Cherry stated that there are three current conditions with the first condition being that it stays private and only for the use of the residents, the second is that the project complies with the Pender County UDO, and lastly all local, state, and federal regulations are met. Mr. Cherry stated that prohibiting dry stacks is not a condition currently.

Mr. Buchanan asked if they did erect a dry stack storage unit, what would the maximum height be. Mr. Cherry stated 40 feet.

Mr. Gruntfest stated that they are proposing 104 spaces for the 104 homes located in the community so unless there are more homes added, there should not be any reason to build more storage units.

Mr. Jordan asked the Board if there were any additional questions for staff and no questions were presented.

Attorney Matt Nichols, 3205 Randall Parkway, stated that he is representing the owner/applicant and present with him tonight is Robert Jackson, Dean Hardison, and Brad Schuler, who is a Land Planner with Paramount Engineering.

Mr. Nichols stated that this project is not a commercial use and is not open to the public. He stated that it is only for the residents of The Sanctuary at Forest Sound to store recreational vehicles such as travel trailers, boats, and trailers. Mr. Nichols stated that there will be no renting or selling of any of the spaces and the residents will be able to utilize the storage spaces.

Mr. Nichols stated that the number of proposed storage spaces has been limited to exactly match the number of lots.

Mr. Nichols stated that there will be no dry-stacking storage and no covering on the storage.

Mr. Nichols stated that the overall development was approved back in November of 2015 and was for approximately 120 acres. He stated that the proposed modification area being proposed is approximately 4.5 acres out of the 120 previously approved.

Mr. Nichols stated that his client is willing to address any roadway issues caused by construction or normal wear and tear.

Mr. Nichols stated that this project will not impact local schools, will add no significant amount of traffic and is not changing the residential density in that area.

Mr. Nichols stated that the storage area will be gated and will consist mainly of seasonal or periodic usage. He stated that the storage unit area will be controlled and managed by the HOA which would be responsible for abiding by all conditions.

Mr. Nichols stated that boating is a big part of Pender County as well as Coastal North Carolina.

Mr. Gruntfest asked if the area that is not being used as storage will be cleared for any other reason. Mr. Nichols stated that a lot of that area is wetlands so would not be cleared and no other development is proposed that he is aware of.

Mr. Beaudoin asked if the residents of The Sanctuary at Forest Sound have access to the Forest Sound boat ramp. Mr. Nichols stated that the residents currently must use the public boat ramp. Mr. Beaudoin asked if the storage area would be paved or graveled. Mr. Nichols stated it would be graveled.

Mr. Jordan asked if the 30 percent diminished footprint would be used for some other future development. Mr. Nichols stated that there is no immediate plan that he is aware of but regardless, any additional development would have to approved by both the Planning Board and the Board of County Commissioners.

Ms. Mosca asked if the HOA Covenants would be changed to state that there is no rental or leasing out of the storage units. Mr. Nichols stated that the Covenants would be amended and if that requirement is made a condition, then enforcement of it would be that much stronger.

Mr. Teachey asked who was going to enforce the storage units and make sure only residents are utilizing them. Mr. Nichols stated that responsibility would lie with the HOA.

Mr. Pitts asked if the applicant explored the option of accessing this property via Lea Drive Extension. Mr. Nichols stated that to his knowledge the environmental features of the present wetlands would make using Lea Drive Extension not feasible.

Mr. Pitts asked if the road maintenance agreement is between the HOA or the Developer and Forest Sound. Mr. Nichols stated that there is a Property Improvement Agreement that is dated August 17, 2018, and it is between Forest Sound HOA, Inc., Grey Bull, Inc., and his client, KG Plaza, Inc. Mr. Pitts asked how that agreement is conveyed so that the road is always maintained. Mr. Nichols stated that regardless as to whether this proposal is approved or denied, his client is responsible for 50 percent of the road maintenance.

Ms. Mosca asked for clarification concerning the road maintenance agreement and if it will stay in place once all the homes have been built and the developer has turned it over to the HOA.

Mr. Buchanan asked Mr. Nichols to state the three parties involved in the agreement. Mr. Nichols stated Forest Sound HOA, Inc., Grey Bull Inc., and his client, KG Plaza, LLC.

Mr. Jordan asked if after the property is developed will it be turned over to the HOA. Mr. Nichols responded affirmatively.

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

Robert Jackson, 604 Maritime Way, stated that he is with the Grey Bull portion of the Property Improvement Agreement. He stated that back during the rezoning time frame, they were limited to 106 single family lots. Mr. Jackson stated that the agreement is binding and goes with the land, regardless of who owns it. He stated that they agreed to re-pave the road once construction was complete and they also paid $35,000.00 into a reserve for a gate to be installed to help avoid trespassing from taking place.

John Andrew Chapman, 249 Grovediere Lane, stated that he bought his property in May of 2015, and is happy with the proposed boat storage due to it being needed. He stated that he does object to the use of Forest Sound Road due to his concern of how long it would take emergency vehicles get to the storage units.

Mr. Chapman stated that Forest Sound will not benefit whatsoever from the boat storage, yet they are being asked to grant ingress and egress. He stated that the developer should consider having an internal access or use the Lea Drive side of the property for access.

Robert Erickson, 43 Dewberry Lane, stated that he represents Sun Communities. He then stated that he is not sure about this HOA, but most HOA's will not allow parking of RV's or boats in individual driveways. Mr. Erickson stated his concern of the additional traffic coming off US Hwy. 17, which is already congested.

Kathy Dobeck, 746 Corcus Ferry Road, stated that this developer has a habit of not keeping promises in the past. She is concerned that they will not abide by any rules or conditions placed on this proposal. Ms. Dobeck stated that the buffering in between the houses was never planted, and that flooding has increased with roads washing out. She stated that she and her husband are concerned that the HOA will not physically be able to maintain the roads, as needed.

Mike Sorg, 960 Corcus Ferry Road, stated that he is not opposed to the boat storage itself, but rather the entrance to the boat storage being located on Forest Sound Road. He stated that the developers have other ways to access it and one of those options should be utilized. Mr. Sorg stated that the boat storage will only minimally increase the amount of traffic that uses Forest Sound Road, and he is more concerned with larger boats making the necessary turns required to reach the boat storage area. He stated he is also concerned with additional flooding and the washing out of the road.

Matt Mooney, 711 Corcus Ferry Road, stated that he is the president for Forest Sound HOA. He stated that there are at least three other ways to access this property and they should be further explored. Mr. Mooney stated that the HOA has not been paid for the 2023 expenses and is not sure about the 2022 due to him not being on the HOA Board at that time.

Mr. Beaudoin asked what the 2023 expenses amounted to. Mr. Mooney stated that he would have to check for an exact amount but is roughly around $4,000.00. Mr. Mooney stated that if the Board chooses to approve the boat storage, then he is requesting that access is not granted through the Forest Sound neighborhood.

Brandon Meier, 31 Alydar Court, stated that he and his family have lived in The Sanctuary at Forest Sound for almost three years. He stated that the people in his community serve their community and hopefully will continue to do so. Mr. Meier stated that the Lea Drive area is wetlands to his understanding so that would not be a good route to take.

Linda Larkins, 104 Blue Heron Lane, stated that she is concerned with a parking area being put right in the middle of wetlands and asked if a wetland study had been done. She stated that wetlands need to be preserved. Ms. Larkins asked if a permeable material will be used to help control flooding and run-off concerns. She asked if the storage area will be constructed totally on dry land or will dirt be brought in to raise the level of the wetlands. Ms. Larkins stated that her last concern would be with a washing station and the dirty water it would produce.

Mr. Buchanan asked if there was a map available that shows the wetland area.
Mr. Adams stated that there is a map that has a preliminary delineation of wetlands but is not certain if the applicant has done any further study of the site. Mr. Nichols confirmed that the line shown on the map is the delineated wetlands line.

Mr. Buchanan asked what type of surface will be used. Mr. Nichols stated it would be an impervious gravel and that can be a condition if the Board should choose to do so.

Mr. Buchanan asked about the length and width of the turn lane to accommodate larger boats. Brad Sheer, Engineer with Paramount Engineering, stated that there will be forty-foot turn radius' which would accommodate emergency vehicles and a RV towing a boat behind it.

Mr. Jordan asked for clarification as to what vehicles were used to determine if the turn lane was long and wide enough. Mr. Schuler stated that they used a fire truck, an RV towing a smaller boat, and WB 50 semi-truck.

Mr. Jackson stated that the easement for Duke and Pender County Utilities is in existence today on Forest Sound Road. He stated that both communities use the utility easements and are located on The Sanctuary at Forest Sound side of the property so Duke Energy and Pender Utilities would not be crossing private property without a signed easement in place.

Mr. Jordan asked if an entrance off Lea Drive Extension has been explored. Mr. Jackson stated that to use Lea Drive Extension, the Corp of Engineers has determined that wetlands would need to be crossed and to have an interior entrance to the storage area, many acres would need to be filled in. Mr. Jackson stated that they are limited by the Army Corps of Engineers permit to no more than one half acre of wetland impact and they are already close to that half acre.

Mr. Teachey asked if there is legal ingress and egress to the property. Mr. Jackson stated that the legal easement is recorded in a Deed. Mr. Teachey asked if that stays with the land and Mr. Jackson responded affirmatively. Mr. Teachey asked if there are utilities on this portion of the road. Mr. Jackson stated both Duke Power and Pender County Utilities have a recorded easement.

Mr. Jordan asked if there were any more questions for the Applicant and none were presented.

Mr. Teachey asked Planning staff if the use of impervious materials is currently a condition. Mr. Cherry stated that the use of impervious material is not a current condition, but the Board could make it a condition.

Mr. Buchanan stated that the conditions of using impervious gravel and being 100 percent responsible for any damages to roadways are the only two that he has heard. Mr. Thurman stated that Ms. Mosca asked for the condition of having the HOA Covenants revised/amended. Mr. Adams asked Mr. Buchanan if he wanted to add no dry stack structures as a condition.

Mr. Teachey asked if there is a limit as to what size of boat could be brought into the facility with Mr. Cherry responding negatively.

Mr. Jordan asked if there were any additional questions for the Planning staff or Applicant and no questions were presented.

Mr. Buchanan made a motion to approve the Zoning Map Amendment and to make a finding that the approval is consistent with Policy 5.1.F and Recommended Action

5.1.K.I of the Pender 2.0 Comprehensive Land Use Plan. The proposed rezoning is consistent with the Low Density Residential Future Land Use classification in the Pender 2.0 Comprehensive Land Use Plan. The Plan is reasonable and in the public interest because it has the potential to be generally consistent with current land uses in the vicinity. The conditions of approval are that the project will meet all requirements of the Pender County Unified Development Ordinance, the Applicant will meet all local, state, and federal regulations, the storage facility shall remain private and only for the use of residents for the Sanctuary at Forest Sound with the HOA Covenants being updated to reflect this, and damage or maintenance needed to the road after completion of the development will be 100 percent responsibility of the Applicant, the storage facility site will be an pervious surface, no dry-stack storage permitted, and the entrance apron of the storage facility will be pervious concrete at a minimum of 161 feet in length.
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			
	7	0	0	0

CARRIED.

b) REZONE 2024-67

Daniel Adams, Planning Director, presented the staff report.

Pender County Planning & Community Development, applicant, on behalf of CMH Homes, Inc., dba Clayton Homes, owner, is requesting the approval of a General Use Zoning Map Amendment to rezone one parcel of land totaling approximately .14 acres from PD, Planned Development zoning district to the RP, Residential Performance zoning district.

The subject property is located on Cole Drive approximately ¼ mile southeast of the intersection of Sloop Point Loop Road and Cole Drive in the Topsail Township. The property may be further identified by Pender County PIN 4213-48-6218-0000.

Mr. Adams stated that since this is a General Rezoning, there is no site-specific development plan associated with the proposal which means the Board would have to

consider all uses that are permitted by right or by Special Use Permit in the RP zoning district.

Mr. Adams stated that there is not a representative of the owner present at the meeting but that the Planning staff has been in close contact with them concerning this project.

Mr. Jordan asked if the Board has the authority to place conditions on this so that it does not become a commercial piece of property. Mr. Adams stated that conditions cannot be placed on a General Use Rezoning. Mr. Adams stated that the parcel is currently zoned PD, Planned Development, which has substantially more commercial uses than would be allowed by right than a residential lot would.

Mr. Beaudoin asked if the other lots on Cole Drive are vacant. Mr. Adams stated that most of the lots closer to Sloop Point Loop Road have homes on them. He stated that some of the lots closer to this proposed parcel are cleared but does not believe that currently there are any homes.

Mr. Jordan asked if Cole Drive is a paved street. Mr. Adams stated that it is partially paved then is a gravel and dirt mixture.

Mr. Jordan asked if there were any additional questions for staff and no questions were presented.

Mr. Pitts made a motion to approve the Zoning Text Amendment and to make a finding that the approval is consistent with the Pender 2.0 Comprehensive Land Use Plan and said approval is reasonable and in the public interest and furthers the goals of the Pender 2.0 Comprehensive Land Use Plan because it is consistent with Policies 5.1.V, Policy 5.1.W, and Goal 5.8. Mr. Buchanan 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			
	7	0	0	0

CARRIED.

9 DISCUSSIONS

Comprehensive Plan Update

Mr. Adams stated that the first steering committee meeting met on June 24, 2024, with a good group of people attending. He stated that the Board will be updated of the progress at least every other month.

Mr. Adams stated that public engagement is slated to start in the fall and the staff will need the Board to help engage the public and keep them engaged.

Mr. Buchanan asked if minutes are taken during the meetings. Mr. Adams stated that the County's consultant has taken minutes, and it has been talked about as to how to make the minutes available. Mr. Buchanan asked if the minutes and presentations can be made available to the Planning Board to which Mr. Adams responded affirmatively.

Mr. Buchanan stated he attended the meeting and there was interesting data that was presented that would be important for the Board to review.

Mr. Jordan stated that the Board has not had a workshop in quite a while so this may be a very good topic to hold a workshop on. Mr. Adams stated that there are also some text amendments that are currently being worked on that would be good to include in a workshop also.

Mr. Adams stated that a few of the consultants that gave presentations at the first meeting may be willing to conduct a virtual presentation for the Board during the workshop.

Mr. Thurman introduced the new County Manager, Michael Silverman to the Board.

Mr. Buchanan made a motion to hold the August 6, 2024, meeting in Hampstead with a starting time of 7:00 p.m. with Ms. Mosca seconding 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			
	7	0	0	0

CARRIED.

10 NEXT MEETING DATE

August 6, 2024, at 7:00 p.m.
Pender County Hampstead Annex
15060 US Hwy. 17
Hampstead, NC 28443

11 ADJOURNMENT

Mr. Pitts made a motion to adjourn with Ms. Mosca seconding 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			
	7	0	0	0

CARRIED.

Pender County
REZONE 2024-68: Request to modify and expand the existing GB-CD1 conditional zoning districtto expand the existing dry stack boat storage facility as well as to allow for an office, retail space, boat sales, and boat service in the Topsail Township

TO:	Planning Board
FROM:	Adam Moran
DATE:	August 6, 2024
SUBJECT:	REZONE 2024-68: Request to modify and expand the existing GB-CD1 conditional zoning districtto expand the existing dry stack boat storage facility as well as to allow for an office, retail space, boat sales, and boat service 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 an office, retail space, boat sales, and boat service.

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:
Hold a public hearing and consider the request.

ATTACHMENTS:
1. Staff Report
2. Application
3. Narrative and Legal Description
4. Attachment 1 - CZMA REZONE 497-2017 Summary
5. Attachment 2 - Conceptual Site Plan

6. Attachment 3 - Community Input Meeting Summary
7. Attachment 4 - Application for Prior Case

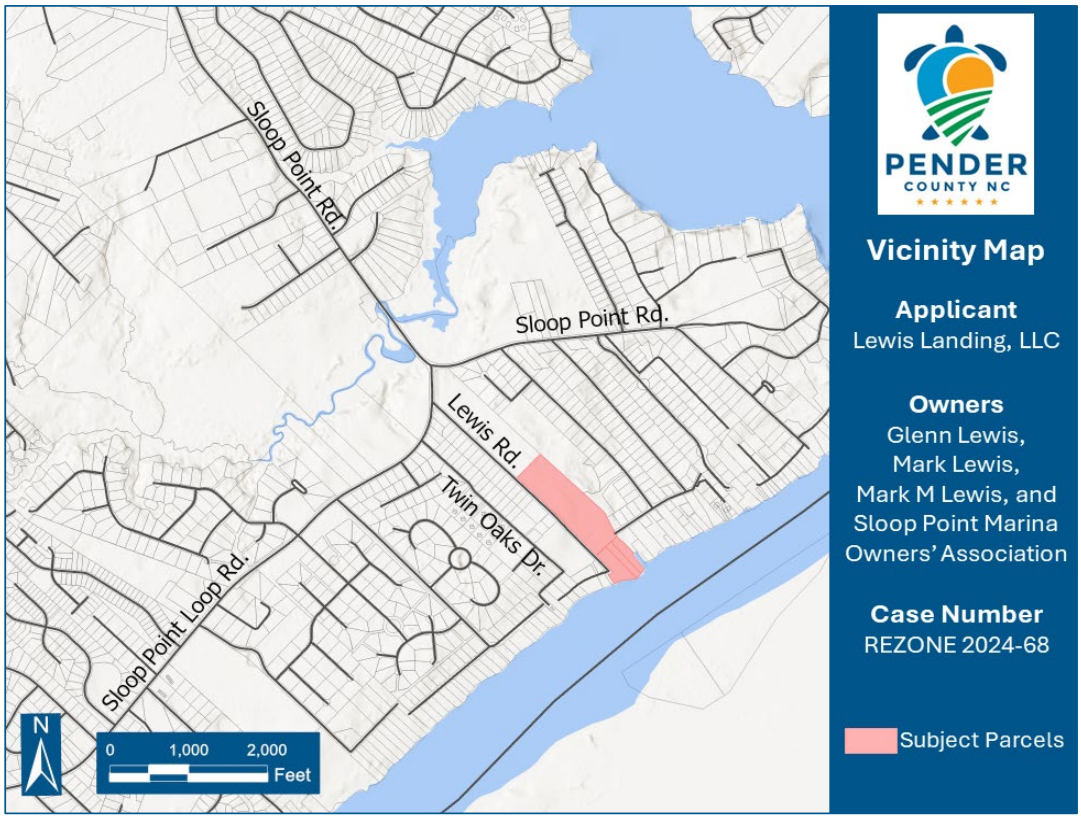
STAFF REPORT FOR REZONE 2024-68
CONDITIONAL ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number	REZONE 2024-68
Hearing Date(s)	August 6, 2024 – 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 an office, retail space, boat sales, and boat service.

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 244 more dry stack spaces (to a total of 468 spaces) on two additional dry stack structures. Other proposed uses for the site include an office, retail space, boat sales, and boat service. A total of 159 parking spaces are proposed as well as an overflow parking area meant to accommodate trailers as well. 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 excerpts below), provides an overview of the proposal and conceptual layout.

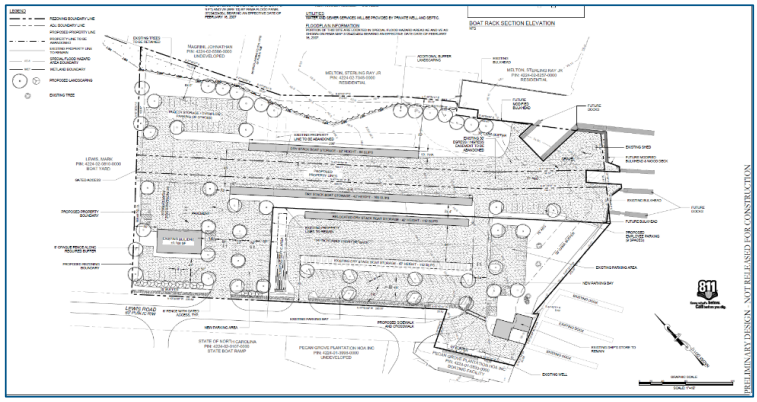
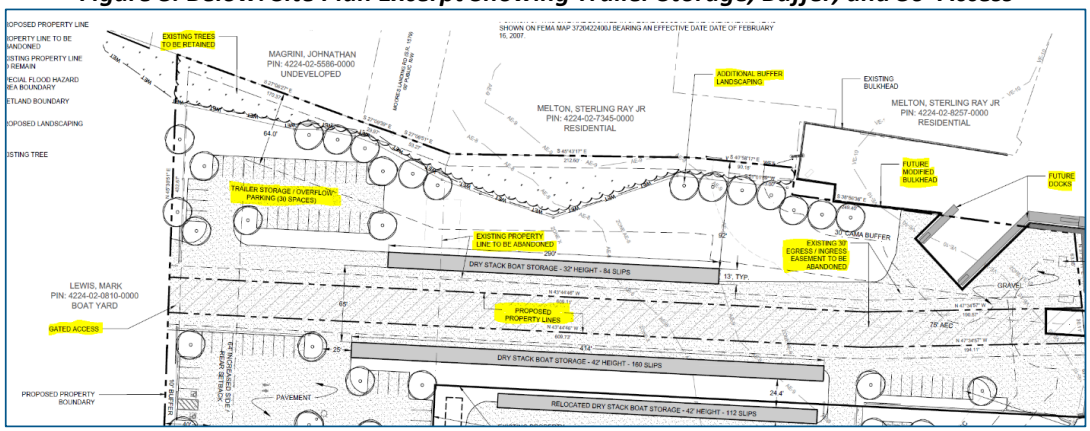


Figure 2. Above: Site Plan Excerpt

The Lewis family has operated a boat maintenance business on a portion of the subject parcels for many years. 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.

Figure 3. Below: Site Plan Excerpt Showing Trailer Storage, Buffer, and 30’ Access



Another proposed condition would allow for storage of boat trailers in an overflow and trailer storage parking lot 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. The current proposal increases the amount of parking compared to the existing conditional district and prior applications (REZONE 2023-54).

On December 4, 2023, the Board of County Commissioners denied a similar proposal on this site (Case Number REZONE 2023-54), citing concerns over public health, safety, and welfare regarding parking, overcrowding, excessive automobile and boat traffic, as well as inconsistency with the Future Land Use Plan. The current proposal attempts to address these concerns by lowering the intensity of usage (removing a proposed restaurant and 112 dry stack slips) while increasing the amount of parking by 44 spaces to a total of 159 parking spaces.



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’
Building Separation	-	-	20’

Proposed Uses

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

Table 2: List of Proposed Uses

Proposed Uses	
Dry Stack Boat Storage	
Boat Sales	Retail
Boat Service	Office

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 30’ State Coastal Area Management Area Act buffer and the 75’ Area of Environmental Concern requirements. 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 for 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 Sloop Point Marina (579 Lewis Road, Hampstead, NC 28443) on July 22, 2024 from 7:00 PM - 8:00 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, 11 members of the public attended. Topics of discussion at the meeting included: revisions to the plan, marina association members' concerns, proposed docks, basin improvements, traffic on Lewis Road, hurricane preparation, pedestrian safety, and littering and trash on Lewis Road. 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 count numbers from Sloop Point Road in 2022 show less 2,500 Average Annual Daily Traffic (AADT) from 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 822 – Strip Retail Plaza	1,644 SF	89	4	11
	TOTALS	134	9	18

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 of this facility has not been agreed upon at this point. Additionally, the applicant has agreed to provide crosswalk facilities between the end of the sidewalk and the front of the 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 is used for heavy equipment such as the large forklift for boats as well as other motor vehicles and trailers that are in operation in the same space.

Parking

The applicant has proposed 159 parking spaces, which is well in excess of the required parking per Section 7.10 of the UDO. This amount of parking is intended to minimize any off-site impacts this district could create, as the neighboring uses are known to cause excessive vehicular traffic along Lewis Road.

OTHER INFRASTRUCTURE

Utilities

The site currently utilizes an existing private well and septic system. There are plans to accommodate an expanded septic system, if necessary. 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, specifically permeable pavement with a gravel substructure, though this may not describe the entirety of the stormwater measures employed in this proposal. The existing Conditional Zoning District employed some Low-Impact Development methods, primarily consisting of permeable pavement with a gravel substructure. However, at this time, it is unclear which stormwater management practices will be maintained for the current proposal as the applicant is not specifically 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)

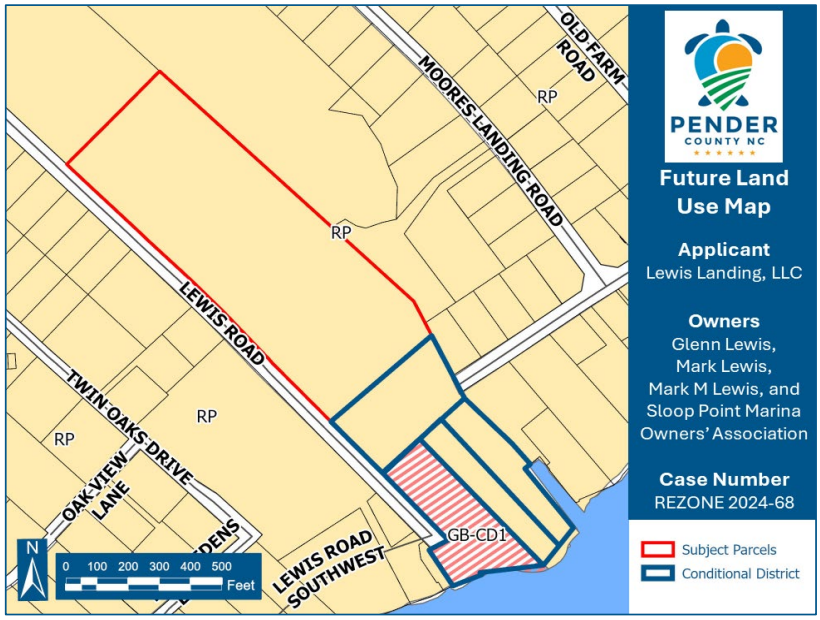


Figure 5. Above: Zoning Map of the Area

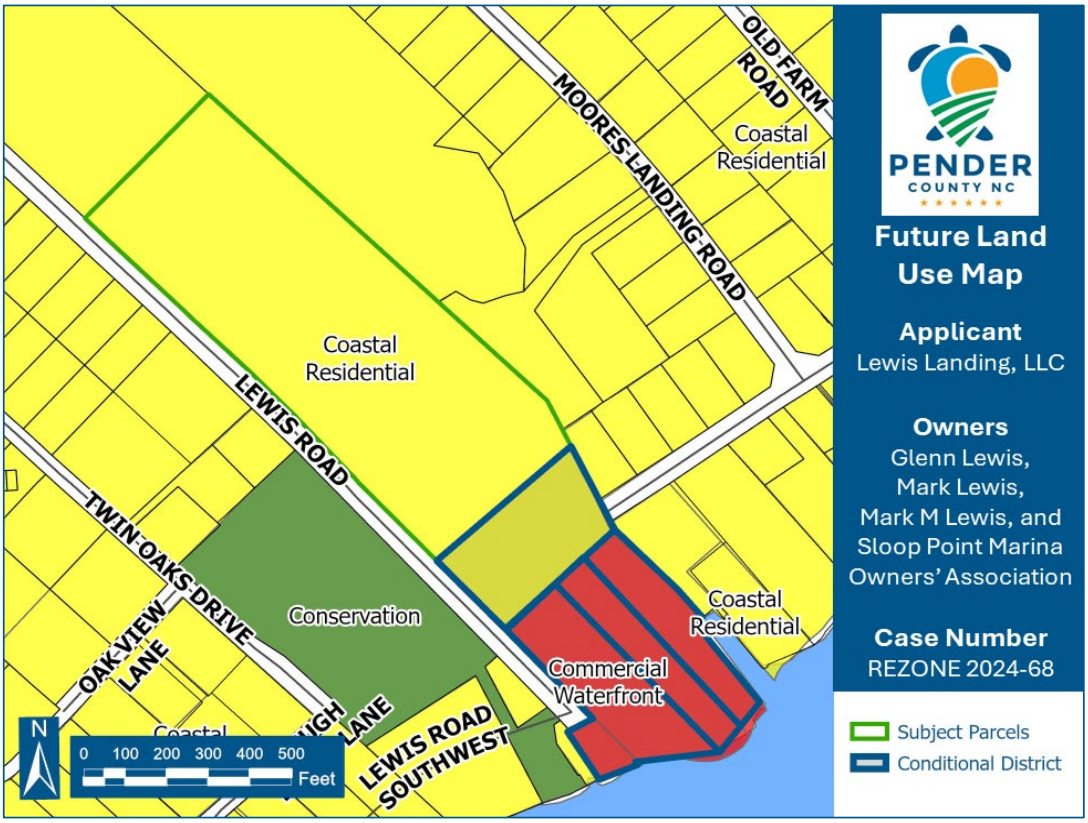
Surrounding Zoning

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.

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.

COASTAL RESIDENTIAL 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 boat sales and service as well as 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 ship's store. 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 Unified Development Ordinance 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. The standards have been outlined in this report for consideration by the Planning Board and Board of County Commissioners.

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 recommendation. 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).

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 generally 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 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. Permanent signage required for crosswalks, area in front of ship’s store, and between personal automobile parking lots and drive aisle for forklift, for example: ‘CAUTION: Forklift and Heavy Machinery Operation Area.’
6. Boat trailer parking shall be limited to the area noted on the approved concept plan (“Trailer Storage / Overflow Parking (30 spaces)”).
7. All parking associated with the proposed use shall be contained on site.

PLANNING BOARD ACTION NEEDED:

TO APPROVE: Motion to approve the 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

REZONE 2024-68
APPLICATION

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.

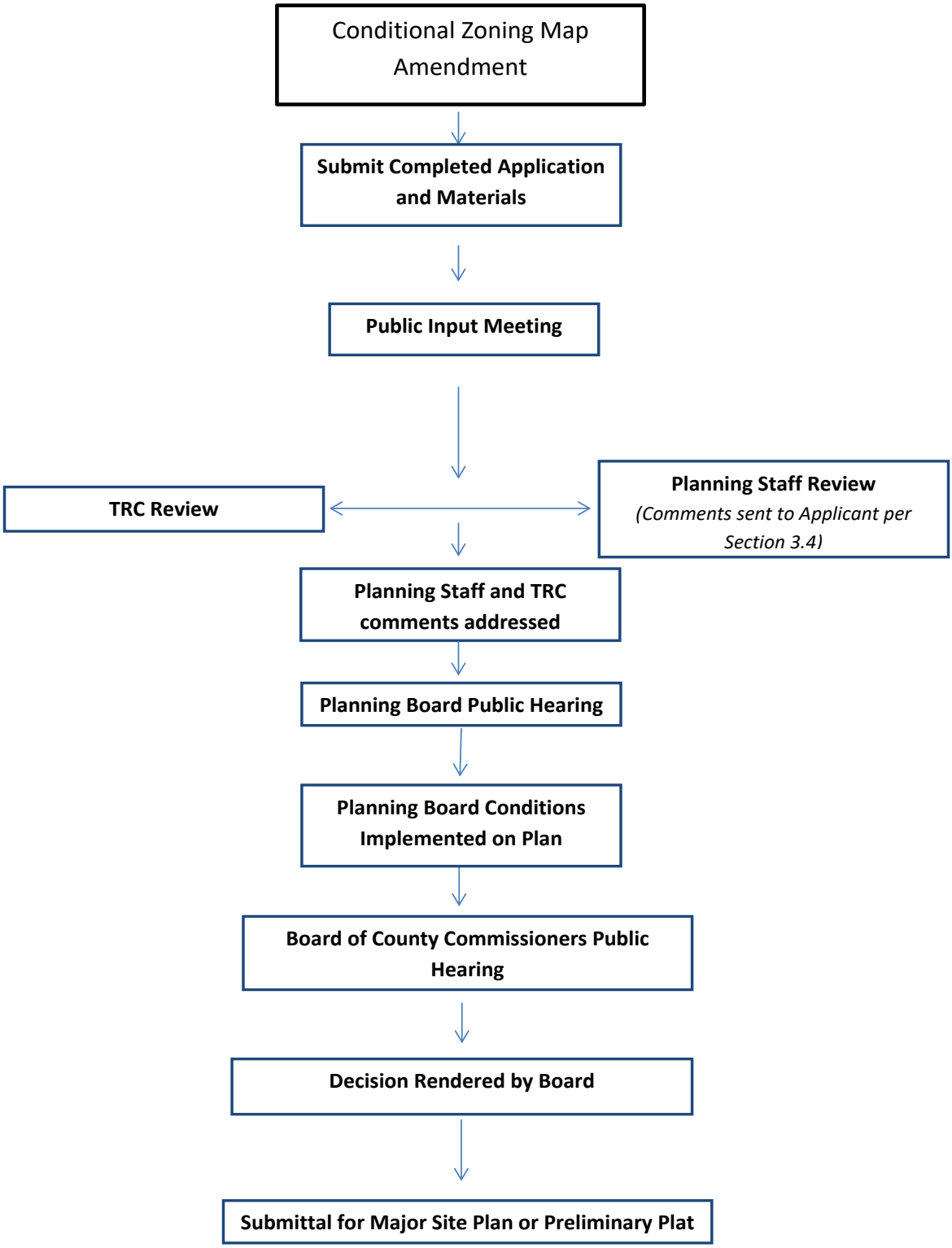
1. ✓ **Pre-submittal Meeting**
   Date of Meeting June 3, 2024
2. ✓ **Signed Application**
3. ✓ **Payment**
   $500 for the first 5 acres; $10/ acre thereafter up to 1,000 acres; $5 per acre thereafter
4. ✓ **Generalized Site Development Plan**
   All applications which specify an intended use must include 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. Will be held at a later date. **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.
7. ✓ **Digital Submission**
   For all documents submitted in paper copy, provide a digital version. These may be emailed or uploaded to a share folder. Physical media such as CD or USB drives will not be accepted.
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 three 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 or company branding should be included on the envelopes.

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

Signature of Applicant _____ Date 6.6.24

Printed Name Jason Ruegg

Staff Initials: _____
Date: _____


Conditional Zoning Map Amendment
Submit Completed Application and Materials
Public Input Meeting
TRC Review
Planning Staff Review
(Comments sent to Applicant per Section 3.4)
Planning Staff and TRC comments addressed
Planning Board Public Hearing
Planning Board Conditions Implemented on Plan
Board of County Commissioners Public Hearing
Decision Rendered by Board
Submittal for Major Site Plan or Preliminary Plat

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:**	+/- 6.76 Acres
Current Zoning District:	GB-CD1 & RP	**Acreage to be Rezoned:**	Conditional GB
Project Address or Location:	579 Lewis Road	**Proposed Zoning District:**	

Proposed Uses to be Considered (Include NAICS Code):

Dry Stack Boat Storage; Office; Retail; Boat Sales; Boat Service

Proposed Uses to be Eliminated from Consideration (Include NAICS Code):

Township:		**Road Type:**	**Public/Private/Both**
Water Provider:		**Waste Water Provider:**	

SECTION 3: SIGNATURES

Applicant's Signature		**Date:**	6.6.24
Applicant's Name Printed	Josh Rugg - Lewis Landing LLC	**Date:**	6.6.24
Owner's Signature	Glenn Lewis 6-6-24	**Date:**	6 May 6, 2024
Owner's Name Printed	Glenn Lewis 6-6-24	**Date:**	6 May 6, 2024

NOTICE TO APPLICANT

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:**	+/- 6.76 Acres
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Township:		**Road Type:**	**Public/Private/Both**
Water Provider:		**Waste Water Provider:**	

SECTION 3: SIGNATURES

Applicant's Signature		**Date:**	6.6.24
Applicant's Name Printed	Jason Ruegg - Lewis Landing	**Date:**	6.6.24
Owner's Signature	Mark Lewis	**Date:**	6/6/24
Owner's Name Printed	MARK LEWIS	**Date:**	6/6/24

NOTICE TO APPLICANT

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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:**	+/- 6.76 Acres
Current Zoning District:	GB-CD1 & RP	**Acreage to be Rezoned:**	Conditional GB
Project Address or Location:	579 Lewis Road	**Proposed Zoning District:**	

Proposed Uses to be Considered (Include NAICS Code):

Dry Stack Boat Storage; Office; Retail; Boat Sales; Boat Service

Proposed Uses to be Eliminated from Consideration (Include NAICS Code):

Township:		**Road Type:**	**Public/Private/Both**
Water Provider:		**Waste Water Provider:**	

SECTION 3: SIGNATURES

Applicant's Signature		**Date:**	
Applicant's Name Printed	Jason Ruegg	**Date:**	6.6.24
Owner's Signature		**Date:**	6.6.24
Owner's Name Printed	Sloop Point Marina owners Association	**Date:**	6.6.24

NOTICE TO APPLICANT

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: (*$500.00 for first 5 acres; $10/acre thereafter up to 1,000 acres; $5/acre thereafter)*	**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.

REZONE 2024-68

Narrative and

Legal Property Description

PARAMOUNTE
ENGINEERING, INC.

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 244 additional dry stack spaces (468 total spaces). The proposed uses that would be permitted in the district – drystack storage, office, retail, boat sales, and boat service – are compatible with the existing uses of the site and consistent with the County's Comprehensive Plan.

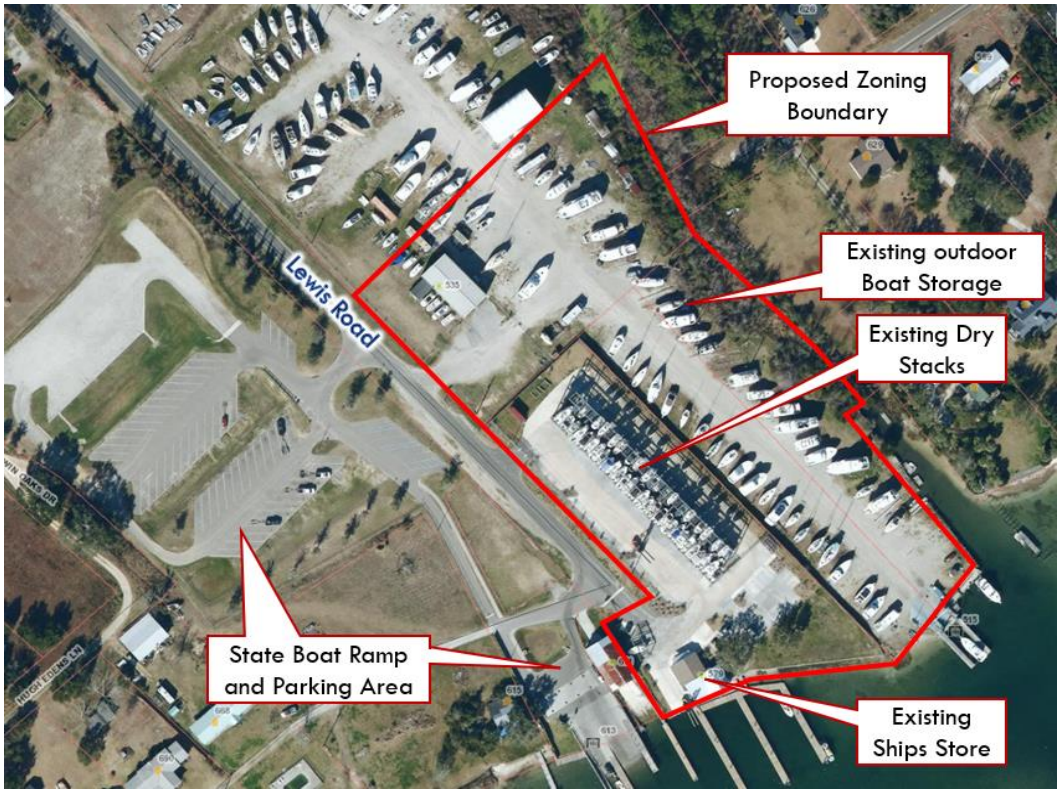
Proposed Modifications

This proposal was previously submitted to the County last Fall and was ultimately denied by the Board of Commissioners. Since that time, significant changes have been made to the plan to help address concerns received during the previous review process. Specifically, the following modifications have been made to the proposal:

1. Reduction of Dry Stacks
    a. The number of proposed new dry stacks has been reduced from 356 to 244 (a reduction of 112 slips).
2. Increased Parking
    a. The number of proposed parking spaces has been increased from 115 spaces to 159 spaces.
    b. Of the proposed 159 spaces, 100 spaces will be provided for the dry stacks, 9 spaces will be provided for employees, and 30 spaces will be provided for overflow parking and trailer storage. In addition, 20 spaces will be provided for the ships store and office building.
3. Removal of the Restaurant
    a. The previous proposal to convert the ships store to a restaurant has been removed from this application in order to help ensure that the parking provided on the site will be available for the dry stack users.
4. Reduction in Height of the Northern Dry Stack
    a. In addition to reducing the number of slips, the proposed dry stack structure located closest to existing residential structures on the northern side of the property has been reduced from 4 levels to 3 levels (32' max height).

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.



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.



Image of the subject site from the Intracoastal Waterway.

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 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 as a boat yard. The proposed rezoning would expand this boating operation allowing more

residents and visitors to access and enjoy the Intracoastal Waterway as promoted in Commercial Waterfront areas.



PARAMOUNTE
ENGINEERING, INC.

June 5, 2024
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 – 104.22 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 – 170.37 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;

122 CINEMA DRIVE, WILMINGTON, NC 28403
PH: (910) 791-6707 FAX: (910) 791-6760

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 – 233.39 feet to a point;

Thence leaving Lewis Road and with a line through Deed Book 943 at Page 134,
N 45°30'51" E – 432.67 feet to a point. Said point is the principal place of beginning for this survey.

Having an area of 294,509 square feet or 6.76 acres, more or less.

REZONE 2024-68

ATTACHMENT 1

EXISTING CONDITIONAL ZONING
DISTRICT SUMMARY FROM 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.

REZONE 2024-68

ATTACHMENT 2

SITE PLAN

SITE INFORMATION

PROJECT ADDRESS:	535 LEWIS ROAD HAMPSTEAD, NC 28443
PARCEL ID:	4224-01-6909-0000 4224-02-0810-0000 4424-02-7017-0000 4224-02-7174-0000
PROPERTY OWNER:	SLOOP POINT MARINA OWNERS ASSOCIATION, INC. 1701 N. JEL WADE DRIVE WILMINGTON, NC 28401 LEWIS, MARK 668 LEWIS ROAD HAMPSTEAD, NC 28443 LEWIS, GLENN MATTHEW 585 LEWIS ROAD HAMPSTEAD, NC 28443 LEWIS, MARK M 405 LEWIS ROAD HAMPSTEAD, NC 28443
CURRENT ZONING:	CONDITIONAL GB RP (RESIDENTIAL PERFORMANCE)
PROPOSED ZONING:	CONDITIONAL GB
TOTAL SITE AREA:	±6.76 ACRES OR 294,509 SF

LEGEND

- REZONING BOUNDARY LINE
- ADJ. BOUNDARY LINE
- PROPERTY LINE TO BE ABANDONED
- EXISTING PROPERTY LINE TO REMAIN
- AE-8 — SPECIAL FLOOD HAZARD AREA BOUNDARY
- WET — WETLAND BOUNDARY
- EXISTING TREE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

LEWIS LANDING, LLC
1701 JEL WADE DRIVE
WILMINGTON, NC 28401

PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

EXISTING CONDITIONS

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

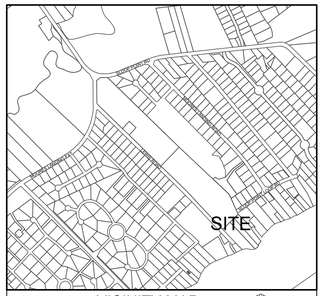
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 07/23/24
SCALE: 1" = 40'
DESIGNED: BWS
DRAWN: BWS
CHECKED: TCC

SEAL

EX-1

PEI JOB#: 23120.PE



VICINITY MAP
SCALE: 1" = 1,000'
NORTH

SITE INFORMATION

PROJECT ADDRESS:	535 LEWIS ROAD HAMPSTEAD, NC 28443
PARCEL ID:	4224-01-6909-0000 4224-02-0810-0000 4424-02-7017-0000 4224-02-7174-0000
PROPERTY OWNER:	SLOOP POINT MARINA OWNERS ASSOCIATION, INC. 1701 N. JEL WADE DRIVE WILMINGTON, NC 28401 LEWIS, MARK 668 LEWIS ROAD HAMPSTEAD, NC 28443 LEWIS, GLENN MATTHEW 585 LEWIS ROAD HAMPSTEAD, NC 28443 LEWIS, MARK M 405 LEWIS ROAD HAMPSTEAD, NC 28443
CURRENT ZONING:	CONDITIONAL GB RP (RESIDENTIAL PERFORMANCE)
PROPOSED ZONING:	CONDITIONAL GB
TOTAL SITE AREA:	±6.76 ACRES OR 294,509 SF
PROPOSED USES:	DRY STACK STORAGE RETAIL OFFICE BOAT SALES BOAT SERVICE
NAICS CODES:	445 & 451 (RETAIL STORE) 561 (OFFICE) 7139 (MARINA)

DIMENSIONAL STANDARDS

NON DRY STACK STRUCTURES

FRONT SETBACK:	25'
SIDE SETBACK:	10'
REAR SETBACK:	10'
MAX HEIGHT:	40'
BUILDING SEPARATION:	20'

PROPOSED DRY STACKS 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, STRUCTURES BETWEEN 36' TO 50' IN HEIGHT SHALL BE SETBACK 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

SETBACK 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
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:	20 SPACES
TOTAL PROVIDED:	120 CUSTOMER SPACES 9 EMPLOYEE SPACES 30 TRAILER / OVERFLOW SPACES (100 SPACES PROVIDED FOR THE DRY STACK STORAGE)
ADA PARKING PROVIDED:	6 SPACES

UTILITIES

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

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

LOCATIONS OF STREETLIGHTS SHOWN ON THIS PLAN ARE PRELIMINARY, AND BASED ON PENDER UDO SPECIFICATIONS. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY DUKE ENERGY.

PHASING NOTE

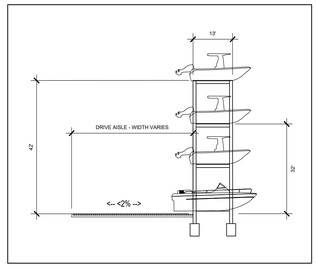
CONSTRUCTION OF THE DRY STACK STRUCTURES WILL BE PHASED. THE FIRST PHASE WILL CONSIST OF APPROXIMATELY 75 DRY STACK SPACES AND REQUIRED PARKING. THE PROJECT IS EXPECTED TO TAKE MULTIPLE YEARS TO COMPLETE.

GENERAL NOTES

1. TEMPORARY DRY STACKS SHALL NOT BLOCK DRIVE AISLES OR REQUIRED PARKING.
2. DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 7.13.1 OF THE UDO.
3. ALL EXTERIOR SIGNAGE TO BE PERMITTED SEPARATELY AND SHALL COMPLY WITH ARTICLE 9 OF THE UDO.
4. ALL OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.11 OF UDO. LIGHT POLES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.
5. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE ADA STANDARDS.

TRIP GENERATION

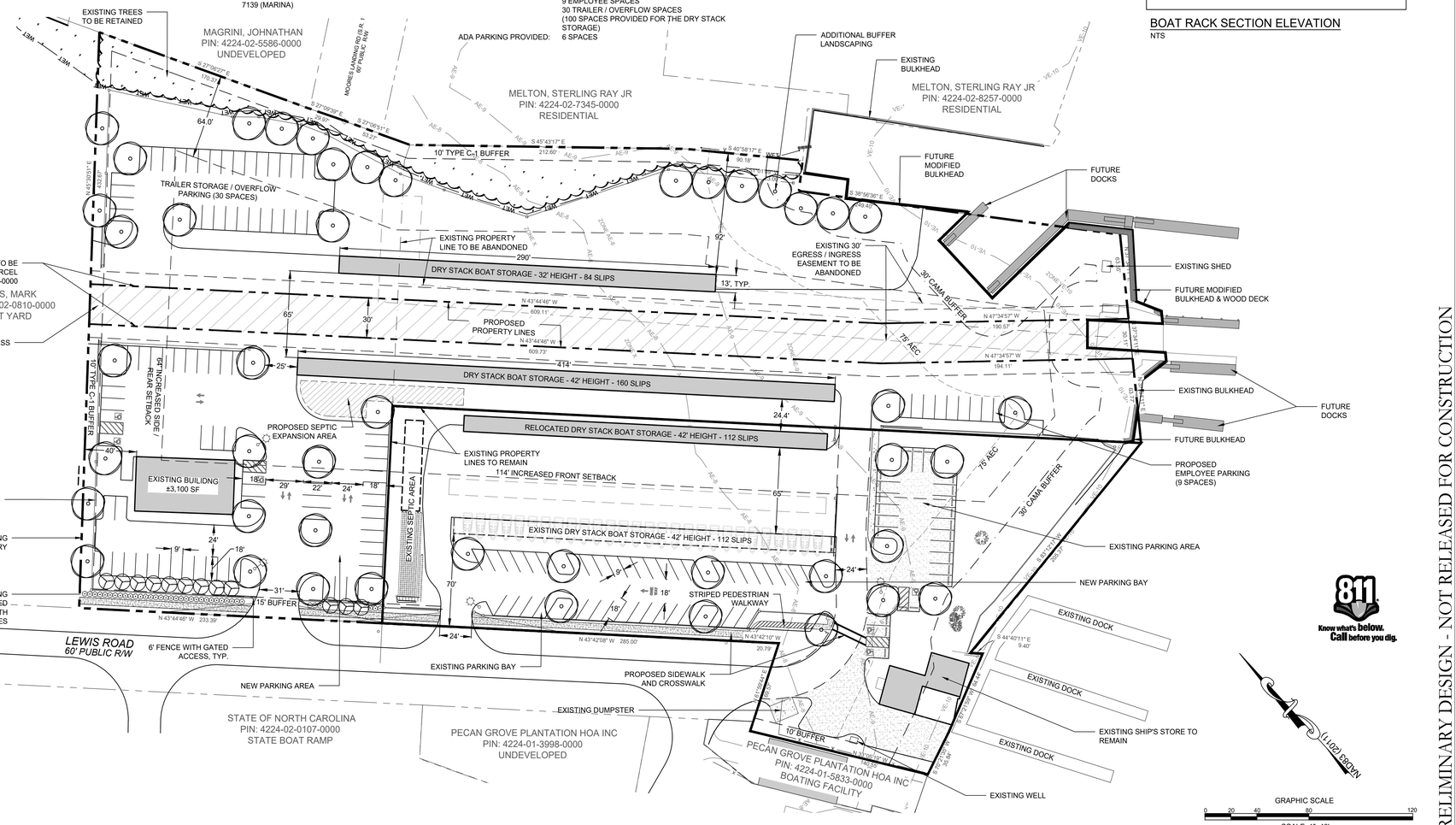
Land Use (ITE Code)	Intensity	Unit	24 Hour Volumes	AM Peak Hour Trips	PM Peak Hour Trips
ITE 712 Small Office, existing	3,100	SF	45	5	7
ITE 822, Strip Retail, existing	1,644	SF	89	4	11
ITE 420* Boat Storage, proposed	223	Storage Berths	537	27	45



BOAT RACK SECTION ELEVATION
NTS

LEGEND

- REZONING BOUNDARY LINE
- ADJ. BOUNDARY LINE
- PROPERTY LINE TO BE ABANDONED
- EXISTING PROPERTY LINE TO REMAIN
- AE-8 — SPECIAL FLOOD HAZARD AREA BOUNDARY
- WET — WETLAND BOUNDARY
- PROPOSED LANDSCAPING
- EXISTING TREE
- PROPOSED STREELIGHT



811 Know what's below. Call before you dig.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
LEWIS LANDING, LLC
1701 JEL WADE DRIVE
WILMINGTON, NC 28401

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

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: 07/23/24
SCALE: 1" = 40'
DESIGNED: BWS
DRAWN: TCC
CHECKED:

SEAL

C-2.0

PEI JOB#: 23120.PE

REZONE 2024-68

Attachment 3

Community Input Meeting Summary

PARAMOUNTE
ENGINEERING, INC.

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 July 22, 2024 from 7:00-8:00pm at the Sloop Point Marina, 579 Lewis Road, 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:

- Revisions to the Concept Plan
  - *Since the previous rezoning application last fall, the following modifications were made to the plan:*
    - *Reduction in the proposed new dry stacks from 356 to 244.*
    - *Increased parking from 115 spaces to 159 spaces.*
    - *Reduction in the height of the northern dry stack from 4 level to 3 levels (32' height).*
    - *Removal of restaurants as an allowable use.*
- 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.*
- 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.*
- Basin Improvements
  - *The neighboring property owner north of the existing basin had concerns with the proposed drop zone improvements to the basin. An application for a CAMA permit has been submitted for the improvements and is currently under review.*
- Traffic on Lewis Road
  - *Based on trip generation numbers, the proposed development will not generate enough traffic to warrant a TIA be conducted. However, NCDOT can still require improvements during the driveway permitting process.*

122 CINEMA DRIVE, WILMINGTON, NC 28403
PH: (910) 791-6707 FAX: (910) 791-6760

- 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.*
- 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 existing and future drop zones that are not located adjacent existing or future customer parking.*
- Trash on Lewis Road
    - *It is not anticipated that the drystack users contribute to trash along Lewis Road as they do not need to trailer their boat to and from the site. In addition, the staff of Sloop Point Marina regularly maintain the site and provide trash collection.*

<u>Changes to the Concept Plan</u>
After the meeting, no changes were made to the concept plan; however, changes have been since the previous rezoning application as noted above.

Lewis Tract Dry Stack - Adjoining Property Owners

Parcel Number	Property Address	Owner	Mailing Address	Ciy	State	Zip
4214-82-9979-0000	201 TWIN OAKS DR	CROMLEY ROBERT L JR	201 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-83-7282-0000	145 TWIN OAKS DR	LUTHER PHILLIP	145 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-83-8144-0000	163 TWIN OAKS DR	CONRAD STEVEN JAMES	163 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-83-9007-0000	183 TWIN OAKS DR	BROWN CAMDEN MICHAEL	183 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-83-9289-0000	212 LEWIS RD	HART MARC W	212 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-83-9306-0000	194 LEWIS RD	MCQUIRK JMES W	194 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-92-0933-0000	219 TWIN OAKS DR	BARNES TIMOTHY WARD	405 SWANN TRAIL CLAYTON	CLAYTON	NC	27527
4214-92-1807-0000	235 TWIN OAKS DR	REXRODE WENDY D	235 TWIN OAKS	HAMPSTEAD	NC	28443
4214-92-1871-0000	253 TWIN OAKS DR	JONES CHRISTOPHER W	253 TWIN OAKS DRIVE	HAMPSTEAD	NC	28443
4214-92-2755-0000	269 TWIN OAKS DR	KIRCHER JOSHUA M	269 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-92-3607-0000	289 TWIN OAKS DR	MIZRAHI MATTHEW	289 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-92-3926-0000	296 LEWIS RD	PAYNE MATTHEW D	296 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-92-3991-0000	314 LEWIS RD	BREENE BEVERLY	314 LEWIS RD	HAMPSTEAD	NC	28443
4214-92-4853-0000	332 LEWIS RD	RADEWICZ THOMAS ANTHONY II	332 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-93-0242-0000	228 LEWIS RD	FOSTER HOLLY BANKS	228 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-93-1089-0000	262 LEWIS RD	SMITH BRIAN P	503 FRESHMEADOW LN	NORTH DIGHTON	MA	02764
4214-93-1116-0000	246 LEWIS RD	MERRITT JASON CASSIUS	246 LEWIS RD	HAMPSTEAD	NC	28443
4214-93-2043-0000	278 LEWIS RD	HUMPHREYS CHRISTOPHER S	278 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-92-6449-0000	345 TWIN OAKS DR	SASSER WILLIAM	2004 COLEMAN DR	WINTERVILLE	NC	28590
4214-92-6637-0000	408 LEWIS RD	LEWIS ELIZABETH MORRIS	408 LEWIS RD	HAMPSTEAD	NC	28443
4224-01-2833-0000	615 LEWIS RD SW	PRICE CYNTHIA I	1408 MCCUISTON DRIVE	BURLINGTON	NC	27215
4224-01-3998-0000		PECAN GROVE PLANTATION HOA INC	PO Box 4408	GREENSBORO	NC	27404
4214-92-5379-0000	363 TWIN OAKS DR	OGDEN DANIEL MARK	363 TWIN OAKS DR	HAMPSTEAD	NC	28443
4224-01-0772-0000	668 LEWIS RD SW	LEWIS GLENN M	668 LEWIS RD SW	HAMPSTEAD	NC	28443
4224-02-0107-0000		STATE OF NORTH CAROLINA	1321 MAIL SERVICE CENTER	RALEIGH	NC	27699
4214-83-8898-000L	153 LEWIS RD	LEWIS GLENN MATTHEW	585 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-9597-0000	599 MOORES LANDING RD	JONES JEFFREY EARL ET AL	581 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-12-1443-0000	581 MOORES LANDING RD	MARTIN ROBERT J TRUSTEE	2056 DEER ISLAND LANE	WILMINGTON	NC	28405
4224-12-2394-0000	585 MOORES LANDING RD	PORTER SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-12-1625-0000	573 MOORES LANDING RD	PORTER SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-12-3423-0000	0 MOORES LANDING RD OFF	PORTER SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-02-8744-0000		BAXLEY RONALD LEE	494 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-02-9821-0000	586 MOORES LANDING RD	PORTER SAMUEL COLE	'585 MOORE"S LANDING RD'	HAMPSTEAD	NC	28443
4224-02-7991-0000	494 MOORES LANDING RD	RIVENBARK STEPHANIE ANN	494 MOORES LANDING RD	HAMPSTEAD	NC	28443

4224-02-7948-0000		RIVENBARK STEPHANIE ANN	494 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-02-5990-0000	430 MOORES LANDING RD	LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4224-02-3886-0000		LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4224-03-6078-0000	452 MOORES LANDING RD	CLEWIS ANTHONY R	452 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-5138-0000	410 MOORES LANDING RD	WESTFIELD PETER M	410 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-2394-0000		LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4224-03-3462-0000	354 MOORES LANDING RD	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
4214-94-7035-0000	192 MOORES LANDING RD	GUNN DAVID L	192 MOORES LANDING RD	HAMPSTEAD	NC	28443
4214-93-8927-0000	216 MOORES LANDING RD	HELMS JAMES M	216 MOORES LANDING RD	HAMPSTEAD	NC	28443
4214-93-9836-0000	230 MOORES LANDING RD	WHITNEY JONATHAN	230 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-03-0774-0000	268 MOORES LANDING RD	'O''BRIEN EDWARD ET AL'	567 AIREDALE TRL	GARNER	NC	27529
4224-03-1645-0000	280 MOORES LANDING RD	COLLEY NICOLE LYNN	280 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-03-2527-0000	308 MOORES LANDING RD	HAMMONDS JAMES W JR	308 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-3408-0000	344 MOORES LANDING RD	HILL HERMAN	4145 WILLIAMS MILL RD	BURLINGTON	NC	27215
4214-91-9711-0000	690 LEWIS RD SW	HOLT PHILLIP COURTNEY	690 LEWIS RD SW	HAMPSTEAD	NC	28443
4214-91-7975-0000	OAK VIEW LN	JONES LEE ANDREW JR	1185 ST JOHNS CHURCH RD	HAMPSTEAD	NC	28443
4214-92-6019-0000	OAK VIEW LN	VERKA VIOREL	301 WILLINGHAM RD	MORRISVILLE	NC	27560
4224-01-5833-0000	611 LEWIS RD SW	PECAN GROVE PLANTATION HOA INC	PO Box 4408	GREENSBORO	NC	27404
4224-01-6909-0000	579 LEWIS RD	SLOOP POINT MARINA OWNERS ASSOCIATION IN	6331 OLEANDER DR	WILMINGTON	NC	28403
4224-02-9396-0000	611 MOORES LANDING RD	TROUTMAN DAVID L	611 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-02-6630-0000		MAGRINI JONATHAN	477 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-02-7669-0000	626 MOORES LANDING RD	HARBIN GRADY LON II	'626 MOORE''S LANDING RD'	HAMPSTEAD	NC	28443
4224-03-1386-0000		LEWIS MARK L	112 MCVICOR STREET	SNEADS FERRY	NC	28460
4224-02-7017-0000		LEWIS GLENN MATTHEW	585 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-0810-0000	143 LEWIS RD	LEWIS MARK	668 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-7174-0000	LEWIS RD	LEWIS MARK M	405 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-7345-0000	653 MOORES LANDING RD	MELTON STERLING RAY JR	1635 PATSY LANE	WILMINGTON	NC	28405
4224-02-8257-0000	643 MOORES LANDING RD	MELTON STERLING RAY JR	1635 PATSY LANE	WILMINGTON	NC	28405

PARAMOUNTE
ENGINEERING, INC.

July 11, 2024

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

Lewis Landing, LLC & Paramounte Engineering, Inc. invite you to a 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, July 22, 2024, at 7pm at the Sloop Point Marina, 579 Lewis Road, Hampstead, NC 28443.

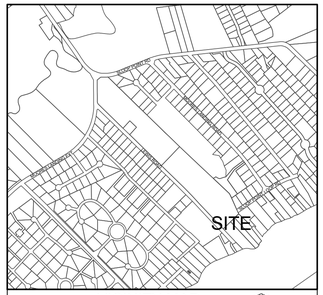
The subject property consists of approximately 6.8 acres of land located at the end of Lewis Road adjacent to the Intracoastal Waterway, identified as Pender County tax parcels 4224-01-6909-0000, 4224-02-7017-000, 4224-02-7174-000, and a portion of tax parcel 4224-02-0810-0000.

For more information, please see the enclosed concept plan for the proposal. Since the previous rezoning request, the plan has been revised to reduce the number of proposed dry stacks, add additional parking, and no longer includes restaurants as a permitted use.

We look forward to you joining us on July 22, 2024, 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: 7:00 PM on Monday, July 22nd
Meeting Location: Sloop Point Marina
579 Lewis Road, Hampstead, NC 28443

122 CINEMA DRIVE, WILMINGTON, NC 28403
PH: (910) 791-6707 FAX: (910) 791-6760



SITE INFORMATION

PROJECT ADDRESS:	535 LEWIS ROAD HAMPSTEAD, NC 28443
PARCEL ID:	4224-01-6909-0000 4224-02-0810-0000 4424-02-7017-0000 4224-02-7174-0000
PROPERTY OWNER:	LEWIS, MARK 668 LEWIS ROAD HAMPSTEAD, NC 28443 LEWIS, GLENN MATTHEW 585 LEWIS ROAD HAMPSTEAD, NC 28443
CURRENT ZONING:	CONDITIONAL GB RP (RESIDENTIAL PERFORMANCE)
PROPOSED ZONING:	CONDITIONAL GB
TOTAL SITE AREA:	±6.76 ACRES OR 294,509 SF
PROPOSED USES:	DRY STACK STORAGE RETAIL OFFICE BOAT SALES BOAT SERVICE
FLOOD INFORMATION:	PORTIONS OF THIS SITE ARE LOCATED IN SPECIAL FLOOD HAZARD AREAS AE (BFE 8 FT & 9 FT) AND VE (BFE 10) BY FEMA FLOOD PANEL 3720422400J, BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007

DIMENSIONAL STANDARDS

GB SETBACKS

FRONT:	25'
SIDE:	10'
REAR:	10'

DRY STACK MINIMUM SETBACKS*

FRONT:	114'
SIDE:	64'
REAR:	64'

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

HEIGHT*
MAXIMUM BUILDING HEIGHT: 42'

*PER SECTION 5.3.12.F.1.B OF THE UDO, STRUCTURES BETWEEN 36' TO 50' IN HEIGHT SHALL BE SETBACK AN ADDITIONAL TWO (2) FEET PER ONE (1) FOOT OVER 35'.

PARKING

REQUIRED PARKING
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:	20 SPACES
TOTAL PROVIDED:	124 CUSTOMER SPACES 9 EMPLOYEE SPACES 30 TRAILER / OVERFLOW SPACES (104 SPACES PROVIDED FOR THE DRY STACK STORAGE)
ADA PARKING PROVIDED:	5 SPACES

UTILITIES

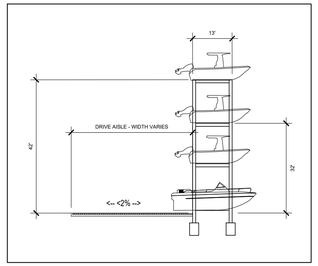
WATER AND SEWER SERVICES WILL BE PROVIDED BY PRIVATE WELL AND SEPTIC.

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.

TRIP GENERATION

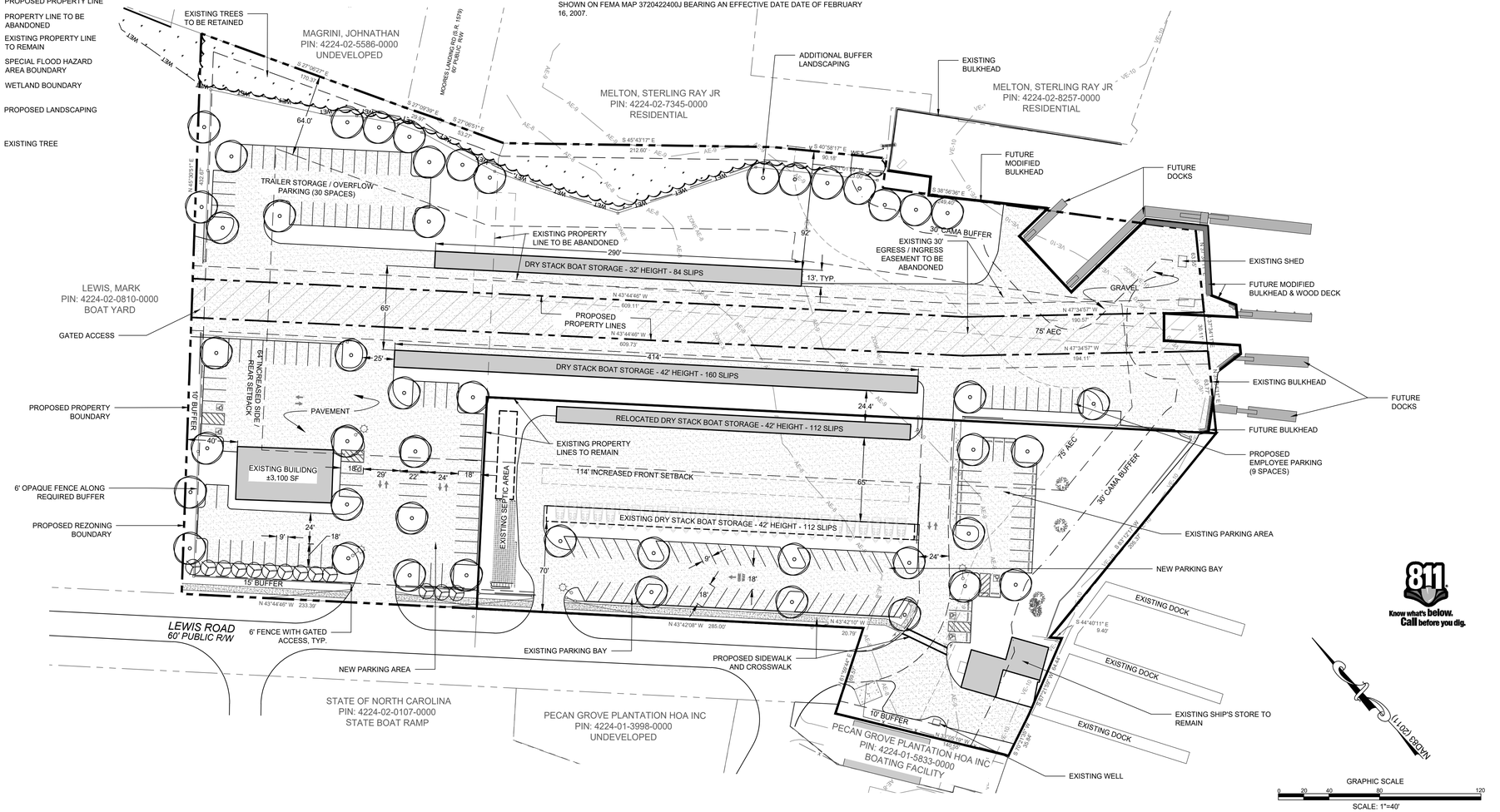
Land Use (ITE Code)	Intensity	Unit	24 Hour Volumes	AM Peak Hour Trips	PM Peak Hour Trips
ITE712 Small Office Building	3,100	SF	45	5	7
ITE822 Strip Retail Plaza	1,644	SF	89	4	11



BOAT RACK SECTION ELEVATION
NTS

LEGEND

- REZONING BOUNDARY LINE
- ADJ. BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- EXISTING PROPERTY LINE TO REMAIN
- SPECIAL FLOOD HAZARD AREA BOUNDARY (AE-8)
- WETLAND BOUNDARY (WET)
- PROPOSED LANDSCAPING
- EXISTING TREE



811 Know what's below. Call before you dig.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
LEWIS LANDING, LLC
1701 JEL WADE DRIVE
WILMINGTON, NC 28401

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

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: 07/02/2024
SCALE: 1" = 40'
DESIGNED: BWS
DRAWN: RWG
CHECKED: TGC

SEAL

C-2.0

PEI JOB#: 23120.PE

Lewis Tract Drystack Conditional Rezoning Community Meeting

July 22, 2024

	Name	Address	Phone	Email
1	Ray Melton	1635 Patsy Lane	910 619 3694	carolinaacoustic@bellsouth.net
2	Amber Harbin	6216 Moores Landing Rd	336-587-8237	gl.harbin@yahoo.com
3	Jon Magrini	477 Moores Landing Rd	919 754 7910	jonmagrini@gmail.com
4	Shane Hancock	130 Pebble Beach Dr.	919-422-0841	Shane_h@att.net
5	Roger B Wright	105 Sundance Cir	910 635 7783	Bryan@innergator.com
6	WALT TAYLOR	157 MANSFIELD CT	804-614-0458	07wtaylor@gmail.com
7	Allison Taylor	156 Lewis Rd	336-501-7930	alstaylor66@yahoo.com
8	Laura Hawkins	214 Twin Oaks Dr		
9	Ronna Trautman	611 Moores Landing R	910-512-3123	—
10	Lanny Trautman	611 Moores Landing Rd	910-612-4880	bydarivan@charter.net
11	Wayne McGuirk	194 Lewis Rd.	270-790-7065	SNAKEBITMAC@YAHOO.COM
12				
13				
14				
15				
16				

REZONE 2024-68

Attachment 4

Application for Prior Case

REZONE 2023-54

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.

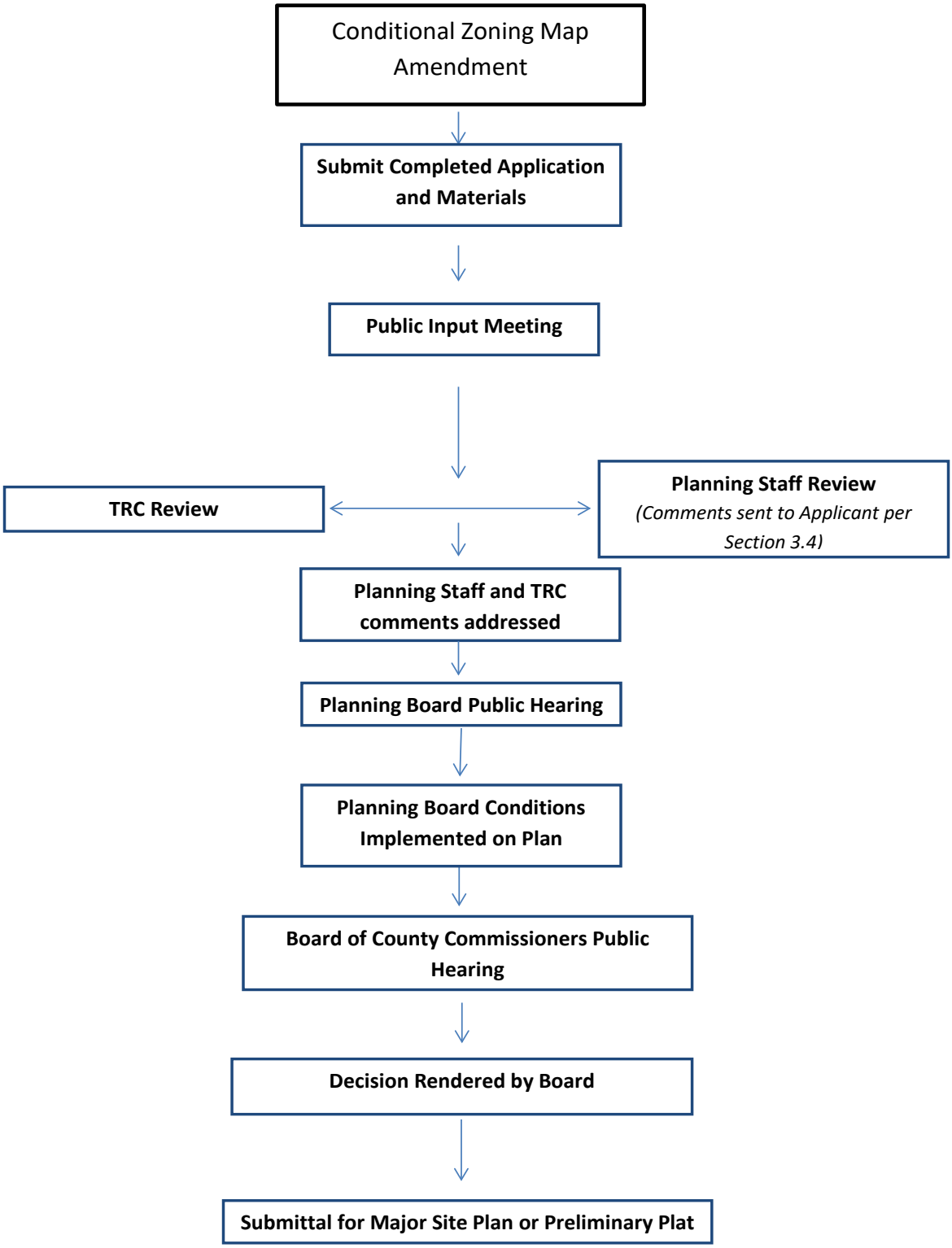
1. ✓ **Pre-submittal Meeting**
   Date of Meeting August 11, 2023
2. ✓ **Signed Application**
3. ✓ **Payment**
   $500 for the first 5 acres; $10/ acre thereafter up to 1,000 acres; $5 per acre thereafter
4. ✓ **Generalized Site Development Plan**
   All applications which specify an intended use must 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. ✓ Will be held at a later date. **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.
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 _____ Date 9/1/23

Printed Name Jason Ruegg
Lewis Landing LLC

Staff Initials: _____
Date: _____


Conditional Zoning Map Amendment
Submit Completed Application and Materials
Public Input Meeting
TRC Review
Planning Staff Review
(Comments sent to Applicant per Section 3.4)
Planning Staff and TRC comments addressed
Planning Board Public Hearing
Planning Board Conditions Implemented on Plan
Board of County Commissioners Public Hearing
Decision Rendered by Board
Submittal for Major Site Plan or Preliminary Plat

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:**	9/1/23
Owner's Signature	Glenn Lewis	**Date:**	9/1/23
Owner's Name Printed	Glenn Lewis	**Date:**	9/1/23

NOTICE TO APPLICANT

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	Mark Lewis	**Date:**	9/1/23
Owner's Name Printed	MARK Lewis	**Date:**	9/1/23

NOTICE TO APPLICANT

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	Jason Burress	**Date:**	9/1/23
Owner's Signature		**Date:**	9/1/23
Owner's Name Printed	Sloop Point Marina Owner's Association	**Date:**	9/1/23

NOTICE TO APPLICANT

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: (*$500.00 for first 5 acres; $10/acre thereafter up to 1,000 acres; $5/acre thereafter)*	**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.

PARAMOUNTE
ENGINEERING, INC.

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.

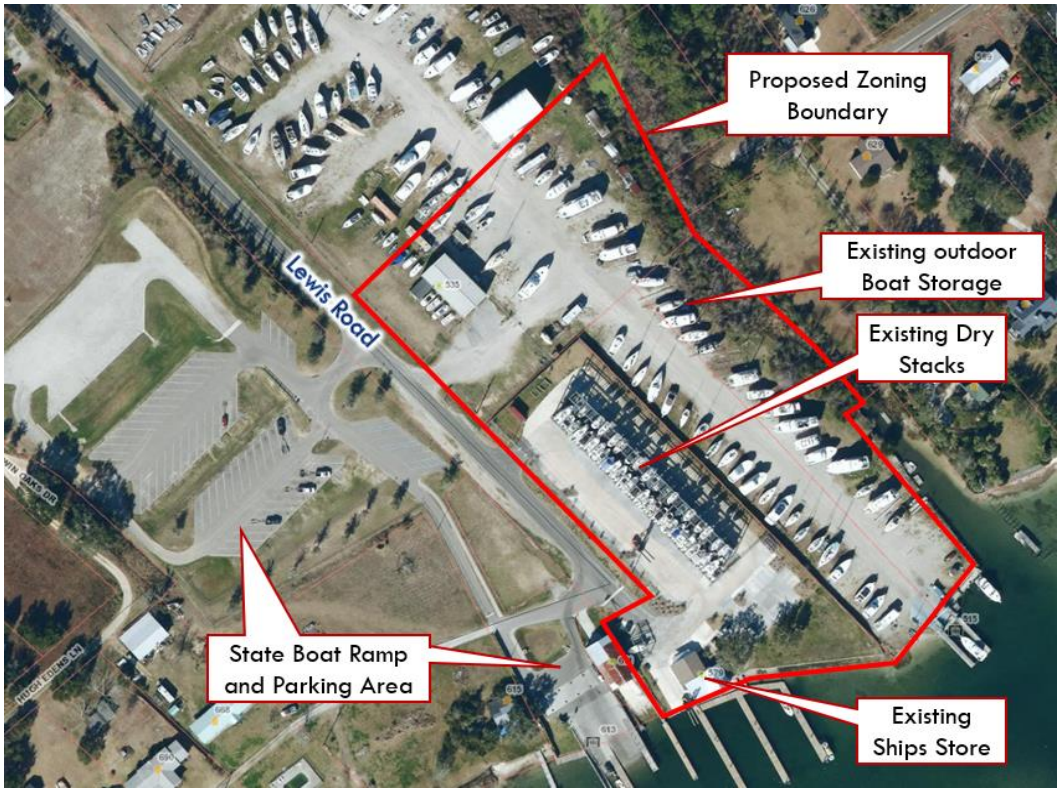




Image of the subject site from the Intracoastal Waterway.

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.



SITE INFORMATION

PROJECT ADDRESS:	535 LEWIS ROAD HAMPSTEAD, NC 28443
PARCEL ID:	4224-01-6909-0000 4224-02-0810-0000 4424-02-7017-0000 4224-02-7174-0000
PROPERTY OWNERS:	SLOOP POINT MARINA OWNERS ASSOCIATION, INC. 1701 N. JEL WADE DRIVE WILMINGTON, NC 28401 LEWIS, MARK 668 LEWIS ROAD HAMPSTEAD, NC 28443 LEWIS, GLENN MATTHEW 585 LEWIS ROAD HAMPSTEAD, NC 28443 LEWIS, MARK M 405 LEWIS ROAD HAMPSTEAD, NC 28443
CURRENT ZONING:	CONDITIONAL GB RP (RESIDENTIAL PERFORMANCE)
PROPOSED ZONING:	CONDITIONAL GB
TOTAL SITE AREA:	±6.80 ACRES OR 296,084 SF
PROPOSED USES :	DRY STACK STORAGE RETAIL RESTAURANT OFFICE BOAT SALES BOAT SERVICE BOAT STORAGE

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 36' TO 50' IN HEIGHT SHALL BE SETBACK 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

SETBACK 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

TRIP GENERATION

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

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

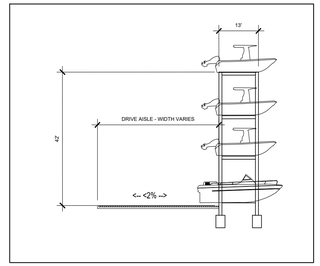
STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY, AND BASED ON PENDER UDO SPECIFICATIONS. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY DUKE ENERGY.

UTILITIES

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

PHASING

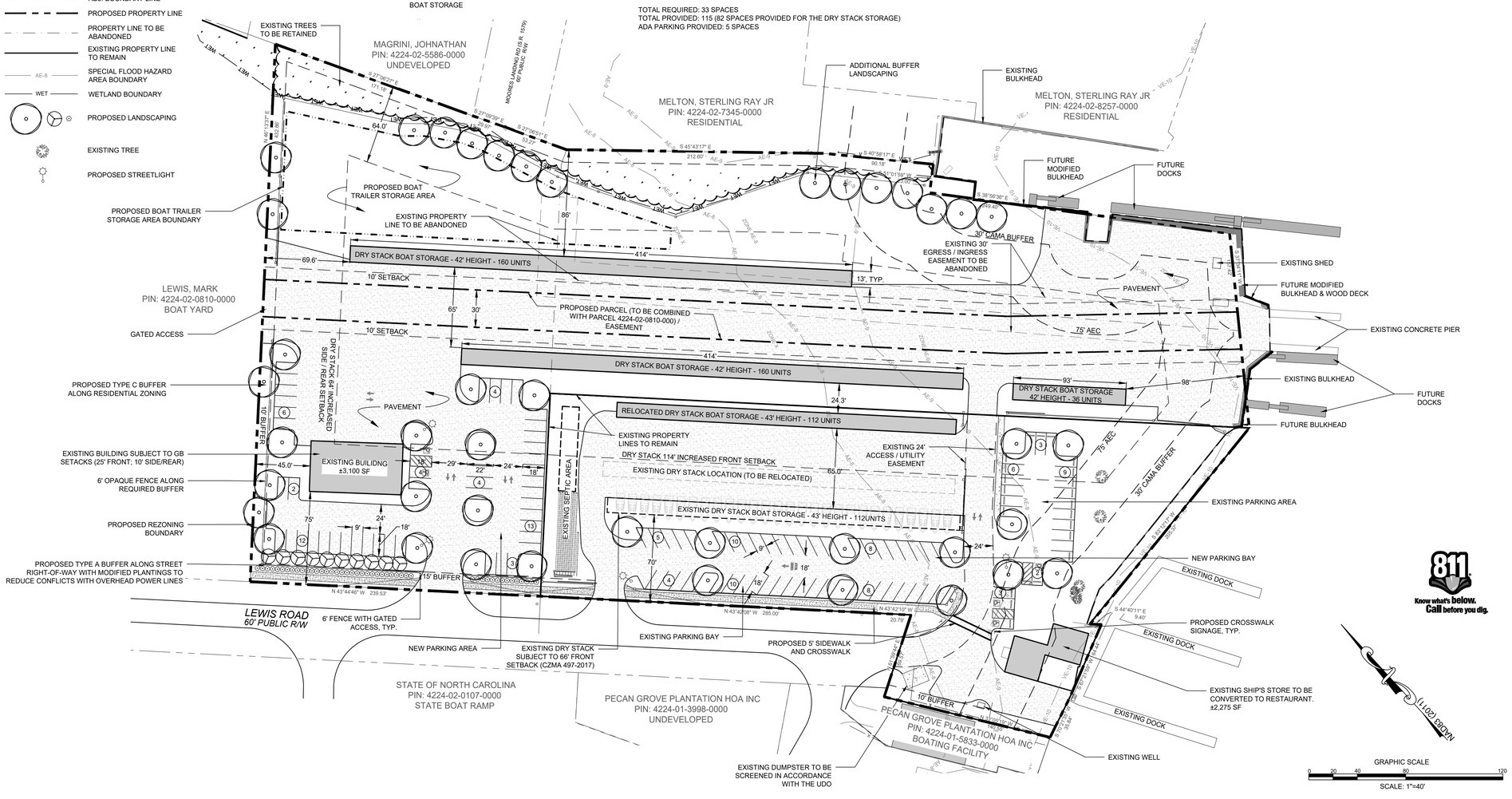
THE FIRST PHASE WILL CONSISTS OF APPROXIMATELY 75 DRY STACK SPACES AND THE PARKING IMPROVEMENTS. IT IS EXPECTED THAT THE ENTIRE DEVELOPMENT WILL TAKE MULTIPLE YEARS TO COMPLETE.



BOAT RACK SECTION ELEVATION
NTS

LEGEND

- REZONING BOUNDARY LINE
- ADJ. BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- EXISTING PROPERTY LINE TO REMAIN
- AE-8 — SPECIAL FLOOD HAZARD AREA BOUNDARY
- WET — WETLAND BOUNDARY
- PROPOSED LANDSCAPING
- EXISTING TREE
- PROPOSED STREETLIGHT



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
LEWIS LANDING, LLC
1701 JEL WADE DRIVE
WILMINGTON, NC 28401

PARAMOUNTE ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SITE PLAN

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

PROJECT STATUS
CONCEPTUAL LAYOUT
PERMIT SUBMITTAL
FINAL DESIGN
RELEASED FOR CONST.

DRAWING INFORMATION
DATE: 10/23/23
SCALE: 1"=40'
DESIGNED: BWS
DRAWN: BWS
CHECKED: TCC

SEAL

C-2.0

PEI JOB#: 23120.PE

Pender County
REZONE 2024-69: Request to rezone a portion of a tract from the PD, Planned Development, zoning district to a conditional zoning district to allow an enclosed boat storage facility in the Topsail Township.

TO:	Planning Board
FROM:	Daniel Adams
DATE:	August 6, 2024
SUBJECT:	REZONE 2024-69: Request to rezone a portion of a tract from the PD, Planned Development, zoning district to a conditional zoning district to allow an enclosed boat storage facility in the Topsail Township

SUMMARY:
Farnell Shingleton, applicant on behalf of Farnna Holdings, LLC, owner, is requesting approval of a conditional zoning map amendment to rezone 1.5 acres of an approximately 9.2-acre tract from the PD, Planned Development, zoning district to a conditional zoning district. The proposed request would permit an enclosed boat storage facility.

The subject parcel is located on the west side of US Highway 17 approximately 0.2 miles north of the intersection of US Highway 17 and Christian Chapel Road in the Topsail Township and may be further identified by Pender County PIN 3282-20-2545-0000.

ACTION REQUESTED:
Hold a public hearing and consider the request.

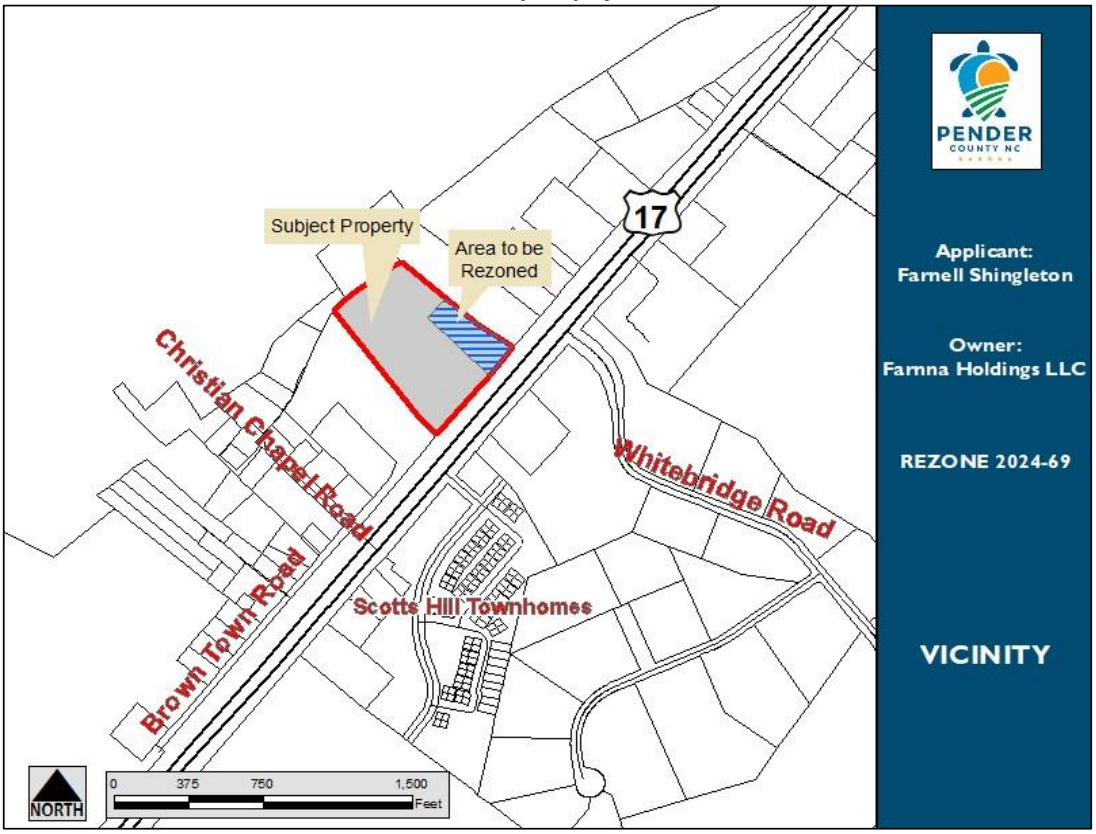
ATTACHMENTS:
1. Staff Report
2. Application
3. Narrative
4. TRC Comments
5. Attachment 1 - Site Plan
6. Attachment 2 - UDO Table of Permitted Uses
7. Attachment 3 - Public Input Meeting Summary

STAFF REPORT FOR REZONE 2024-69
CONDITIONAL ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number	REZONE 2024-69
Hearing Dates	August 6, 2024 – Planning Board
Applicant	Farnell Shingleton
Property Owner	Farnna Holdings, LLC
Parcel Identification Number(s)	3282-20-2545-0000
Proposed Rezoning Area	1.5 acres
Township	Topsail
Pender 2.0 Future Land Use Category	Neighborhood Mixed Use

REZONING PROPOSAL
Farnell Shingleton, applicant on behalf of Farnna Holdings, LLC, owner, is requesting approval of a conditional zoning map amendment to rezone 1.5 acres of an approximately 9.2-acre tract from the PD, Planned Development, zoning district to a conditional zoning district. The proposed request would permit an enclosed boat storage facility.
LOCATION
The subject parcel is located on the west side of US Highway 17 approximately 0.2 miles north of the intersection of US Highway 17 and Christian Chapel Road in the Topsail Township and may be further identified by Pender County PIN 3282-20-2545-0000.

Below: Vicinity Map of the Area



REZONING REQUEST & DEVELOPMENT PROPOSAL

The applicant is proposing to rezone 1.5 acres of an approximately 9.2-acre parcel from the PD, Planned Development, zoning district, to a conditional zoning district to allow for an enclosed boat storage facility. As described in the applicant's narrative, the proposed project will include approximately 23 enclosed parking spaces for boat and trailer storage. The enclosed storage will consist of a single building with direct access from US Highway 17. As shown on the site plan (**Attachment 1**), the facility will have a gravel drive and turnaround area, and an onsite well for washing and rinsing boats. The applicant is not proposing any other structures on the site.

The parcel where the proposed project sits is currently zoned PD. The PD zoning district is a mixed-use zoning district that encourages progressive land planning and design concepts while promoting a mixture of uses. New development within the PD district is required to submit a master development plan which is reviewed by the Planning Board. The proposed use is permitted within the PD district but would require a Master Development Plan showing a mixture

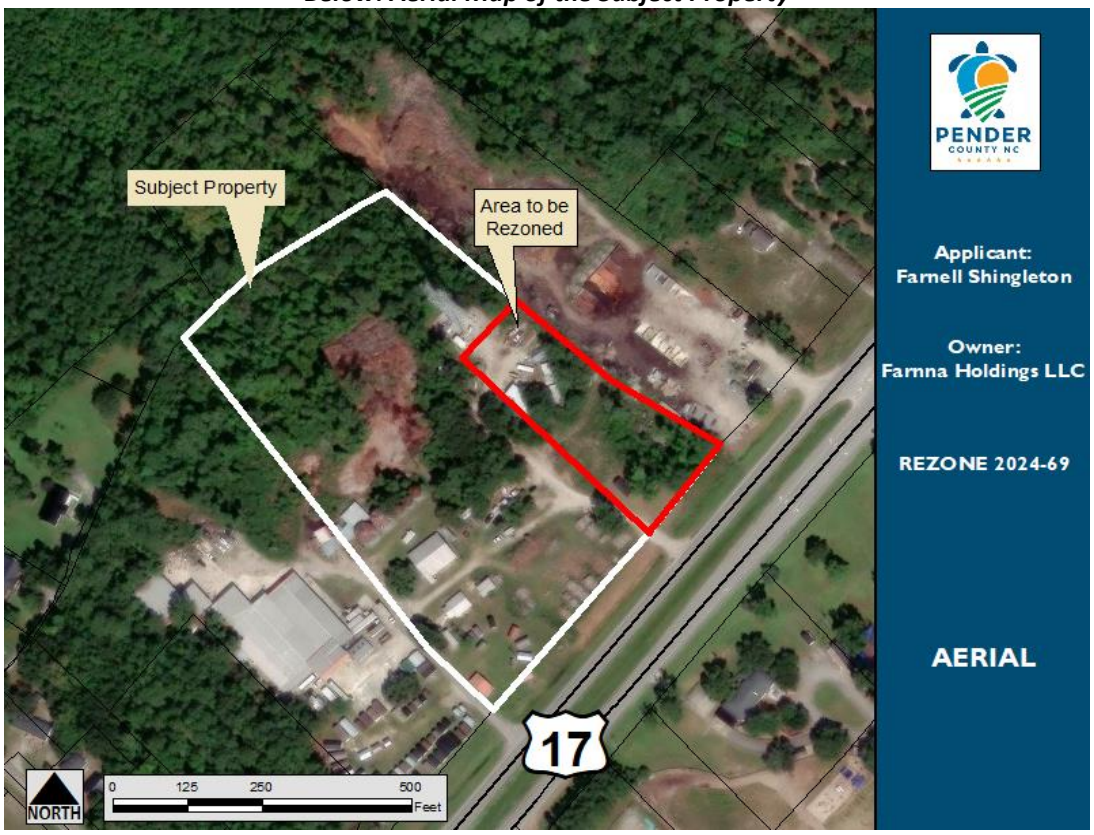
of uses rather than just a single use. Additionally, the existing use on the site, a sawmill, is not permitted in the PD zoning district.

Pender County uses the North American Industry Classification System (NAICS) to classify land uses based on functional or product characteristics. Functions and characteristics include the type and amount of activity, the type of customers and how goods or services are sold or delivered. More information on how the NAICS system is used can be found in Article 5 of the County's Unified Development Ordinance (UDO). The applicant's desired use of enclosed boat storage is classified under NAICS code 531130 (Lessors of Miniwarehouses and Self-Storage Units) which can be found within the Table of Permitted Uses (**Attachment 2**). Per the applicant's request, the only use that will be permitted on the 1.5-acre parcel is enclosed boat storage. Below is an example of the type of buildings that will be used on the site.

Figure 1: Example of Enclosed Storage Buildings



Below: Aerial Map of the Subject Property



Intent of Conditional Zoning, Article 3.3.9.B

A conditional zoning district (aka "CZ") 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, 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 site development plan for each new land use that occupies the site. The site development plan would be reviewed by staff and the Pender County Technical Review Committee (TRC). Review and approval of the site development plan would be an administrative procedure, meaning staff would issue any approvals consistent with the requirements outlined in the 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 resubmit a conditional zoning proposal in accordance with Article 3.3.9.B.6 of 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 dimensional standards for the site, which are consistent with the General Business zoning district aside from the maximum building height, which is listed at 25 feet in the proposal but is 40 feet within the GB zoning district:

Table 1: Dimensional Standards	
Minimum Front Yard	25’
Minimum Rear Yard	10’
Minimum Side Yard	10’
Minimum Corner Yard	12’
Maximum Building Height	25’
Minimum Lot Size	15,000 Sq. Ft.
Minimum Lot Width	80’
Minimum Structure Separation	20’

Allowable Uses

The applicant is proposing a single use for the site – enclosed boat storage. This use is categorized under NAICS code 531130, Lessors of Miniwarehouses and Self-Storage Units. There will be no parking for boats or boat trailers outside of the covered storage facility and no other uses will be permitted on site.

Figure 2: Pender County Table of Permitted Uses

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 53: REAL ESTATE, RENTAL & LEASING											
Real Estate, Rental & Leasing	53	S	S			P	P	P	P	P	

Landscaping and Buffers

The applicant has proposed a Type A buffer along the boundary fronting US Highway 17, and type B buffers along the side boundaries. The applicant is not proposing a rear buffer as there is an existing cell tower located on the rear of the site and the subject property will be used to access the cell tower. Table 2 shows the applicant’s proposed buffers.

Table 2: Buffer Requirements	
Location	**Applicant’s Proposal**
Front (US HWY 17)	A
Sides	B
Rear	No buffer

Buffer A
This buffer is designed primarily for road frontage areas and should run parallel to the street to provide a continuous, aesthetically pleasing streetscape.

Buffer B
This buffer is a medium density planting area to be used primarily along non street boundary lines to provide spatial separation between similar types of uses.

Per the applicant, there are no significant trees on site so no mitigation measures will be required.

TRANSPORTATION INFRASTRUCTURE

Roadways and Access
The subject parcel is accessible from US Highway 17. As shown on the site plan, the access drive will extend into the site 144 feet before reaching a gate that will permit entry to the storage area. The applicant is proposing the site drive and storage area consist of dustless gravel/stone. Since the applicant will be connecting to a public road, a driveway permit from the North Carolina Department of Transportation (NCDOT) will be required.

Traffic
Based on the trip generation information provided by the Wilmington Urban Area Metropolitan Planning Organization (WMPO), a Traffic Impact Analysis (TIA) will not be required for the proposed development. The UDO requires a TIA be completed when a development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The proposed development is not projected to reach the peak hour or daily threshold volumes. Any applicable traffic requirements will be addressed by NCDOT during the driveway permitting process. TIA requirements will be reviewed if changes in land use occur in the future.

The NCDOT uses the Annual Average Daily Traffic Count (AADT) metric to analyze a roadway's traffic capacity against its daily traffic volume, which is represented in a volume to capacity ratio. As noted below, the volume to capacity ratio for this portion of US Highway 17 is 1.18, meaning the volume of vehicles that travel this roadway has exceeded the planned capacity for the road.

Table 3: NCDOT AADT and WMPO Roadway Capacity Data - 2022

Road	Location	Volume	Planning Capacity	V/C
US HWY 17	North of project site	44,000	37,232	1.18

Bicycle and Pedestrian Access
The project is located within the study area of the Pender County Bicycle & Pedestrian Plan, which was adopted by the Board of Commissioners on October 16, 2023. While that document does not create regulatory standards, it does establish the community's desire to have a bicycle and pedestrian network in this area. Therefore, staff are proposing the applicant dedicate a 15-foot-

wide easement for public access that runs adjacent to the US Highway 17 right-of-way. That land will be reserved for the future installation of a sidepath, as called for in the County's Bicycle and Pedestrian Plan. The graphic below provides an example of a sidepath.

Figure 3: Examples of Sidepaths



OTHER INFRASTRUCTURE

Utilities

The applicant has indicated their intent is to drill a well to provide water for the users of the site to wash and rinse their boats. The applicant also noted that no office or restroom facilities will be included with the development, thus neither sewer nor septic services will be required.

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. Low-density projects are required to meet this standard for the 1 year 24-hour event, while high density projects shall meet this requirement for the 10- and 25-year return period events and be analyzed for the 50-year event. Staff is proposing a condition of approval that the project exceed the standards of the UDO by meeting the above-referenced standards for the 10-, 25- and 50-year event, and be analyzed for

the 100-year event. Certification from a licensed engineer that the project meets these requirements shall be required prior to staff issuing administrative approval of the development.

Schools
There are no anticipated impacts to the school system considering no residential development is being proposed.

Table 4: Environmental Concerns	
Special Flood Hazard Areas	The subject parcel does not contain any Special Flood Hazard Areas.[1]
Wetlands	Portions of the subject parcel do show characteristics of wetlands.[2,3]
Areas of Environmental Concern	The subject parcel 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)

[2,3]According to the National Wetlands Inventory (NWI) and Division of Coastal Management (DCM) layers found within the County's Geographic Information System (GIS) database.

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

PUBLIC INPUT MEETING

As required by Article 3.3.9 of the UDO, the applicant hosted a public input meeting at the subject property (12915 US Hwy 17) on June 21, 2024 at 7:00 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, no one from the public was in attendance. The applicant's community public input meeting summary can be found in **Attachment 3**.

EVALUATION

Below: Zoning Map of the Area

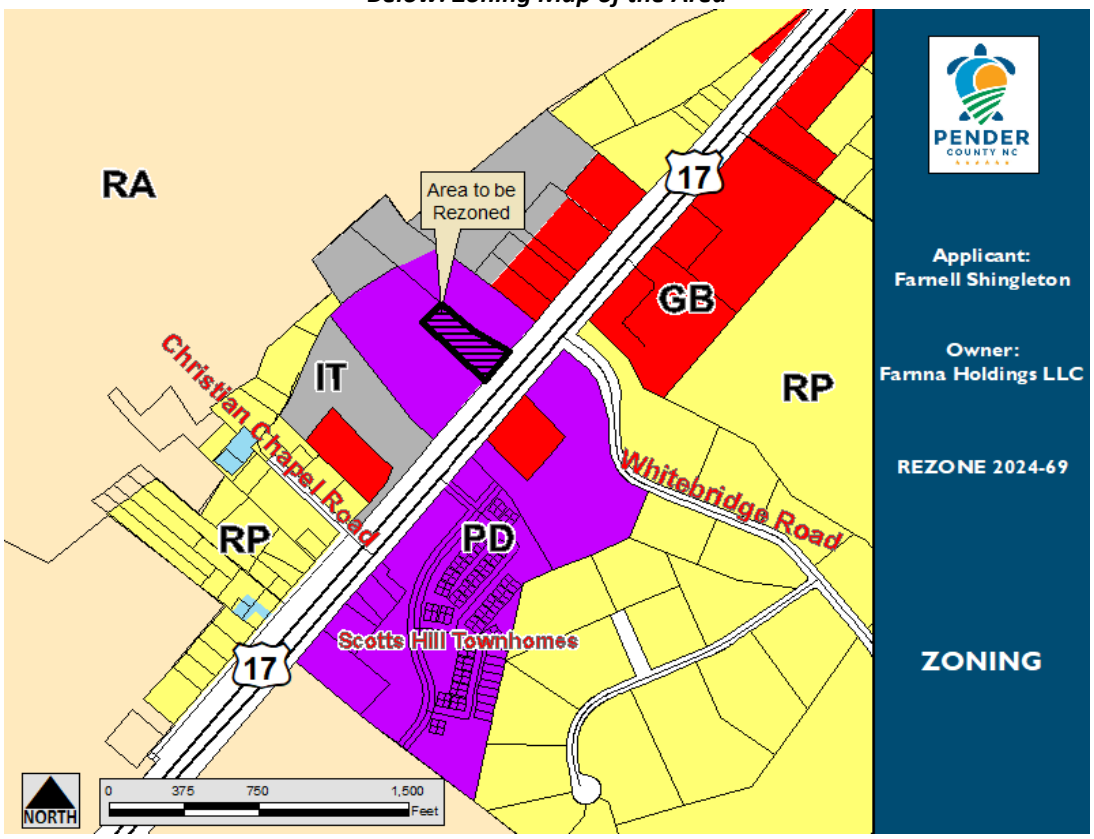


Table 5: Characteristics of the Surrounding Area

	LAND USE	ZONING
North	Commercial	PD, Planned Development; IT, Industrial Transitional
East	Commercial, Vacant	GB, General Business; PD, Planned Development
South	Industrial, Residential, Commercial	IT, Industrial Transitional; PD, Planned Development; GB, General Business
West	Vacant, Residential	IT, Industrial Transitional; RP, Residential Performance; RA, Rural Agricultural

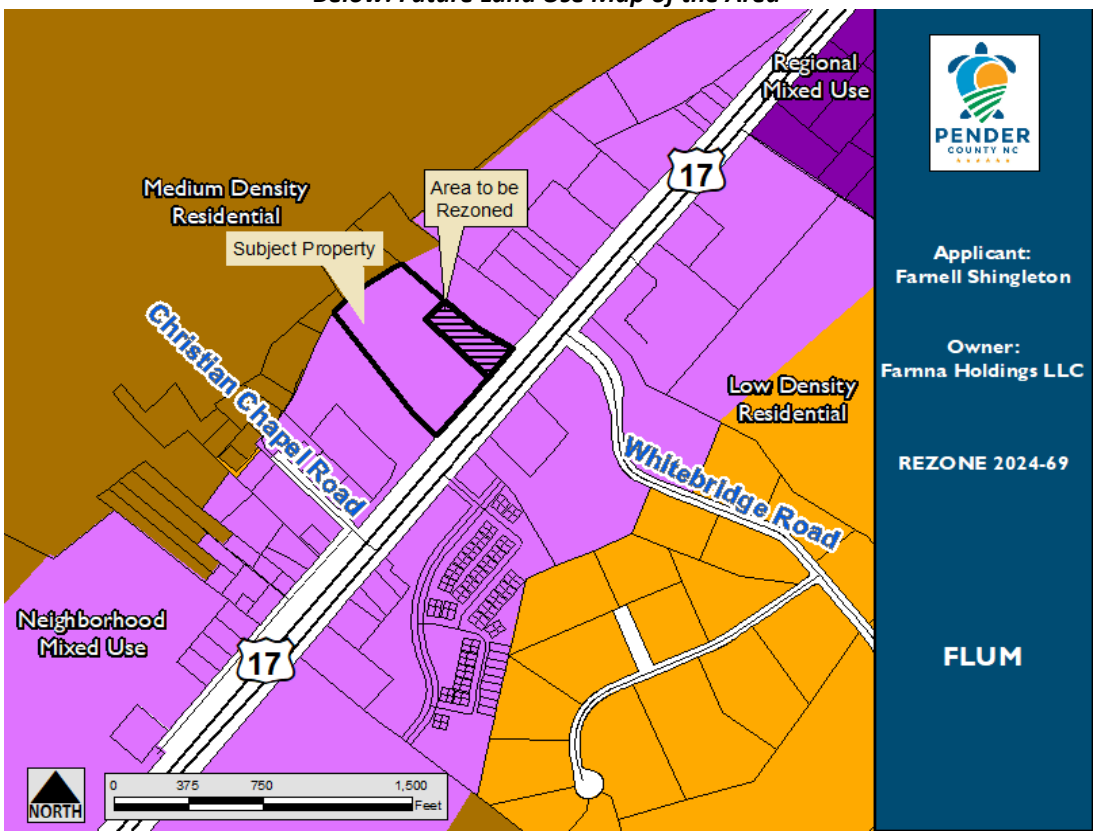
Surrounding Zoning

The subject property is currently zoned PD, Planned Development. Properties immediately adjacent to the subject properties are zoned PD, Planned Development; GB, General Business; IT, Industrial Transitional; and RP, Residential Performance, as indicated by the zoning map and table above.

Pender 2.0 Comprehensive Land Use Plan Compliance

The subject property is located within the Neighborhood Mixed Use future land use category as noted within the Pender 2.0 Comprehensive Land Use Plan (Comprehensive Plan) and as shown on the Future Land Use Map below.

Below: Future Land Use Map of the Area



Neighborhood Mixed Use Overview

Neighborhood mixed use allows for a transition between more intense commercial, office, and residential development to lower density residential neighborhoods. The neighborhood mixed use category is primarily dedicated to non-residential uses that provide services, entertainment,

and amenities to residents within a three mile radius. Land use and development within this category is closely coordinated with existing and planned roadway transportation networks, while encouraging bicycle and pedestrian access. This future land use category should be composed of a mixture of integrated commercial, office, institutional, and single-family residential uses. This future land use classification is not intended to be solely reserved for mixed use developments. Single use developments that contribute toward an integrated land use pattern of appropriate commercial, office, civic, and medium density residential uses are encouraged.

Appropriate uses include neighborhood-scale retail, restaurant, and office establishments; religious and educational institutions; and higher-density single-family residences – attached and detached. Large-scale or intense commercial establishments, multi-family development, and industrial operations are not appropriate. Building footprints are generally limited to 15,000 square feet in size or smaller. These areas should be served by water and sewer infrastructure. Development density within this category allows for up to 10 units per acre for residential development.

Table 6: Future Land Use Category Information
Neighborhood Mixed Use
Desired Uses • Commercial/retail and office uses that serve existing communities. Examples include restaurants, cafes, drug stores, healthcare facilities, professional offices, and retail-oriented uses. • Single-family dwellings – detached, duplex, and townhouse (up to ten units in a single structure)
Inappropriate Uses • Establishments requiring large surface parking in excess of 20,000 square feet • Low density residential uses • Industrial uses • Storage facilities

Evaluation

The Comprehensive Plan has identified the subject property as Neighborhood Mixed Use, meaning the desired development pattern for this property is a mixture of residential development with commercial development that offers services or entertainment to nearby residents. The proposed development does not fit the ideal growth pattern as described in the Comprehensive Plan. Additionally, this future land use category explicitly identifies storage facilities as inappropriate. While boat and boat trailer storage is a service that can be expected to be used by residents in close proximity to the site, the Comprehensive Plan does not find this use to be compatible with this location.

While the proposal is inconsistent with the future land use category, the current use and many of the existing uses on the surrounding properties that fall within the Neighborhood Mixed Use category do not reflect the desired growth scenario established by the Comprehensive Plan. The subject property also includes a sawmill, which is only permitted in the industrial zoning districts, while the adjacent properties include a landscaping business (Hampstead Mulch and Stone) and a sales center for prefabricated buildings.

The proposal was also found to conflict with at least three policies and one recommended action within the Comprehensive Plan. Those policies are outlined below:

> **Policy 5.1.B: Land Use Plan Consistency:** The County generally requires that any official land use and development related actions (e.g. re-zonings, text amendments, and special use permits) remain consistent with the policies adopted in this plan and any other applicable plan. Any actions that are inconsistent with such plans shall require a statement from the Planning Board and Board of Commissioners approving such decisions, as to the conditions taken into account in amending the Unified Development Ordinance to meet the development needs of the community, and why the action was reasonable and in the public interest.
>
> **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.
>
> **Recommended Action 5.1.K.1:** Discourage the construction of storage facilities along the road frontage. Such facilities should be located behind other development and generally not visible from primary roadways. Based on public input, storage facilities are not desired along the US 17 corridor.
>
> **Policy 5.1.R: Storage Facilities:** The County supports the development of storage facility uses in the Industrial and Light Industrial future land use categories.

The proposal is inconsistent with the policies stated above because the proposed use does not align with the community's vision for this property or area. In fact, the County has multiple policies that discourage storage facilities along US Highway 17. The County's desired growth scenario includes a mixture of commercial and residential development, with the commercial development including retail, restaurant and office uses. This proposal does not meet that vision.

Unified Development Ordinance Compliance: Section 3.3.9 of the Unified Development Ordinance 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. The standards have been outlined in this report for consideration by the Planning Board and Board of County Commissioners.

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.

Planning staff are submitting the proposed Conditional Zoning Map Amendment for Planning Board recommendation. The proposal is inconsistent with the future land use map and the desired growth pattern of the area. The proposal conflicts with three policies and one recommended action in the Comprehensive Plan. Based on the information provided in this report, staff recommend denial of the proposed Conditional Zoning Map Amendment. Should the Board recommend approval of the proposal, staff is recommending conditions of approval as described below.

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 following conditions have been proposed by staff.

Staff Proposed Conditions:

1. Development on the site shall comply with all requirements of the Pender County Unified Developed Ordinance.

2. Development on the site shall meet all other local, state, and federal regulations.

3. The project shall be designed so that the post development runoff from the project be no more than ten (10) percent more than the pre-development runoff for the 10-, 25-, and 50-year return period events and be analyzed for the 100-year event**.**

4. The developer shall provide a 15-foot-wide public access easement adjacent to the US Highway 17 right-of-way that will be used for future bicycle and pedestrian infrastructure.

5. Any lighting shall be shielded so that it does not cast direct light beyond the property line.

6. The 1.5-acre site shall be subdivided from the larger 9.2-acre parcel.

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

TO APPROVE: Motion to approve the Conditional Zoning Map Amendment and to make a finding that while the proposal is inconsistent with the Neighborhood Mixed Use future land use category, it furthers the goals of the Pender 2.0 Comprehensive Land Use Plan because [INSERT REASONING]:

TO DENY: Motion to deny the Conditional Zoning Map Amendment and to make a finding of denial because the proposal is inconsistent 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 it conflicts with the following policies and recommended actions:

- **5.1.B: Land Use Plan Consistency**
- **5.1.H: Mixed Use Development**
- **5.1.R Storage Facilities**
- **5.1.K.1: Storage Facilities on US Highway 17**

PLANNING BOARD ACTION FOR CONDITIONAL ZONING MAP AMENDMENT

MOTION	SECONDED

APPROVED	DENIED	UNANIMOUS

Jordan	Buchanan	Beaudoin	Gruntfest	Mosca	Pitts	Teachey

REZONE 2024-69

Application

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 e
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.
7. ✓ **Digital Submission**
   For all documents submitted in paper copy, provide a digital version. These may be emailed or uploaded to a share folder. Physical media such as CD or USB drives will not be accepted.
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 three 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 or company branding should be included on the envelopes.

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

Signature of Applicant Farnell Shingleton Date 5-17-24

Printed Name FARNELL SHINGLETON

Staff Initials: _____
Date: _____

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:	Farnell Shingleton	**Owner's Name:**	Farnna Holdings, LLC
Applicant's Address:	12919 US Hwy 17	**Owner's Address:**	12919 US Hwy 17
City, State, & Zip	Hampstead, NC 28443	**City, State, & Zip**	Hampstead, NC 28443
Phone Number:	(910) 899-7971	**Phone Number:**	same
Email Address:	farnell@shingletonfarms.com	**Email Address:**	

Legal relationship of applicant to landowner:

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	3282-20-2545-0000	**Total property acreage:**	9.1
Current Zoning District:	RP	**Acreage to be Rezoned:**	1.5
Project Address or Location:		**Proposed Zoning District:**	GB

Proposed Uses to be Considered (Include NAICS Code):

Indoor Boat Storage - 236220

Proposed Uses to be Eliminated from Consideration (Include NAICS Code):

Township:	Topsail	**Road Type:**	**Public/Private/Both**
Water Provider:	Pender	**Waste Water Provider:**	

SECTION 3: SIGNATURES

Applicant's Signature	Farnell Shingleton	**Date:**	5-17-24
Applicant's Name Printed	FARNELL SHINGLETON	**Date:**	
Owner's Signature		**Date:**	
Owner's Name Printed	Farnell Shingleton - same as Applicant	**Date:**	

NOTICE TO APPLICANT

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.
☑	4 (11"x17") copies of the site plan.
☑	2 (24"x36") copies of the site plan.
☑	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: (*$500.00 for first 5 acres; $10/acre thereafter up to 1,000 acres; $5/acre thereafter)*	**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:**	

REZONE 2024-69

Narrative

CONDITIONAL ZONING MAP AMMENDMENT PROJECT NARRATIVE

Pender County Planning and Community Development
805 S. Walker Street
Burgaw, NC 28425

To: Pender County Planning Department,

I am seeking approval on a small project on my property located at 12919 US Hwy 17 across from Whitebridge in Hampstead. The property is currently zoned PD – Planned Development, but we seek to change that to a Conditional Zoning District. From our conversations with the Department the last few weeks, we understand that the future land use plan has this area planned for "Neighborhood Mixed Use."

While we understand the conformance of future county plans, we are only proposing 1.5 acres out of 9.2 acre tract to be used for indoor boat storage. This is a facility covered with doors and no dry-stack or outdoor storage is proposed. The rest of the property is not ready to be converted to other uses at this time, and at my age, I may never see the rest of the property converted! My grandfather farmed this entire property in the early 1900s, and I have used the sawmill for the last 50-yrs. My son and I are trying to add a small piece of commercial use for the land, as the entire tract will be a mixed commercial use as described above in the future planning documents. We know from recent rezonings, the area is changing and we assumed our use would be in-line with those rezonings. For example, Highlands Industrial Park was approved to the north of my property as GB, and the property to the south owned by Ronald Dixon was recently rezoned to GB. In addition, the subject 1.5 acres is adjacent to Hampstead Mulch and Stone, which is a commercial business in the PD Zoning.

Our project will consist of approximately 23 covered parking spaces for boat and trailer storage. It will be a single building with gravel turnaround area and a perimeter security fence. A well on site will serve for boat washing and rinsing, but the facility will have no restrooms or public office space. Our desire is to serve the community with an offsite facility for recreational boat storage. New residential subdivisions do not allow or have adequate space for boat, watercraft, and trailer parking onsite.

We do not see this request as unreasonable or nonconforming to the surrounding area in the near or long-term growth of this area. We hope to satisfy the County Zoning Ordinance and provide this facility to the community. Thank you for your consideration.

Sincerely,

Farnell Shingleton
Shingleton Farms
7/17/24

REZONE 2024-69

TRC Comments

Technical Review Committee Review and Response

Project Title: US 17 Indoor Boat Storage CZ
Case Number: REZONE 2024-69
TRC Meeting Date: 7/11/2024
Board Hearing (if applicable): Dependent upon response times.
Date of Review: 6/20/2024
Outstanding Requirements per Section 3.3.8.B of the Pender County Unified Development Ordinance:

The site plan shall be clearly legible and shall be drawn at a scale acceptable to the Administrator no less than 1:50 scale. Outstanding ordinance standards are illustrated below in black with corresponding staff comments in red.

a) Contents of Application – at a minimum, the following (and a description) shall be required for a conditional zoning district to be considered:

i) A list of all uses proposed for the district, which shall be of equal descriptiveness and in the same format and description as listed in the Table of Permitted Uses from this Ordinance.

- When you say indoor boat storage, do you mean fully enclosed? Or will it be covered and open on the sides? Or covered and have rear siding, but open on the front? A photo example or rendering of the type of building would be very useful.
- Please change the "Existing Zoning" within the Site Information area from RP, Residential Performance to PD, Planned Development.
- Please change the "Proposed Zoning" within the Site Information area from GB, General Business to CZ, Conditional Zoning District.
- The narrative states that the property is currently zoned RP and you all are seeking a change to GB. Please amend that to say currently zoned PD and seeking a change to a conditional zoning district.

ii) A list of all setbacks and dimensional standards for every proposed use, which shall be of equal descriptiveness and in the same format and description as listed in the Zoning District Dimensional Requirements, from this Ordinance.

- Is the building expected to be 14' tall?

iii) A sketch plan drawn to a suitable scale, with supporting information and text which specifies the location of the use or uses intended for the property and any development or dimensional standards to be approved as part of the establishment of the conditional rezoning district.

- Do y'all intend to subdivide the ~1.5 acres that make up the boat storage site from the larger parcel?

iv) The sketch plan shall include the following items:

i. Delineation of all Areas of Environmental Concern and Resource Conservation Areas including but not limited to federal jurisdictional wetlands.

- Are there any wetlands on the site?

~~ii. For residential uses, the number of units, heights, and a generalized location.~~

iii. For non-residential uses, the height, approximate footprint, and location of all structures.
- The only structure is the storage building, right? There's no office or bathroom or anything like that?
- Will there be any parking or storage outside of the enclosed spaces?
- Will there be an area to hose down/clean boats?

iv. Traffic generation calculations and/or Traffic Impact Analysis if required by this Ordinance, parking and circulation plans illustrating dimensions, intersections, and typical cross sections
- How wide will the access drive off 17 be?

v. All proposed setbacks, buffers, screening, and landscaping
- Please describe the buffers on the sides and rear of the site. A landscape plan would be helpful to illustrate how the site will be buffered from the road and from the adjacent property.

vi. Phasing
- Are there more future phases or is this the only intended use?

vii. Signage
- Will there be any signs? If so, add a note that signs will comply with Article 9 of the UDO.

viii. Outdoor lighting
- Will there be any outdoor lighting? This will probably evolve into a condition that no lighting from the site shall be emitted across any property boundaries.

~~ix. 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.

- With regard to stormwater, staff will recommend a condition of approval that the stormwater system exceed the current requirements of the UDO and be designed to accommodate a 50-year event and be analyzed for the 100-year event. The proposed condition would read something like this, "The project shall be designed such that the post development runoff from the project be no more than ten (10) percent more than the pre-development runoff for the 10-, 25-, and 50-year event and be analyzed for the 100-year event."
- I also recommend moving the SCM to the rear of the site so it is not as visible from US 17.
- Staff will recommend a condition of approval be that a 15-foot wide public access easement be dedicated adjacent to the US HWY 17 ROW for a future multi-use path.
- Will this facility be open 24/7?
- I see there's a gate. The Fire Marshal will likely require that to be a siren-activated gate.
- Please provide an existing conditions sheet within the plan set. It looks like there's a building where this site will be. I assume that will be removed/demolished?
- Has a significant tree survey been completed?

Additional Technical Review Committee Comments:

Katie Leubner, Pender County Utilities Project Manager, kleubner@pendercountync.gov, 910-612-9176.

- Since this is a rezoning, PCU will hold comments until a zoning decision has been made. At that time PCU will inquire about water connections for this project.

Technical Review Committee Review and Response

Date: 24 June 24
Name: Venice Dodge
Phone: _____

Case Name: REZONE 2024-69
Agency: EH
Email: _____

Requirements:

Recommendations:

Comments:

Is there an office? Will there be employees?
If so, what is water + sewer/septic services?

Information Requested:

Please Follow Up Prior to Meeting: Yes ☐ No ☐

PCU STANDARD NOTES

1. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE BEGINNING WORK. THE MEETING MUST BE SCHEDULED WITH PENDER COUNTY UTILITIES (PCU) AT LEAST ONE WEEK IN ADVANCE. ATTENDEES MUST INCLUDE PCU, THE UTILITY CONTRACTOR'S SUPERINTENDENT, THE SUPPLIER, AND THE CONSULTING ENGINEER.

2. ALL MATERIALS USED SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.

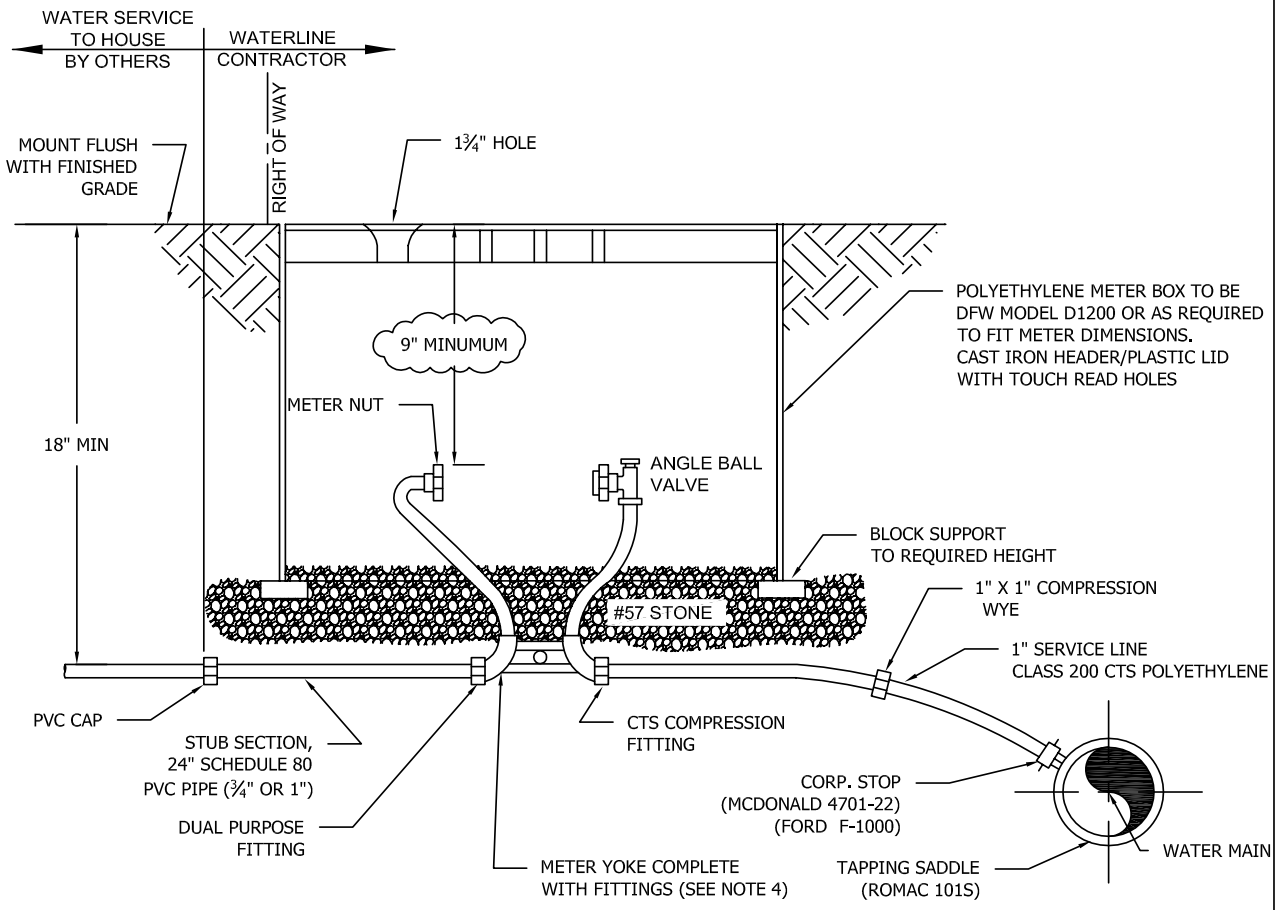
3. ALL PIPE SHALL BE C900 CR18 PVC, UNLESS OTHERWISE NOTED (SEE PCU STANDARD DETAIL). PCU MUST APPROVE THE USE OF DIP IN THE FIELD BEFORE INSTALLATION. PIPE SHOULD NEVER BE UNDER THE ROADWAY, PARKING LOT, OR SIDEWALKS. PENDER COUNTY UTILITIES DOES NOT ALLOW SIZE-ON-SIZE TAPS.

4. PCU STANDARD WATERLINE PIPE RESTRAINING METHOD IS MEGA LUGS. AT A MINIMUM ALL FITTINGS, VALVES, ETC. MUST BE RESTRAINED (SEE PCU STANDARD DETAIL).

5. PCU MUST INSPECT CASING INSTALLATIONS PRIOR TO BACKFILL. PCU MUST WITNESS PRESSURE TESTS, AND WITHDRAWAL OF BACTERIOLOGICAL SMAPLES. CONTACT PENDER COUNTY UTILITIES INSPECTOR TO SCHEDULE.

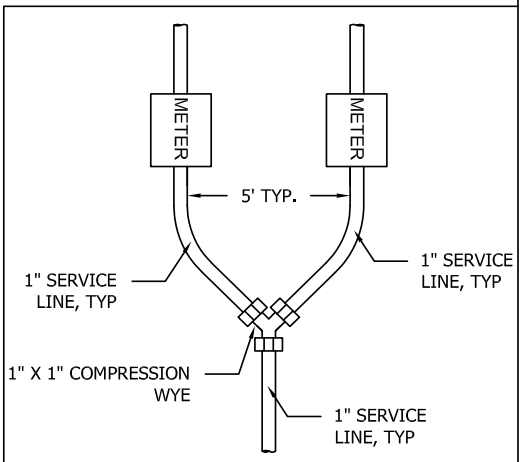
6. CLOSE-OUT DOCUMENTS WHICH MUST BE RECEIVED PRIOR TO PCU SIGNING THE NCDEQ PWSS APPLICANT CERTIFICATION INCLUDE: BACTERIOLOGICAL TESTS, PRESSURE TESTS, DEED OF DEDICATION, AFFIDAVIT/RELEASE OF LIENS, WARRANTY, AND RECORDS DRAWINGS (PDF & GIO REFERENCED CAD).

7. AN 18-MONTH WARRANTY PERIOD APPLIES TO ALL WATERLINE CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT BEGIN UNTIL FINAL APPROVAL OF THE SYSTEM HAS BEEN RECEIVED FROM NCDEQ PWSS.



NOTE:

1. CONTRACTOR SHALL PLACE METER BOX IN NON-TRAFFIC AREA ONLY.
2. ALL TAPS TO BE MADE ON THE TOP QUARTER OF THE WATER MAIN.
3. CONTRACTOR SHALL CENTER METER YOKE IN METER BOX.
4. (¾") MCDONALD 26-702WX2D 33, FORD VB72-7W-41-33-NL
   (1") MCDONALD 26-410WX2D 44, FORD VB-72-10W-41-44-NL
5. BOX TO BE ADJUSTED VERTICALLY TO ACCEPT COUNTY'S STANDARD SERVICE METER. (NEPTUNE T-10, PRO READ REGISTER, R900 MIU)
6. METER TO BE SET BY COUNTY UPON RECEIPT OF WATER SERVICE FEES, AND SATISFACTORY INSPECTION OF WATER SERVICE TO HOUSE.
7. TAPS ON WATER MAINS LARGER THAN 16" SHALL BE MADE WITH DUAL WIDE BAND, STAINLESS STEEL TAPPING SADDLES (ROMAC 202S).
8. 1 ½" METERS REQUIRE 2" TAP AND 2" SQUARE NUT GATE VALVE PER 2" METER DETAIL. REDUCE TO 1 ½" SERVICE PIPE.
9. INSTALL WYE TO PROVIDE A DOMESTIC METER SETTER AND IRRIGATION METER SETTER PER SPLIT SERVICE INSET.



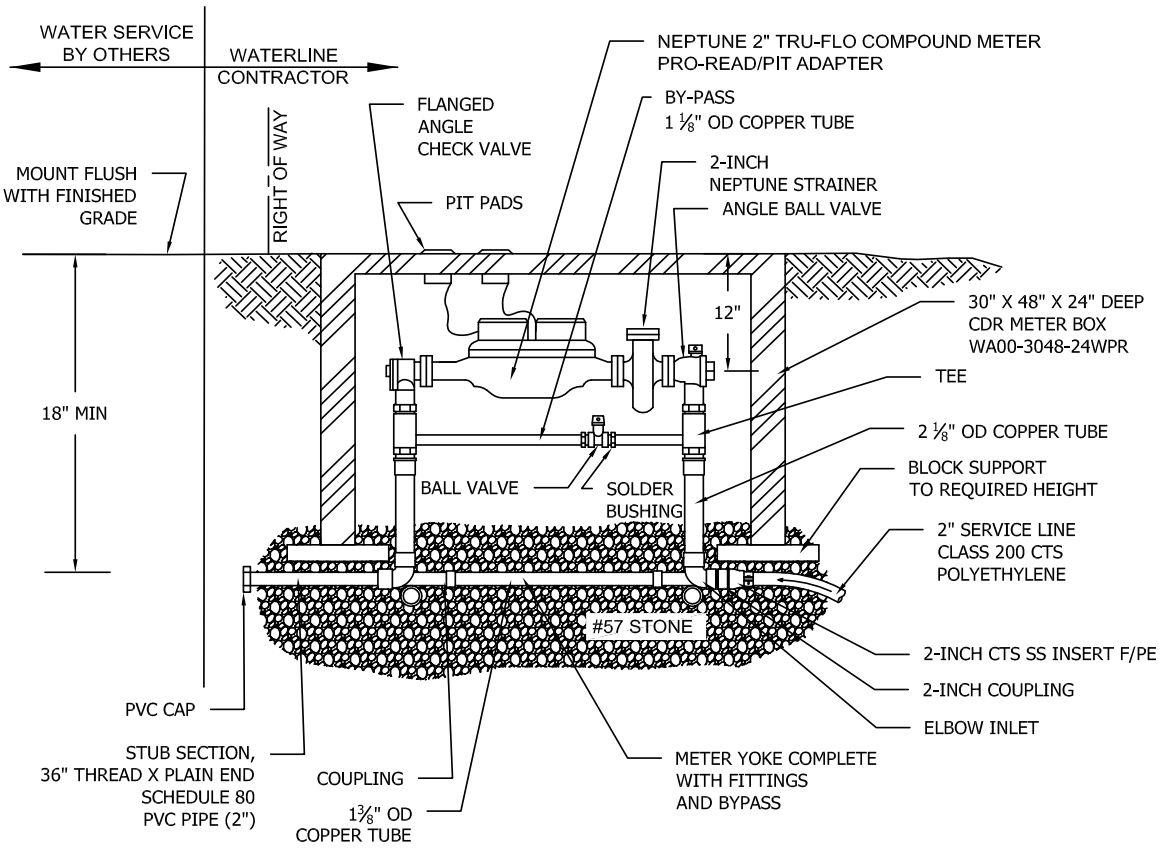
WYE PLAN VIEW FOR WATER/IRRIGATION SPLIT SERVICE

STANDARD WATER SERVICE DETAIL

NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

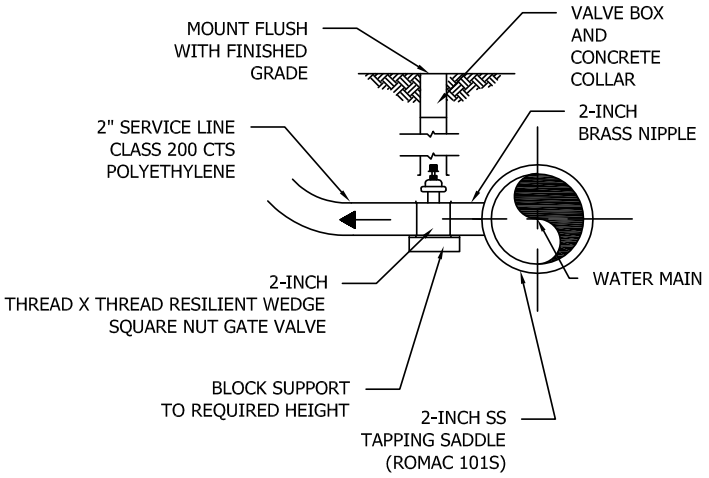
WATER SERVICE (¾" - 1")
STANDARD DETAIL
VERSION #4 - FEB 2016



2-INCH METER DETAIL

NOTE:

1. CONTRACTOR SHALL PLACE METER BOX IN NON-TRAFFIC AREA ONLY.
2. CONTRACTOR SHALL CENTER METER YOKE IN METER BOX AS REQUIRED TO PROPERLY FIT METER.
3. BOX TO BE ADJUSTED VERTICALLY TO ACCEPT COUNTY'S STANDARD SERVICE METER AND STRAINER. (NEPTUNE 2" TRU-FLO COMPOUND METER PRO-READ/PIT ADAPTER)
4. TAPS ON WATER MAINS LARGER THAN 16" SHALL BE MADE WITH DUAL WIDE BAND, STAINLESS STEEL TAPPING SADDLES (ROMAC 202S).
5. ANY TAP LARGER THAN 2-INCHES SHALL BE MADE WITH A TAPPING SLEEVE AND VALVE. A STRAINER AND BY-PASS SHALL ALSO BE PROVIDED.

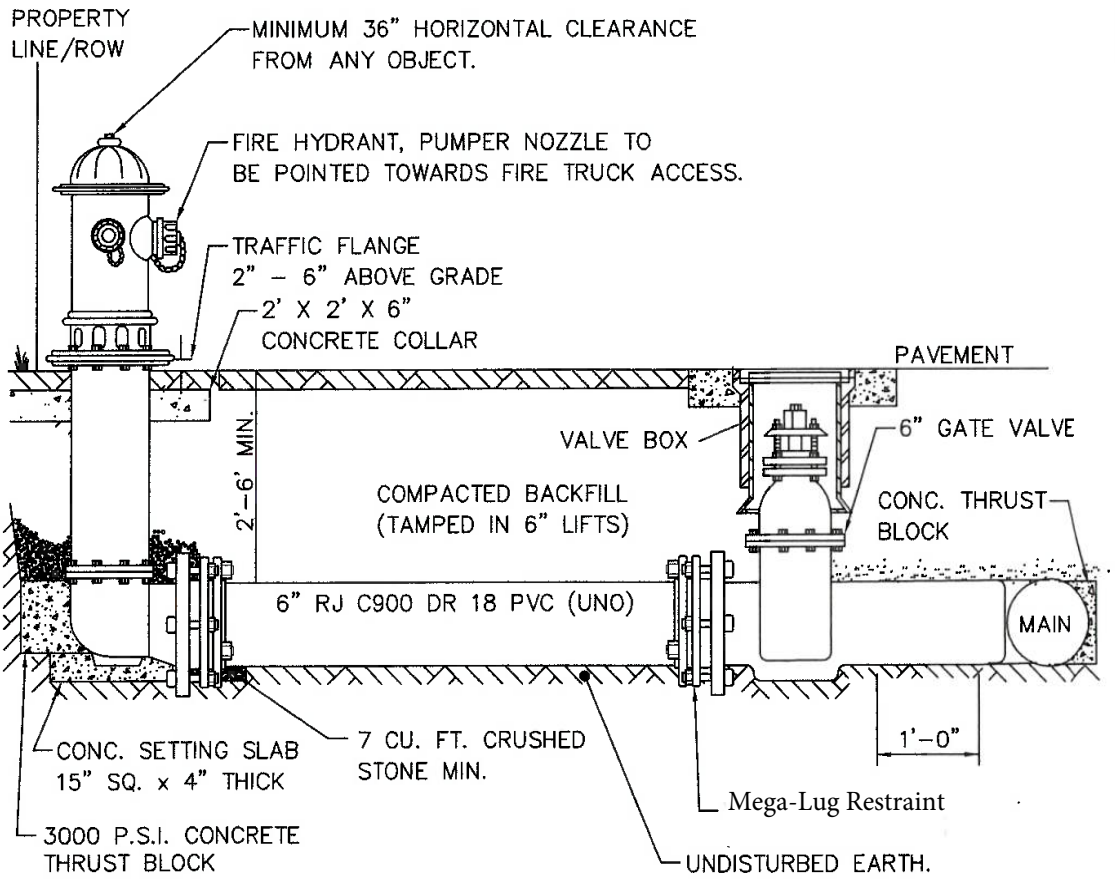


2-INCH TAP DETAIL

STANDARD 2-INCH WATER SERVICE DETAIL

NOT TO SCALE

PENDER COUNTY UTILITIES 605 EAST FREMONT STREET BURGAW, NC 28425	PCU Pender County Utilities Committed to Quality	2-INCH WATER SERVICE STANDARD DETAIL VERSION #1 - AUGUST 2010



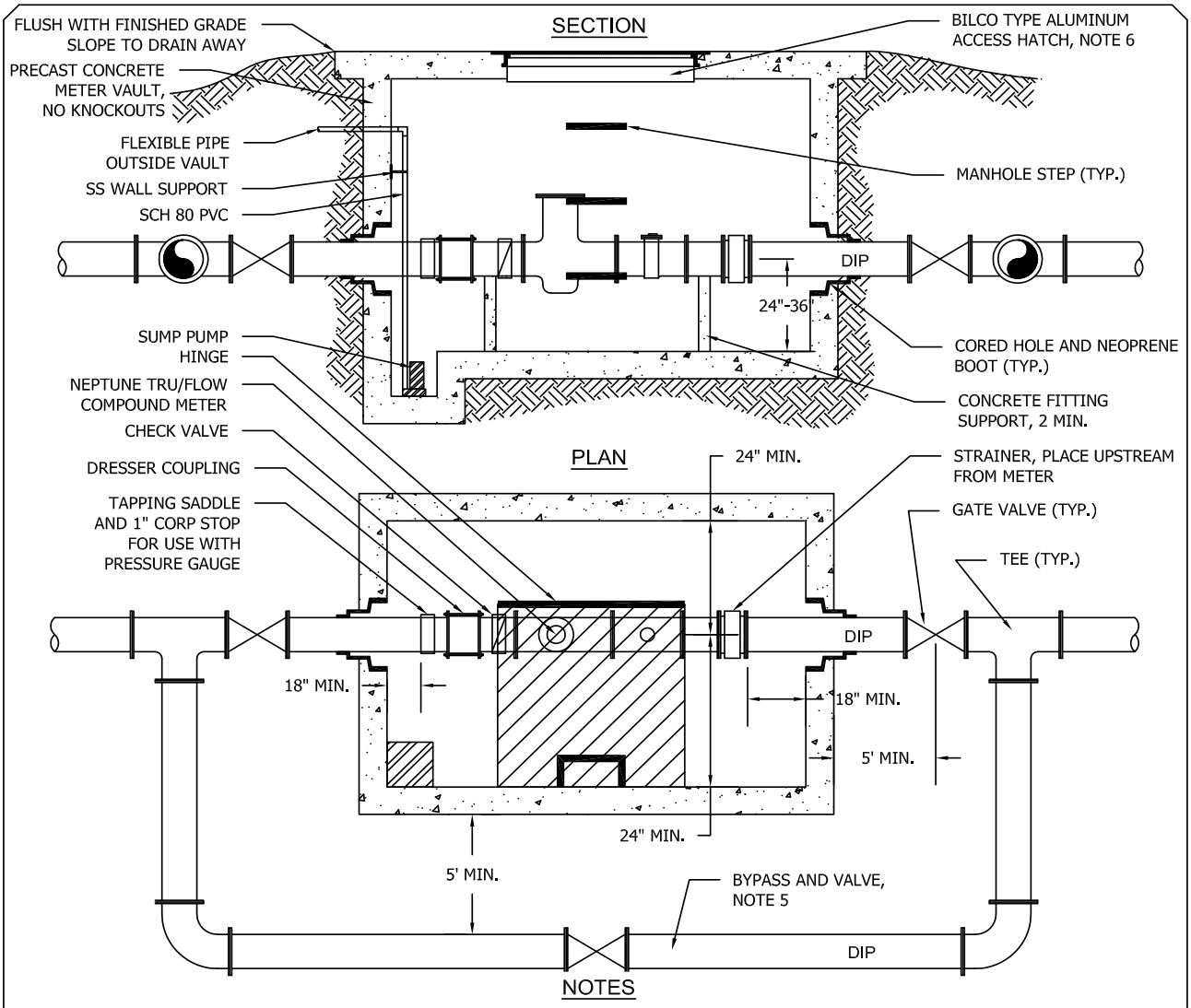
NOTES:

1. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION.
2. FIRE HYDRANTS TO BE LOCATED IN RIGHT–OF–WAY.
3. INSTALL WITH BURY LINE FLUSH TO FINAL GRADE.
4. HYDRANTS TO BE AVK SERIES 2780, MUELLER SUPER CENTURION A473 W/PENDER CO. OPTIONS 981, OR CLOW MEDALLION WITH STAINLESS STEEL STEMS. HYDRANTS SHALL BE NOSTALGIC STYLE DRY BARREL.
5. HYDRANTS TO BE RED WITH SILVER CAPS AND BONNET.

FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

PENDER COUNTY UTILITIES 605 EAST FREMONT STREET BURGAW, NC 28425	PCU	FIRE HYDRANT ASSEMBLY STANDARD DETAIL VERSION #2 - APRIL 2016



NOTES

1. VAULTS SHALL BE PROPERLY DESIGNED AND SIZED FOR EACH SPECIFIC APPLICATION AND SITE CONDITION.
2. VAULTS SHALL BE LOCATED SUCH THAT THE RIM ELEVATION IS A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION.
3. PROVIDE ADEQUATE DESIGN FOR ALL SITE CONDITIONS INCLUDING BUT NOT LIMITED TO FLOTATION, TRAFFIC LOADING, ACCESSIBILITY, PROJECTED DEMAND, AND OTHER DESIGN CRITERIA AS REQUIRED.
4. MINIMUM CLEARANCES SHOWN ARE REQUIRED FOR PROPER ACCESSIBILITY TO ALLOW OPERATION AND MAINTENANCE. CLEARANCES SHALL BE VERIFIED DURING THE SUBMITTAL PROCESS.
5. METERS SHALL BE PROVIDED A BYPASS WITH AT LEAST ONE VALVE OF THE SAME SIZE AS THE METER.
6. THE ACCESS HATCH SHALL BE LOCATED OVER THE METER, AND SHALL BE LOCATED TO ALLOW ENTRY WITHOUT CLIMBING OVER VAULT COMPONENTS. HATCH SHALL ALSO BE LOCATED AND OF APPROPRIATE SIZE TO ALLOW REMOVAL OF EQUIPMENT. PROVIDE 1 $\frac{3}{4}$" HOLE IN ACCESS HATCH FOR TOUCH-READ SYSTEM.
7. THRUST RESTRAINT AND SUPPORTS SHALL BE PROPERLY DESIGNED, SIZED, AND INSTALLED TO PREVENT MOVEMENT OF ALL VAULT COMPONENTS, INCLUDING THE BY PASS.
8. THERE SHALL BE NO VALVES, DIRECTIONAL CHANGES, OR OTHER DISTURBANCES WITHIN 5 PIPE DIAMETERS UPSTREAM OF THE METER THAT MAY INTERFERE WITH LAMINAR FLOW.
9. VAULTS SHALL BE PROPERLY WATERPROOFED AND HYDROSTATICALLY TESTED. AN AUTOMATIC SUMP PUMP SHALL BE PROVIDED. THE FLOOR OF THE VAULT SHALL BE SLOPED TOWARD THE SUMP.
10. AT LEAST ONE, 20 AMP, GFI OUTLET WITH STANDARD THREE PRONG RECEPTACLE SHALL BE PROVIDED ON THE ELECTRIC PANEL. THE OUTLET SHALL BE WEATHER PROOF AND HAVE A LOCKABLE COVER.
11. AT LEAST ONE SPARE BREAKER SHALL BE PROVIDED IN THE ELECTRICAL PANEL.

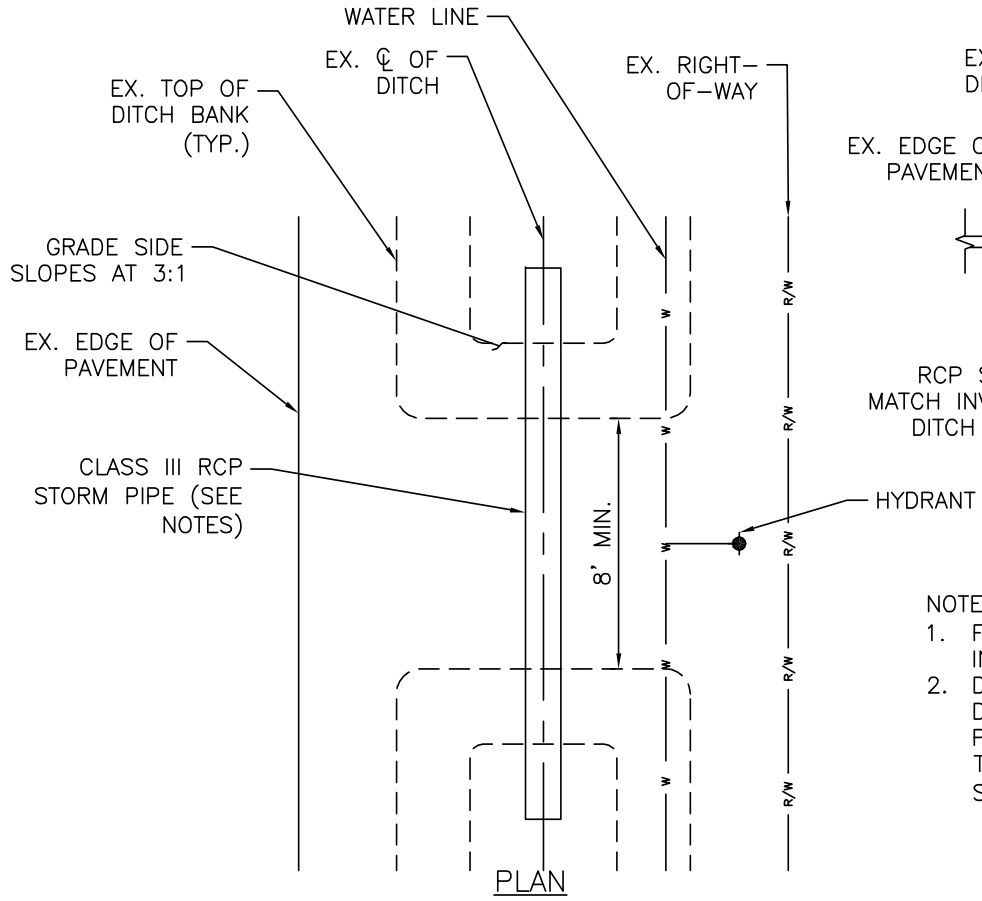
BULK METER DETAIL

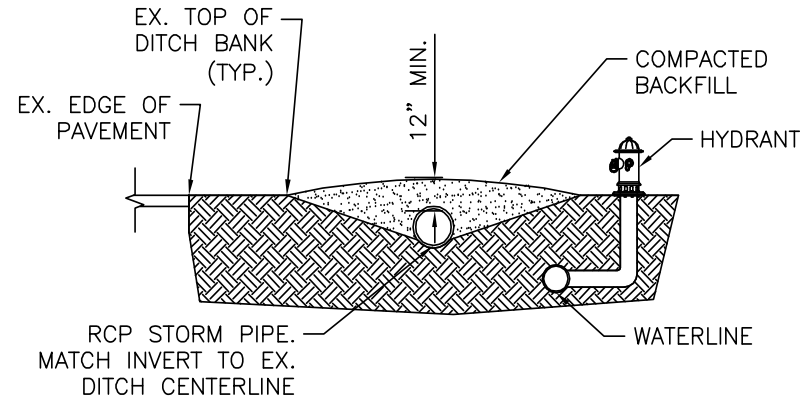
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28525

BULK METER
STANDARD DETAIL
VERSION #3 - FEB 2016

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SECTION

NOTES:
1. FH ACCESS CULVERT SHALL BE A MINIMUM OF 8' IN LENGTH.
2. DIAMETER OF FH ACCES CULVERT SHALL BE DETERMINED BY THE LARGER OF THE DRAINAGE PIPES IMMEDIATELY UPSTREAM OR DOWNSTREAM OF THE HYDRANT LOCATION. MINIMUM PIPE DIAMETER SHALL BE 15".

FIRE HYDRANT ACCESS DETAIL

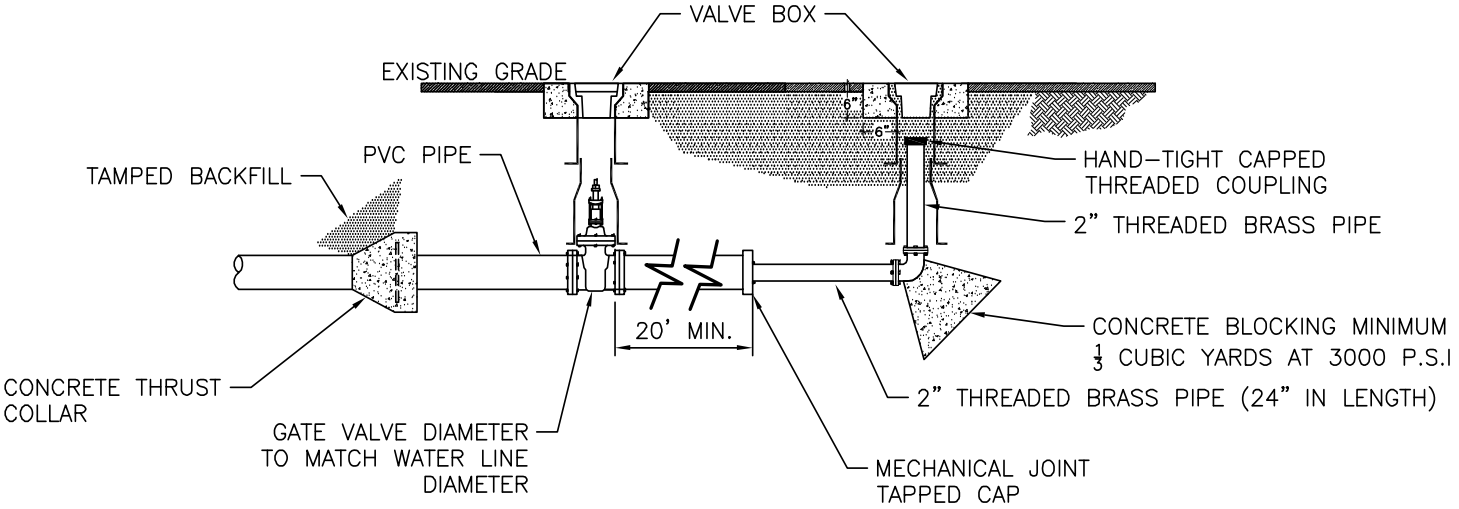
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

FIRE HYDRANT ACCESS
STANDARD DETAIL
VERSION #1 - SEPTEMBER 2015

NOTE:

1. ALL PVC SHALL BE RESTRAINED PER THE RESTRAINED LENGTH SCHEDULE PROVIDED ELSEWHERE.
2. A BLOW OFF MARKER SHALL BE PLACED ON THE RIGHT OF WAY AT EACH BLOW.
3. BLOW OFF MARKER TO BE SAME DESIGN AS VALVE MARKER EXCEPT DENOTE "BO" ON MARKER RATHER THAN "MV"

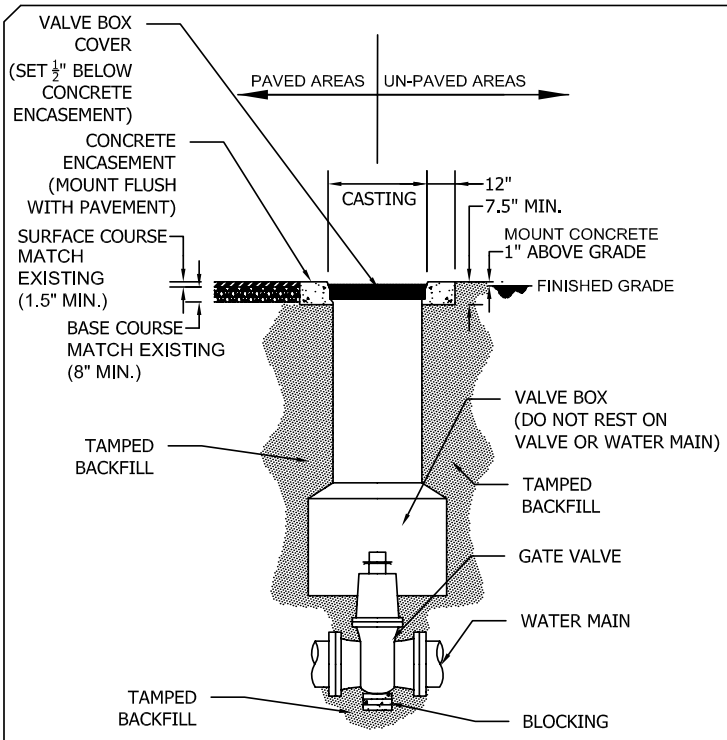


TEMPORARY BLOW–OFF ASSEMBLY DETAIL

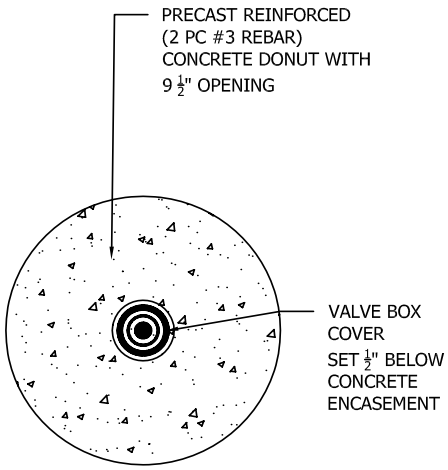
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

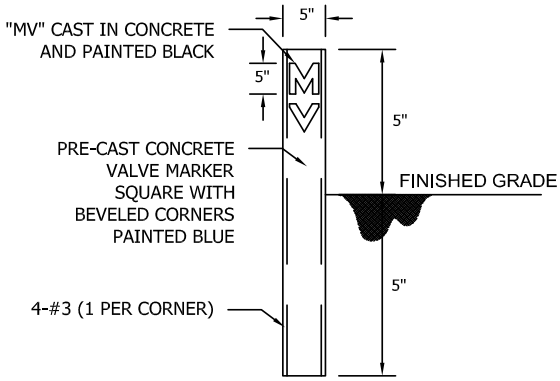
TEMPORARY BLOW-OFF ASSEMBLY
STANDARD DETAIL
VERSION #1 - SEPTEMBER 2015



VALVE SECTION



VALVE PLAN



VALVE MARKER SECTION

NOTE:
1. DO NOT ALLOW VALVE BOX TO REST ON THE VALVE OR WATER MAIN.
2. A VALVE MARKER SHALL BE PLACED ON THE RIGHT OF WAY AT EACH ISOLATION VALVE.
3. VALVES MAY NOT BE LOCATED IN DITCHES, DITCH OR SWELL, ASPHAULT OR SIDEWALKS.

VALVE INSTALLATION DETAIL

NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

VALVE INSTALLATION
STANDARD DETAIL
VERSION #3 - JUNE 2016

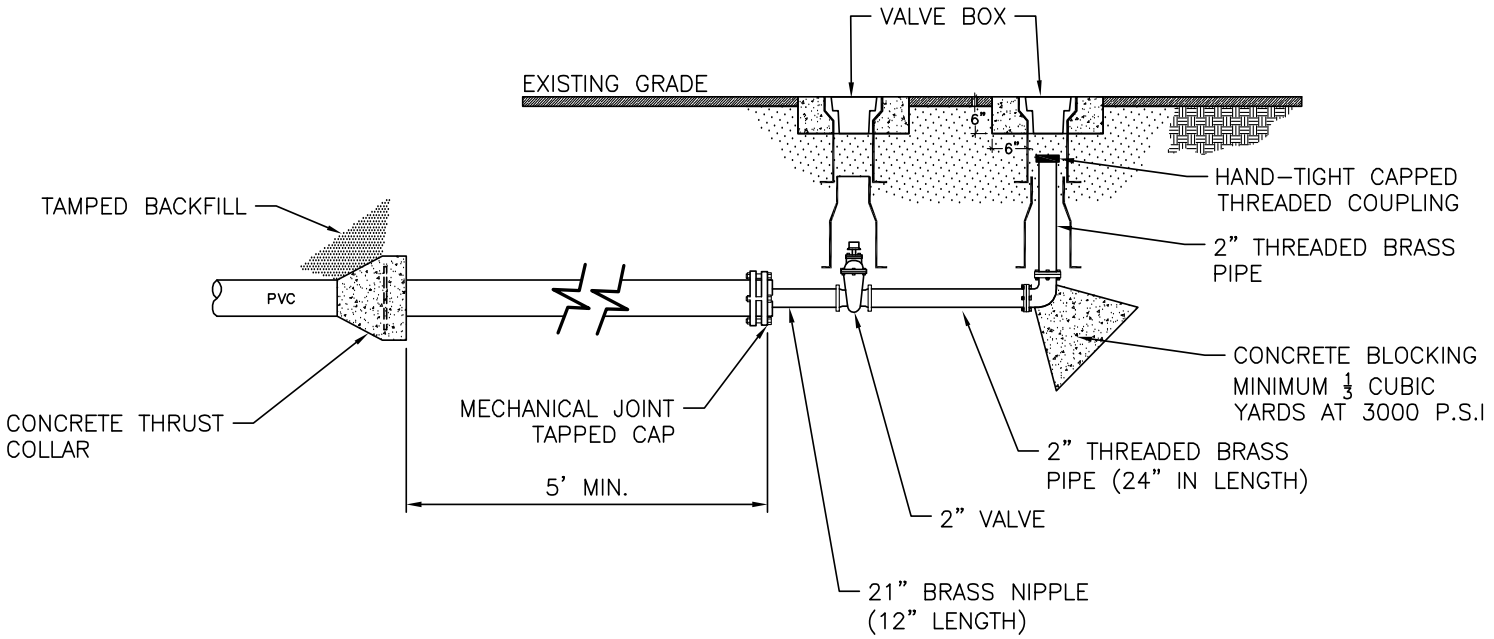
P:\PCU\Water Specs & Details\PCU Standard Details\Current CADD Files\PCU Standard Valve Installation Detail.dwg

NOTE:

1. A BLOW OFF MARKER SHALL BE PLACED ON THE RIGHT OF WAY AT EACH BLOW.
2. BLOW OFF MARKER TO BE SAME DESIGN AS VALVE MARKER EXCEPT DENOTE "BO" ON MARKER RATHER THAN "MV"

NOTES:

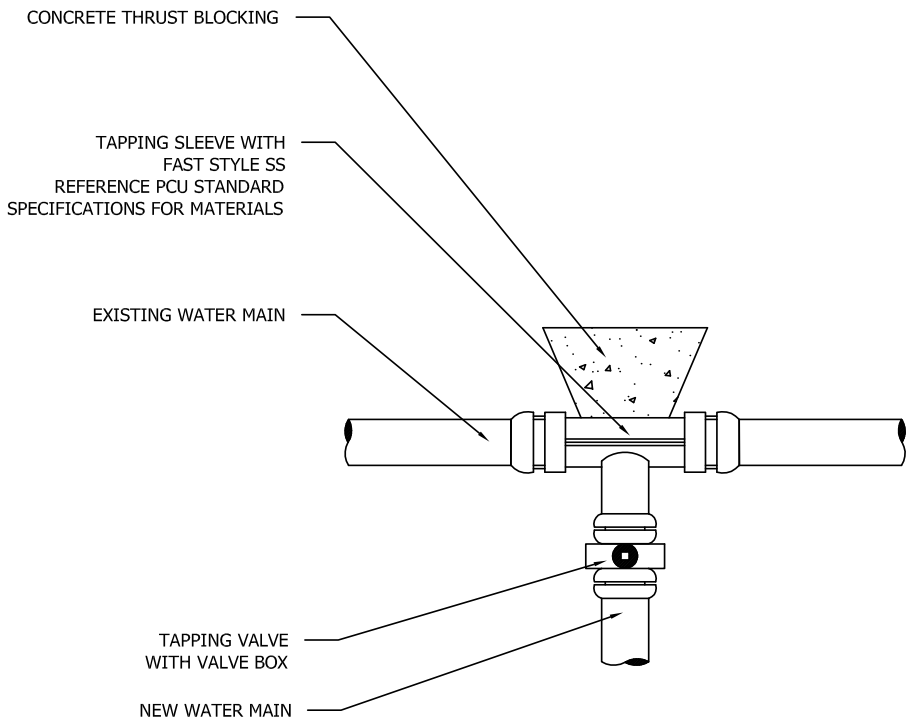
1. ALL PVC SHALL BE RESTRAINED PER THE RESTRAINED LENGTH SCHEDULE PROVIDED ELSEWHERE.



PERMANENT BLOW–OFF ASSEMBLY DETAIL

NOT TO SCALE

PENDER COUNTY UTILITIES 605 EAST FREMONT STREET BURGAW, NC 28425	PCU Pender County Utilities Committed to Quality	PERMANENT BLOW-OFF ASSEMBLY STANDARD DETAIL VERSION #1 - SEPTEMBER 2015



TAPPING SLEEVE AND VALVE ASSEMBLY DETAIL

NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

TAPPING SLEEVE AND VALVE ASSEMBLY
STANDARD DETAIL
VERSION #3 - FEB 2016

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Restrained Length In Feet Each Side of Fitting Joint

PIPE DIAMETER (INCHES)	D. I. P.				P. V. C.			
	90°	45°	22 ½°	11 ¼°	90°	45°	22 ½°	11 ¼°
3"	30'	15'	10'	5'	40'	20'	10'	5'
4"	35'	15'	10'	5'	55'	25'	15'	10'
6"	55'	25'	10'	5'	80'	35'	20'	10'
8"	65'	30'	15'	10'	90'	40'	20'	10'
10"	80'	35'	20'	10'	110'	50'	25'	15'
12"	95'	40'	20'	10'	130'	55'	30'	15'
16"	120'	50'	25'	15'	165'	70'	35'	20'
20"	150'	65'	30'	15'	200'	85'	40'	20'
24"	180'	70'	35'	20'	210'	90'	45'	25'
30"	190'	80'	40'	20'	250'	105'	50'	25'
36"	220'	95'	45'	25'	0	0	0	0
42"	245'	105'	50'	25'	0	0	0	0
48"	260'	120'	60'	30'	0	0	0	0

Restrained lengths for valves, dead ends and branches from tees shall be the same as for 90° (degree) bends

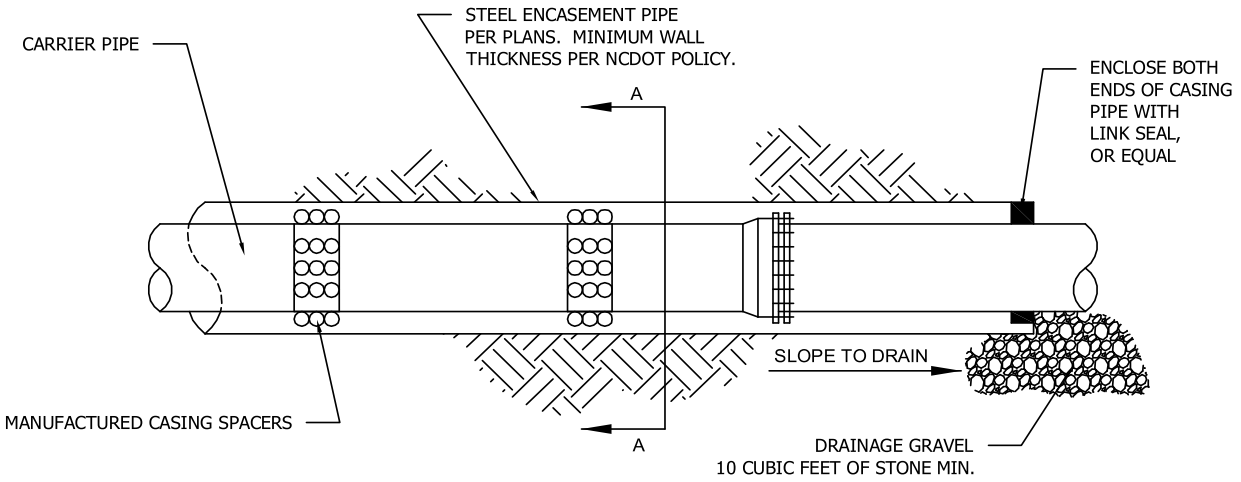
Restrained Length In Feet For Reducer

PIPE DIAMETER (INCHES)	3"	4"	6"	8"	10"	12"	16"	20"	24"	30"
3"	0	0	0	0	0	0	0	0	0	0
4"	40'	0	0	0	0	0	0	0	0	0
6"	50'	45'	0	0	0	0	0	0	0	0
8"	75'	70'	40'	0	0	0	0	0	0	0
10"	95'	90'	70'	40'	0	0	0	0	0	0
12"	120'	115'	100'	75'	40'	0	0	0	0	0
16"	160'	155'	140'	125'	100'	70'	0	0	0	0
20"	200'	195'	185'	170'	150'	130'	75'	0	0	0
24"	160'	155'	150'	140'	135'	120'	90'	50'	0	0
30"	195'	190'	185'	180'	170'	160'	120'	105'	70'	0
36"	225'	220'	215'	210'	205'	195'	180'	160'	125'	70'
42"	245'	240'	235'	230'	225'	220'	205'	180'	155'	105'
48"	255'	250'	245'	240'	235'	230'	215'	195'	175'	125'

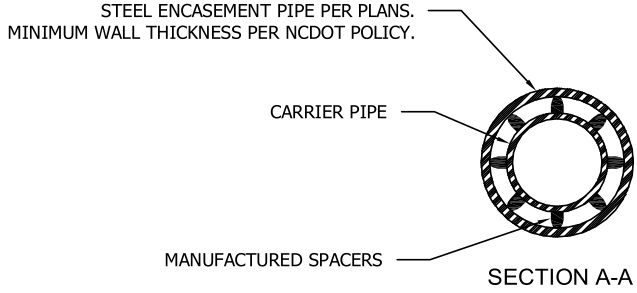
Length of restrained joint for larger diameter pipe

NOTES:

1. PENDER COUNTY STANDARD RESTRAINT METHOD IS MEGA LUGS, UNLESS SPECIFICALLY APPROVED BY PCU IN WRITING.
2. ALL FITTINGS AND JOINTS SHALL BE RESTRAINED JOINT.
3. "L" ABOVE IS GIVEN IN FEET FROM FITTING JOINT.



ELEVATION



SECTION A-A

NOTE:

1. EITHER STAINLESS STEEL OR HDPE CASING SPACERS ARE ACCEPTABLE, BUT IN EITHER CASE, THE SPACERS MUST BE MANUFACTURED.
2. CARRIER PIPE SHALL BE C900 DR 18 PVC WITH RESTRAINED JOINTS.
3. ENCASEMENT PIPE TO BE STEEL WITH MINIMUM WALL THICKNESS IN ACCORDANCE WITH NCDOT MINIMUM REQUIREMENTS OR BETTER.
4. TOP OF ENCASEMENT PIPE SHALL BE INSTALLED A MINIMUM OF THREE FEET BELOW EXISTING AND/OR PROPOSED PAVEMENT SUB-GRADE.

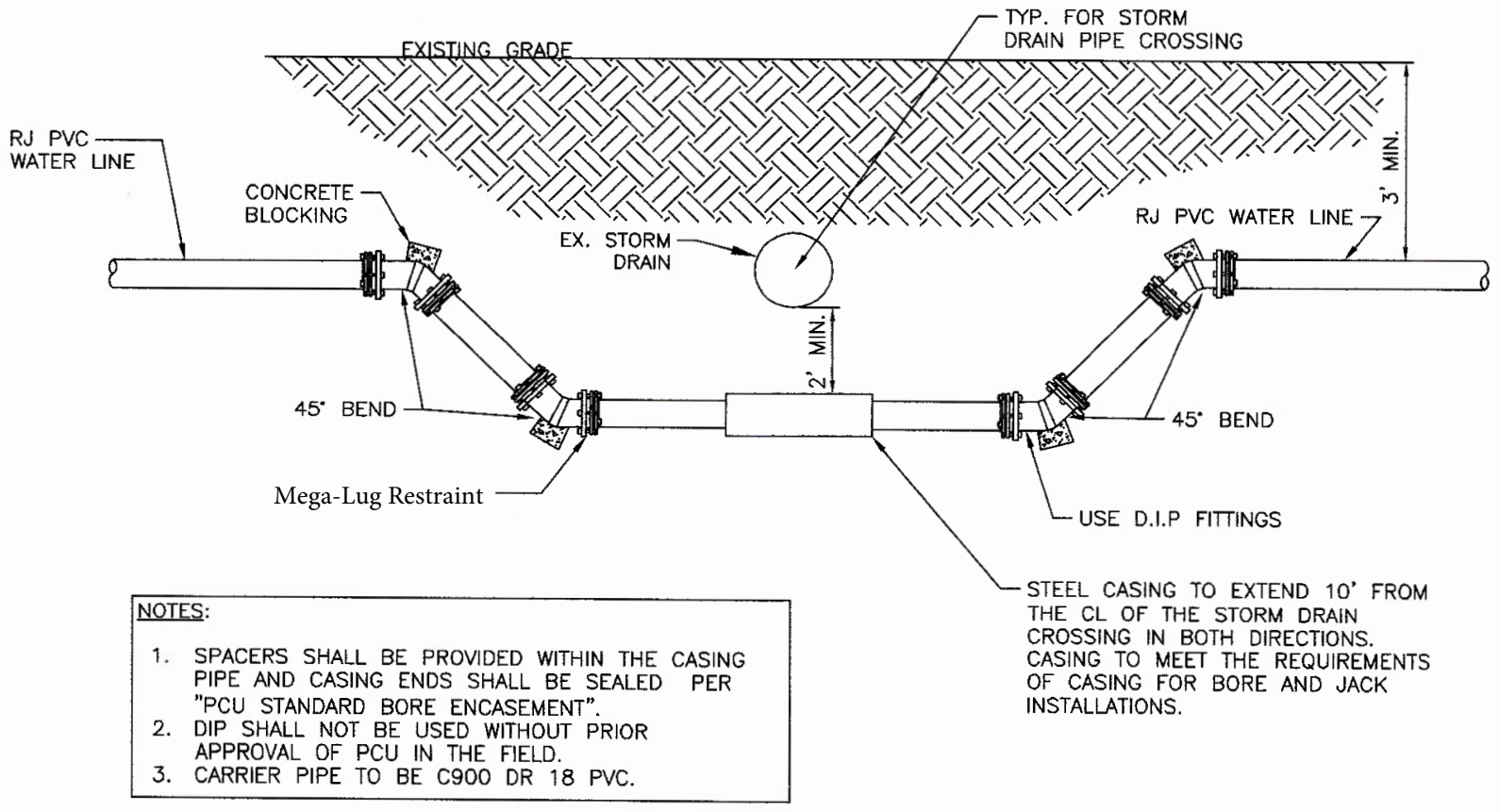
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STANDARD BORE ENCASEMENT DETAIL

NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

BORE ENCASEMENT
STANDARD DETAIL
VERSION #3 - APRIL 2017



NOTES:

1. SPACERS SHALL BE PROVIDED WITHIN THE CASING PIPE AND CASING ENDS SHALL BE SEALED PER "PCU STANDARD BORE ENCASEMENT".
2. DIP SHALL NOT BE USED WITHOUT PRIOR APPROVAL OF PCU IN THE FIELD.
3. CARRIER PIPE TO BE C900 DR 18 PVC.

PIPE CROSSING "A" DETAIL

NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

PIPE CROSSING "A"
STANDARD DETAIL
VERSION #1 - SEPTEMBER 2015

Technical Review Committee Review and Response

Date: 7/11/2024
Case Name: US 17 Indoor Boat Storage REZONE 2024-69
Name: Mike Dickson
Agency: GIS/Addressing
Phone: 910-259-1442
Email: mdickson@gmail.com

Requirements:

Recommendations:

Comments:

An odd-numbered address, with a number less than 12915, will be assigned during the building permit approval phase of development.

Information Requested:

Please Follow Up Prior to Meeting: Yes ☐ No ☐

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

MEMORANDUM

To: Pender County Technical Review Committee

Date: 6/27/24

Subject: US 17 Indoor Boat Storage CZMA Rezone 2024-69

Comments:

- The access to US HWY 17 is subject to NCDOT approval guidelines.
- Please show the existing conditions and demolition sheet for the project.
- Provide turning templates of the largest design vehicle to access the site.
- Please provide details and location of the access pad/ controls for the proposed gate.
- Provide dimensions for the proposed access driveway.

NCDOT Projects: n/a

WMPO 2045 Projects: n/a

Pender County CTP: n/a

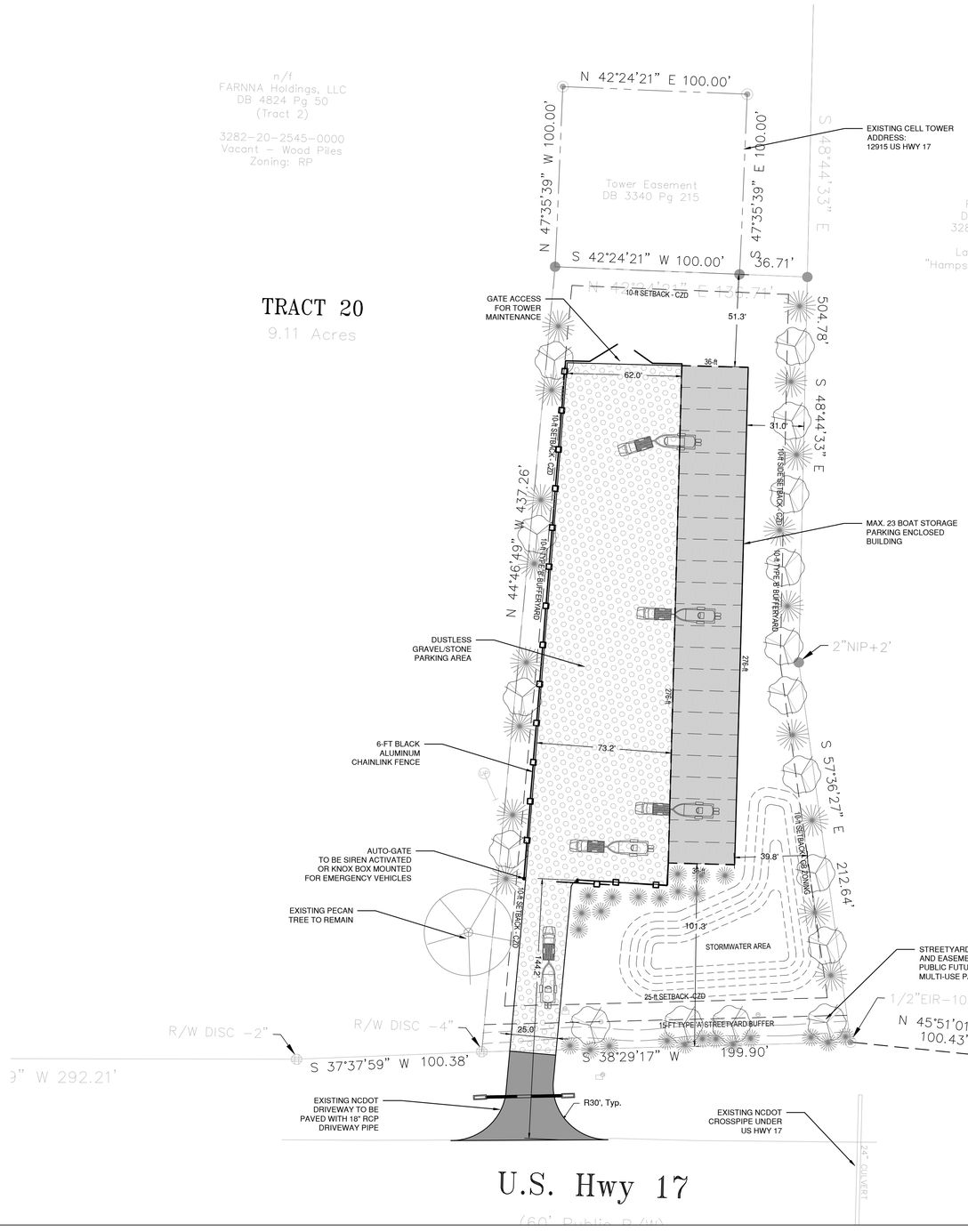
TIA: Based on the ITE Trip Generation 11th Edition, a TIA is not required.

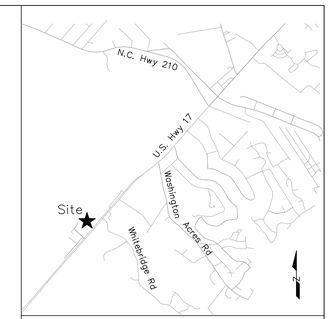
Land Use (ITE Code)	Intensity	Unit	24 Hour Volumes	AM Peak Hour Trips	PM Peak Hour Trips
ITE 420* Boat Storage	23	Storage Berths	55	3	5

Note: There is no true analogous ITE Land Use Code for a boat/recreational vehicle storage development. Trips generated may be higher or lower for the actual development.

ATTACHMENT 1

Site Plan





VICINITY MAP
NOT TO SCALE

SITE INFORMATION

PROJECT ADDRESS:	_____(TBD) US HWY 17 HAMPSTEAD, NC 28443
PARCEL ID:	3282-20-2545-0000
PROPERTY OWNER:	FARNNA HOLDINGS, LLC 12919 US HWY 17 HAMPSTEAD, NC 28443
CURRENT ZONING:	PD, PLANNED DEVELOPMENT
PROPOSED ZONING:	CZD, COND. ZONING DISTRICT
EXISTING USE:	VACANT; CELL TOWER; LOG STORAGE
PROPOSED USE:	INDOOR BOAT STORAGE
TOTAL SITE AREA:	± 1.5 ACRES
WETLANDS:	N/A
FLOOD PLAIN:	SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DFIRM PANEL 3720328200J EFFECTIVE DATE 2/16/07
SOIL TYPES:	LAKELAND SAND (Ln)
CAMA AREAS OF ENVIRONMENTAL CONCERNS:	N/A
CONSERVATION RESOURCES:	N/A
HISTORIC AND ARCHAEOLOGICAL SITES:	N/A

DIMENSIONAL STANDARDS - CZD

	REQUIRED	PROVIDED
FRONT SETBACK (US 17)	25'	101'
SIDE SETBACK	10'	TBD
REAR SETBACK	10'	51'
MAXIMUM HEIGHT	25'	15'

DEVELOPMENT / BUILDING DATA

TOTAL SQUARE FOOTAGE:	9,500-10,000 SF (INDOOR BOAT STORAGE BUILDING)
PROPOSED BUILDING CONSTRUCTION:	TYPE III (WOOD AND METAL)
BUILDING LOT COVERAGE:	10,000 SF (15.3% OF THE SITE)
EXISTING IMPERVIOUS:	20,900 SF
PROPOSED IMPERVIOUS:	33,000 SF (50.1% OF THE SITE)
AMOUNT OF DISTURBED AREA:	± 1.42 ACRES

IMPERVIOUS TOTAL AREAS

BUILDINGS	10,000 SF
SIDEWALK-PATIOS (MIX OF PERVIOUS AND STD.)	0 SF
PARKING LOT (PERVIOUS CONCRETE)	23,000 SF

PARKING REQUIREMENTS

MINIMUM PARKING REQUIRED:	UNKNOWN
MAXIMUM PARKING REQUIRED:	UNKNOWN
PROVIDED PARKING:	0 SPACES

TRAFFIC GENERATION

MAX. 23 TRIPS EVERY DAY ASSUMING EVERY BOATER LEAVES DURING PEAK HOURS

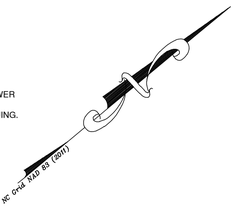
BUFFERYARD AND LANDSCAPING

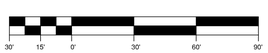
TYPE A STREETYARD (15-FT) PER UDO ALONG US 17

TYPE B SIDEYARD (10-FT) ALONG BOTH SIDES PER UDO ALONG HAMPSTEAD MULCH AND STONE

NO BUFFER IN REAR ALONG TELECOMMUNICATION TOWER

NOTE: PLANTING PLAN TO BE APPROVED AFTER REZONING.





BAR SCALE 1" = 30'

FARNNA HOLDINGS, LLC COVERED MARINE STORAGE FACILITY _____ (TBD) US Hwy 17 - Topsail Township - Pender County	DATE: 4/15/23 PROJECT ID: 2023-12 SCALE: 1" = 30' REVISIONS:
CONDITIONAL REZONING SITE PLAN	S-1

ATTACHMENT 2

Table of Permitted Uses

TABLE OF PERMITTED USES										
P = Permitted Use **D = Permitted with Use Standards** **S = Special Use Approval Required** **SD = Special Use Approval Required with Additional Standards** **PM = Permitted in conjunction with the MDP process**										
Use Category Specific Use Type	**Residential**				**Mixed Use**	**Commercial**		**Industrial**		**Special Purpose**
	Zoning Districts									
Use Type	**RA**	**RP**	**RM**	**MH**	**PD**	**GB**	**OI**	**IT**	**GI**	**EC**
RESIDENTIAL										
SFD-Detached: Conventional	P	P	P	P	P					
SFD-Detached: Zero Lot Line			P		P					
SFD-Attached: Duplex	P	P	P		P					
SFD-Attached: Multiplex			P		P					
SFD: Townhouse (5+ attached)			P		P					
Multifamily (condominium/ apartment)			P		P					
Upper Story Residential					P	P	P			
Accessory Dwelling Unit	D	D	P		D					
Accessory Dwelling Unit on Non-Residential Principal Uses	D				D			P	P	
Manufactured Home	P	D		P						
Manufactured Home Park				PMD						
ACCESSORY USES AND STRUCTURES										
Accessory Structures	P	P	P	P	P	P	P	P	P	
Cottage Occupations	SD	SD	SD		SD	SD				
Home Occupation	D	D	D	D	D	D				
Agritourism Activities on active farms	D	D	D	D	D	D	D	D	D	D

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 21: MINING, QUARRYING, OIL AND GAS EXTRACTION											
Nonmetallic Mineral Mining & Quarrying	2123	S								S	
Except: 212392 Phosphate Rock Mining											
Except: 212321 Borrow Pit Sand Mining			PMDS			PMD					
Sector 22: UTILITIES											
Fossil Fuel Electric Power Generation	221112									S	
Other Electric Power Generation	221119								S	S	
Electric Bulk Power Transmission & Control	221121	S	S	S	S	S	S	S	P	P	
Natural Gas Distribution Except Transmission Lines	221210									P	
Water Supply Facilities*	221310		S			PM				P	
Sewage Treatment Facilities*	221320		S	PMD /S		PMD /S				P	
Except: Sewage Lift Stations*		SD	SD	PMD /S	PMD /S	PMD /S	D	D	D	D	
*County Owned or County Service District Provided Systems = P (Permitted)											
Sector 23: CONSTRUCTION											
Construction of Buildings	236						D		P	P	
Heavy and Civil Engineering Construction	237						D		P	P	
Specialty Trade Contractors	238						D		P	P	
Sectors 31-33: MANUFACTURING											
Artisan Manufacturing		S	S			P	P		P		
Food Manufacturing	311									P	
Beverage and Tobacco Product Manufacturing	312									P	
Textile Mills	313									P	
Textile Product Mills	314									P	
Apparel Manufacturing	315									P	

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sectors 31-33: MANUFACTURING *(cont.)*											
Wood Product Manufacturing	321								P	P	
Truss Manufacturing	321214						S		P	P	
Prefabricated Wood Building Manufacturing	321992						S		P	P	
Prefabricated Metal Building and Component Manufacturing	332311						S		P	P	
Paper Manufacturing	322									S	
Converted Paper Product Manufacturing	3222									P	
Printing and Related Support Activities	323								P	P	
Petroleum and Coal Products Manufacturing	324									S	
Synthetic Dye and Pigment Manufacturing	32513									P	
Other Basic Organic Chemical Manufacturing	32519									P	
Resin, Synthetic Rubber & Artificial Synthetic Fibers and Filaments Manufacturing	3252									P	
Pharmaceutical Manufacturing	3254								P	P	
Paint, Coating, and Adhesive Manufacturing	3255									P	
Soap, Cleaning Compound, and Toilet Preparation Manufacturing	3256									P	
Other Chemical Product and Preparation Manufacturing										P	
Except: 32592 Explosive Manufacturing											
Plastics and Rubber Products Manufacturing	326									P	
Clay Product and Refractory Manufacturing	3271									P	
Ready-Mix Concrete Manufacturing	32732									P	

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sectors 31-33: MANUFACTURING (cont.)											
Concrete Pipe, Brick & Block Manufacturing	32733									P	
Other Concrete Product Manufacturing	32739									P	
Gypsum Product Manufacturing	32742									P	
Fabricated Product Manufacturing	332									P	
Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	3327								P	P	
Machinery Manufacturing	333									P	
Computer & Electronic Product Manufacturing	334								P	P	
Electrical Equipment, Appliance & Component Manufacturing	335									P	
Transportation Equipment Manufacturing	336									P	
Furniture and Related Product Manufacturing	337								P	P	
Miscellaneous Manufacturing	339								P	P	
Sector 42: WHOLESALE TRADE											
Wholesale Trade	42	S							P	P	
Sectors 44-45: RETAIL TRADE											
Motor Vehicle & Parts Dealers	441	S					P		P		
Furniture and Home Furnishings Stores	442						P		P		
Electronics & Appliance Stores	443	S				P	P		P		
Building Material, Garden Equipment & Supplies Dealers	444	S					P		P	P	
Food and Beverage Stores	445	S	S			P	P		P		
Health & Personal Care Stores	446	S	S			P	P	P	P		

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sectors 44-45: RETAIL TRADE (cont.)											
Gasoline Stations	447	S				P	P		P		
Clothing and Clothing Accessories Stores	448	S				P	P		P		
Sporting Goods, Hobby, Book, and Music Stores	451					P	P		P		
Miscellaneous Store Retailers	453	S				P	P				
Non store Retailers	454	S				P	P		P		
Liquefied Petroleum Gas Dealers	454312									P	
Sectors 48-49: TRANSPORTATION AND WAREHOUSING											
Air Transportation	481								P	P	
Rail Transportation	482								P	P	
Truck Transportation	484								P	P	
Transit and Ground Passenger Transportation	485								P	P	
Interurban and Rural Bus Transportation	4852						P		P	P	
Taxi and Limousine Service	4853						P		P	P	
School and Employee Bus Transportation	4854								P	P	
Charter Bus Industry	4855								P	P	
Support Activities for Transportation	4881								P	P	
Support Activities for Road Transportation	4884	S					P		P	P	
Postal Services	491110	S	S			P	P	P			
Couriers and Messengers	492						P	P	P	P	
Warehousing and Storage	493	S							P	P	
Sector 51: INFORMATION											
Information	51					P	P	P	P	P	
Finance and Insurance	52	S	S			P	P	P	P	P	
Sector 53: REAL ESTATE, RENTAL & LEASING											
Real Estate, Rental & Leasing	53	S	S			P	P	P	P	P	
Commercial and Industrial Machinery and Equipment Rental and Leasing	5324								P	P	

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 54: PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES											
Professional, Scientific & Technical Services	54	S	S			P	P	P	P	P	
Sector 55: MANAGEMENT OF COMPANIES AND ENTERPRISES											
Management of Companies and Enterprises	55	S	S			P	P	P	P	P	
Sector 56: ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES											
Administrative and Support Services	561	S				P	P	P	P	P	
Solid Waste Collection Public	562111	P	P	P	P	P	P	P	P	P	
Solid Waste Collection Private	562111									S	
Solid Waste Landfill	562212									S	
Solid Waste Combustors and Incinerators	562213									S	
Other Nonhazardous Waste Treatment and Disposal	562219	S					S		S	S	
Remediation Services	562910									S	
Materials Recovery Facilities	562920									S	
All Other Waste Management Facilities	56299									S	
Sector 61: EDUCATIONAL SERVICES											
Educational Services	611	P	S			P	P	P			
Business Schools, Computer & Management Training	6114	S				P		P	P		
Technical and Trade Schools	6115	S				P	P	P	P	P	
Other Schools and Instruction	6116	S				P	P	P	P		

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 62: HEALTH CARE AND SOCIAL ASSISTANCE											
Ambulatory Health Care Services	621					P	P	P			
Except: Outpatient Mental Health and Substance Abuse Centers	62142						P	S			
Hospitals	622	S				P	P	P			
Except: Psychiatric and Substance Abuse Hospitals	6222							S			
Except: Outpatient Mental Health and Substance Abuse Hospitals	62142						S	S			
Nursing and Residential Care Facilities	623	S	S			P	P	P			
Except: Residential Mental Retardation, Mental Health & Substance Abuse Facilities	6232	S						S			
Social Assistance	624	S				P	P	P			
Vocational Rehabilitation Services	6243						P	P	P	P	
Sector 71: ARTS, ENTERTAINMENT, AND RECREATION											
Performing Arts Companies	7111	S				P	P				
Spectator Sports	7112	S					P		P		
Promoters of Performing Arts, Sports, and Similar Events	7113	S				S	S				
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	7114					P	P	P			
Museums, Historical Sites, and Similar Institutions	712	S				P	P	P			
Amusement and Theme Parks	713110	S				S	S				
Amusement Arcades	713120						P				

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 71: ARTS, ENTERTAINMENT, AND RECREATION *(continued)*											
Golf Courses and Country Clubs	713910	S	PM			P					
Fitness & Recreational Sports Centers	713940	S				P	P	P	P		
Bowling Centers	71395					P	P	P	P		
All Other Amusement & Recreation Industries	71399	S				P	P		P		
Aviation Clubs, Recreational	713990	S	S			P	P		P		
Canoeing, Recreational	713990	S	S			P	P		P		
Fishing Clubs, Recreational	713990	S	S			P	P		P		
Flying Clubs, Recreational	713990	S	S			P	P		P		
Guide Services (i.e. Fishing, Hunting, Tourist)	713990	S	S			P	P		P		
Horse Riding, Recreational	713990	P	S								
Outdoor Shooting Ranges	713990	S									
Sector 72: ACCOMMODATIONS AND FOOD SERVICES											
Hotels and Motels	72111					P	D	D			
Bed and Breakfast Inns	721191	S	S		S	P	P				
All Other Traveler Accommodation	721199	S	S		S	P	P				
RV Parks and Recreational Camps	7212	SD					SD				
Recreational and Vacation Camps	721214	S									S
Rooming and Boarding Houses	721310	S				P	P				
Full Service Restaurants	7221	S				P	P	P	P	P	
Limited Service Eating Places	7222	S				P	P	P	P	P	
Special Food Services	7223	S				P	P	P	P	P	
Drinking Places (Alcoholic Beverages)	7224	S				P	P				

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 81: OTHER SERVICES, EXCEPT PUBLIC ADMINISTRATION											
Automotive Repair and Maintenance	8111	S					P		P	P	
Electronic and Precision Equipment Repair and Maintenance	8112	S					P	P	P	P	
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	8113								P	P	
Personal and Household Goods Repair and Maintenance	8114	S				P	P	P	P	P	
Personal Care Services	8121	P	S			P	P	P	P		
Funeral Homes and Funeral Services	81221	S					P	P	P	P	
Cemeteries and Crematories Except: Private Cemetery	81222	S	S			S	S	S	S	S	
Coin Operated Laundries and Drycleaners	812310	P				P	P				
Dry-cleaning and Laundry Services	812320	S				P	P		P	P	
Linen & Uniform Supply	81233								P	P	
Other Personal Services	8129	S				P	P	P	P		
Pet Care Services	812910	D					D		D	D	
Religious Organizations	8131	P	S			P	P	P	P		
Grant Making and Giving Services	8132					P	P	P	P		
Social Advocacy Organizations	8133					P	P	P	P		
Civic and Social Organizations	813410	S	S			P	P	P			
Business, Professional, Labor, Political, and Similar Organizations	8139					P	P	P	P		
Public Administration	92	P	P	P	P	P	P	P	P	P	

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
MISCELLANEOUS USES											
Adult and Sexually Oriented Businesses									S	S	
Adult Retail									S	S	
Bona fide Farm Purposes		D	D	D	D	D	D	D	D	D	D
Child Care Center		P	S			S	P	P			
Community Boating Facility		SD	SD	SD	SD	SD					
Community Boating Facility in conjunction with a Master Development Plan		SD	PMD	PMD	PMD	PMD					
Disaster Volunteer Housing		D	D	D	D	D	D	D	D	D	
Family Care Home		D	D	D	D	D					
Family Child Care Home		P	P			P	P	P			
Industrial Park										SD	
Marina (Commercial)		SD	PMD			PMD					
Portable Storage Containers		D	D	D	D	D	D	D	D	D	
Private Cemetery less than 6,000 sq. ft.		D	D				D	D	D		
Private Cemetery 6,000 sq. ft. and larger		S	S				S	S	S		
Public Parks		P	P	P	P	P	P	P	P	P	
Private Residential Boating Facility		D	D	D	D	D					
Salvage Operations		S								D	
Storage of Merchandise, Materials or Equipment On Site Inside or Outside An Enclosed Building, Excluding Salvage		S							P	P	
Storage of boats and watercraft outdoors or on dry stack structures							S				
Sweepstakes Center							SD		SD	SD	
Telecommunication Facilities		SD	SD			SD	SD	SD	SD	SD	
Telecommunication Facilities – Public Safety		SD	SD			SD	SD	SD	SD	SD	
Temporary Manufactured Homes		P	P			P					

Use Type	Ref NAICS	RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
MISCELLANEOUS USES *(continued)*											
Temporary Modular/Manufactured Offices						P	P	P	P	P	
Temporary Fruit & Vegetable Stands		P	P								
Temporary Buildings for Construction or Development		D	D	D	D	D	D	D	D	D	
Temporary Events		D					D	D	D	D	

PUBLIC MEETING SUMMARY AND ATTENDANCE SHEET

DATE: Sunday June 21, 2024 7:00 PM
LOCATION: 12915 US Hwy 17 Property On-Site

Applicant: **12915 US Hwy 17**
Farnna Holdings, LLC
Hampstead, NC 28443

Regulation: **Pender County Planning and Community Development**
805 S. Walker Street
Burgaw, NC 28425

Attendees:

NAME:	ADDRESS:	PHONE/EMAIL:
Branch Smith	205 Sierra Drive, Wilmington, NC 28409	910-264-1071
Farnell Shingleton	904 Saps Rd, Wilmington, NC 28443	910-619-7104

Summary of Meeting:

Farnell arrived at 630pm. I arrived at 650pm and the meeting was scheduled for 700pm. We stayed until 716pm, and both left. I drove around the neighborhood just to see it personally and drove back to the site to see if I saw any cars or people. None were seen and I left the address at 12915 US Hwy 17.

Regards,
Branch Smith



Enclosures:

A. Adjoining Property Owners Mailing List / mailed 7/11/24
B. Copy of Public Notice Letter

NAME	ADDR	CITY	STATE	ZIP
EIKE FREDERICK III	405 E CREEKVIEW DR	HAMPSTEAD	NC	28443
WHITEBRIDGE DEVELOPMENT LLC	2001 BALMORAL PLACE	WILMINGTON	NC	28405
ROYAL LAND HOLDINGS LLC and Optima	2201 BURNETT BLVD	WILMINGTON	NC	28401
MOORE CARLOS BERNELL C/O Tonya Mc	403 Lincoln Road	CHESAPEAKE	VA	23320
TOWNHOMES AT SCOTTS HILL LLC	332 Military Cutoff Rd	WILMINGTON	NC	28405
CORBETT PACKAGE COMPANY	P O BOX 210	WILMINGTON	NC	28401
BRADLEY DARNELL	6314 SAVANNAH GRACE LN	HUNTERSVILLE	NC	28078
DIXON ROLAND JR	54 CHASE LANE	ROCKY POINT	NC	28457
IRVING LILLIE BELL	235 CHRISTIAN CHAPEL RD	HAMPSTEAD	NC	28443
NIXON PORTER	201 CHRISTIAN CHAPEL RD	HAMPSTEAD	NC	28443
BRADLEY EMILY B LIFE ESTATE	140 CHRISTIAN CHAPEL RD	HAMPSTEAD	NC	28443
NIXON ANGELA	235 CHRISTIAN CHAPEL RD	HAMPSTEAD	NC	28443

PUBLIC MEETING NOTICE
DATE: Sunday June 21, 2024 7:00 PM
LOCATION: 12915 US Hwy 17 Property On-Site

Applicant : **12915 US Hwy 17**
Farnna Holdings, LLC
Hampstead, NC 28443

Regulation: **Pender County Planning and Community Development**
805 S. Walker Street
Burgaw, NC 28425

Greetings,

We are seeking approval on a small project on my property located at 12915 US Hwy 17 across from Whitebridge in Hampstead. The property is currently zoned RP – Residential Performance, but we seek to change that to a General Business zoning as some other properties have recently rezoned. Pender County Planning Department requires we hold a public-input meeting with the neighborhood residents as you are receiving this letter.

Our project will consist of approximately 23 covered parking spaces for boat and trailer storage. It will be a single building with gravel turnaround area and a perimeter security fence. A well on site will serve for boat washing and rinsing, but the facility will have no restrooms or public office space. Our desire is to serve the community with an offsite facility for recreational boat storage.

We do not see this request as unreasonable or nonconforming to the surrounding area in the near or long-term growth of this area. We hope to satisfy the County Zoning Ordinance and provide this facility to the community. Thank you for your consideration.

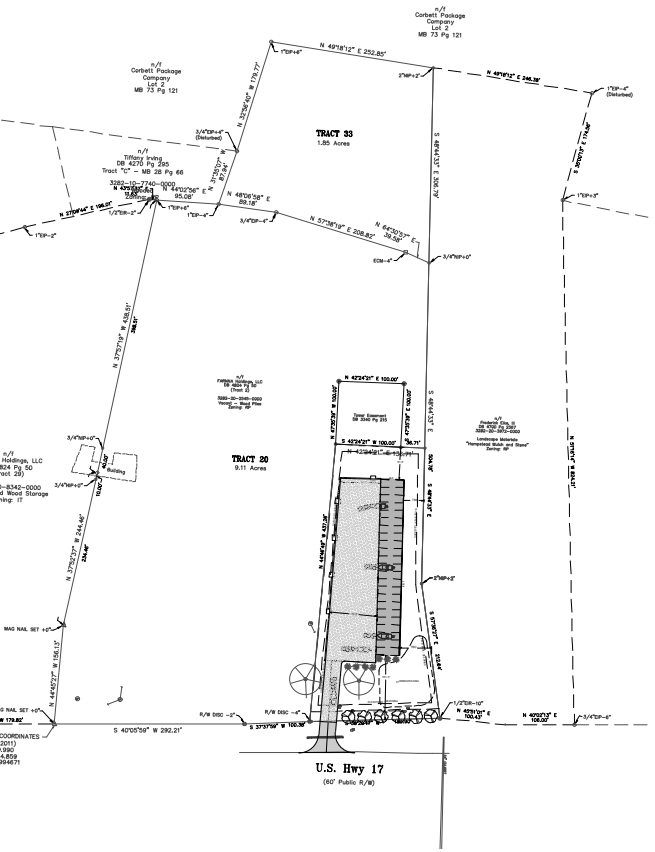
Sincerely,

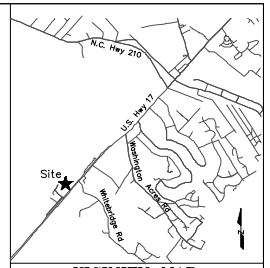
Branch Smith, PE – Consulting Engineer and Entitlement to the Property
910-264-1071

and

Farnell Shingleton
Shingleton Farms

Enclosure: Proposed Map of the Project.





VICINITY MAP
NOT TO SCALE

SITE INFORMATION

PROJECT ADDRESS:	12915 US HWY 17 HAMPSTEAD, NC 28443
PARCEL ID:	3282-20-2545-0000
PROPERTY OWNER:	FARNNA HOLDINGS, LLC 12919 US HWY 17 HAMPSTEAD, NC 28443
CURRENT ZONING:	RP, RESIDENTIAL PERFORMANCE
PROPOSED ZONING:	GB, GENERAL BUSINESS
EXISTING USE:	VACANT; CELL TOWER; LOG STORAGE
PROPOSED USE:	INDOOR BOAT STORAGE
TOTAL SITE AREA:	± 1.5 ACRES
WETLANDS:	N/A
FLOOD PLAIN:	SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DFIRM PANEL 3720328200J EFFECTIVE DATE 2/16/07
SOIL TYPES:	LAKELAND SAND (Ln)
CAMA AREAS OF ENVIRONMENTAL CONCERNS:	N/A
CONSERVATION RESOURCES:	N/A
HISTORIC AND ARCHAEOLOGICAL SITES:	N/A

DIMENSIONAL STANDARDS - GB ZONING

	REQUIRED	PROVIDED
FRONT SETBACK (US 17)	25'	101'
SIDE SETBACK	10'	TBD
REAR SETBACK	10'	51'
MAXIMUM HEIGHT	25'	14'

DEVELOPMENT / BUILDING DATA

TOTAL SQUARE FOOTAGE:	9,500-10,000 SF (INDOOR BOAT STORAGE BUILDING)
PROPOSED BUILDING CONSTRUCTION:	TYPE III (WOOD AND METAL)
BUILDING LOT COVERAGE:	10,000 SF (15.3% OF THE SITE)
EXISTING IMPERVIOUS:	20,900 SF
PROPOSED IMPERVIOUS:	33,000 SF (50.1% OF THE SITE)
AMOUNT OF DISTURBED AREA:	± 1.42 ACRES

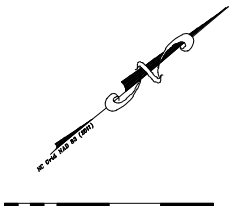
IMPERVIOUS TOTAL AREA

BUILDINGS	10,000 SF
SIDEWALK-PATIOS (MIX OF PERVIOUS AND STD.)	0 SF
PARKING LOT (PERVIOUS CONCRETE)	23,000 SF

PARKING REQUIREMENTS

MINIMUM PARKING REQUIRED:	UNKNOWN
MAXIMUM PARKING REQUIRED:	UNKNOWN
PROVIDED PARKING:	0 SPACES

TRAFFIC GENERATION
MAX. 23 TRIPS EVERY DAY ASSUMING EVERY BOATER LEAVES DURING PEAK HOURS





BAR SCALE 1" = 80'

FARNNA HOLDINGS, LLC
MARINE AND TRAILER PARKING
12919 US Hwy 17 - Topsail Township - Pender County

CONDITIONAL REZONING SITE PLAN

DATE:	4/15/23
PROJECT ID:	2023-12
SCALE:	1" = 80'
REVISIONS:	

S-1

Pender County
REZONE 2024-70: Request to rezone three parcels from the RA, Rural Agriculture, and RP, Residential Performance, zoning districts to a conditional zoning district to allow for a gas station with convenience store in the Holly Township.

TO:	Planning Board
FROM:	Adam Moran
DATE:	August 6, 2024
SUBJECT:	REZONE 2024-70: Request to rezone three parcels from the RA, Rural Agriculture, and RP, Residential Performance, zoning districts to a conditional zoning district to allow for a gas station with convenience store in the Holly Township.

SUMMARY:
Hardison Building, Inc., applicant and owner, is requesting the approval of a Conditional Use Zoning Map Amendment to rezone two parcels zoned Rural Agricultural (RA) and one parcel Residential Performance (RP) to a conditional zoning district. The purpose of the rezoning is to allow for a gas station with convenience store.

The subject properties consist of approximately 5.46 acres and are located at 8929 NC Highway 53; at the southeast corner of Shaw Highway and NC Highway 53, in the Holly Township and may be further identified by Pender County PINs 3351-98-7498-0000, 3351-98- 6391-0000, and 3361-08-0499-0000.

ACTION REQUESTED:
Hold a public hearing and consider the request.

ATTACHMENTS:
1. Staff Report
2. Application
3. Narrative
4. Attachment 1 - Site Plan
5. Attachment 2 - Public Input Meeting Report

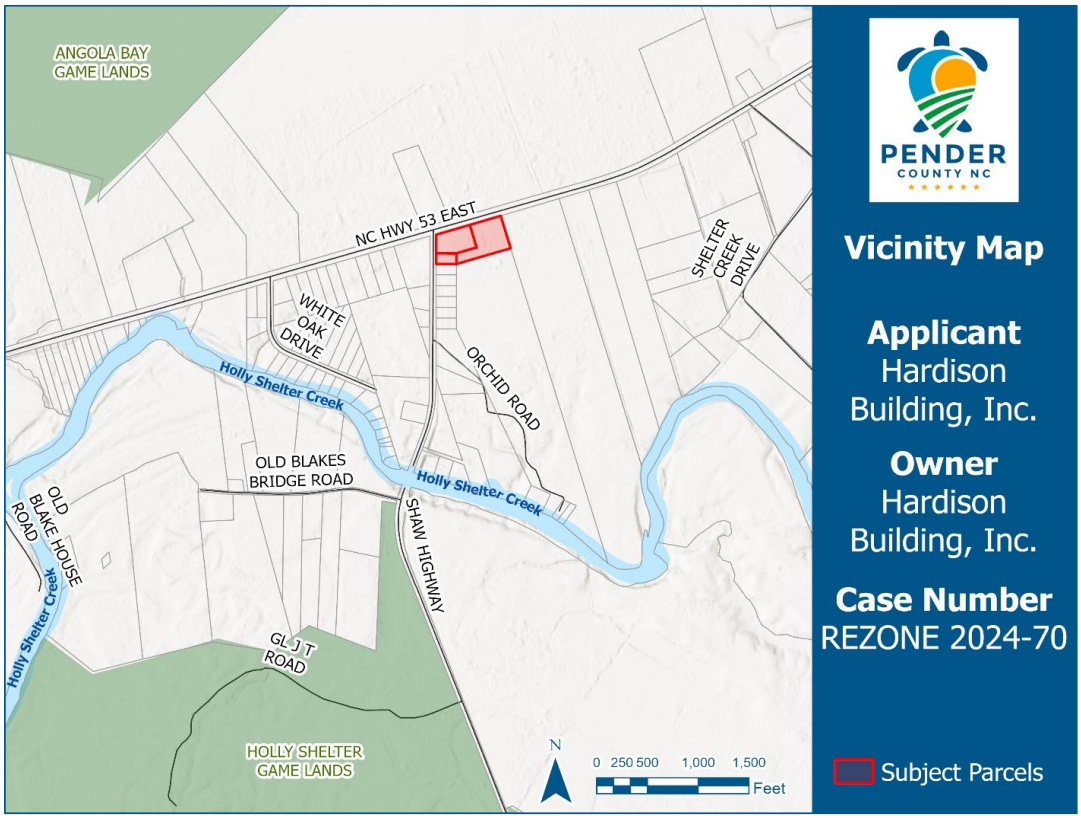
STAFF REPORT FOR REZONE 2024-70
CONDITIONAL ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number	REZONE 2024-70
Hearing Date(s)	August 6, 2024 – Planning Board
Applicant	Hardison Building, Inc.
Property Owners	Hardison Building, Inc.
Parcel Identification Number(s)	3351-98-7498-0000, 3351-98-6391-0000, 3361-08-0499-0000
Proposed Rezoning Area	Approximately 5.46 acres
Township	Holly
Pender 2.0 Future Land Use Category	Rural Agricultural

REZONING PROPOSAL
Hardison Building, Inc., applicant and owner, is requesting the approval of a Conditional Use Zoning Map Amendment to rezone two parcels zoned Rural Agricultural (RA) and one parcel Residential Performance (RP) to a conditional zoning district. The purpose of the rezoning is to allow for a gas station with convenience store.

LOCATION
The subject properties consist of approximately 5.46 acres and are located at 8929 NC Highway 53; at the southeast corner of Shaw Highway and NC Highway 53, in the Holly Township and may be further identified by Pender County PINs 3351-98-7498-0000, 3351-98-6391-0000, and 3361-08-0499-0000.

Figure 1. Below: Vicinity Map of the Area



REZONING & DEVELOPMENT PROPOSAL

The applicant is proposing a conditional zoning district to include three adjoining properties that are currently vacant and are zoned Rural Agricultural (RA) and Residential Performance (RP). The current proposal would allow for a gas station with convenience store (NAICS 44711) and convenience retailer (445131). A total of 10 gas pumps (on 5 fuel islands) are proposed. In addition to typical convenience store merchandise, the store is proposed to have prepared hot foods (i.e. grab-and-go sandwiches), recreational fishing equipment, and a limited food mart. The subject parcels are currently vacant, however, one of the parcels previously had a manufactured home located on it. The applicant notes that the use is "intended to serve the surrounding community as well as the travelling public on NC 53 and Shaw Highway." The applicant's site plan, attached and included below, provides an overview of the proposal and conceptual layout. Please see the **Narrative (attached) and Site Plan (Attachment 1)** for more information.

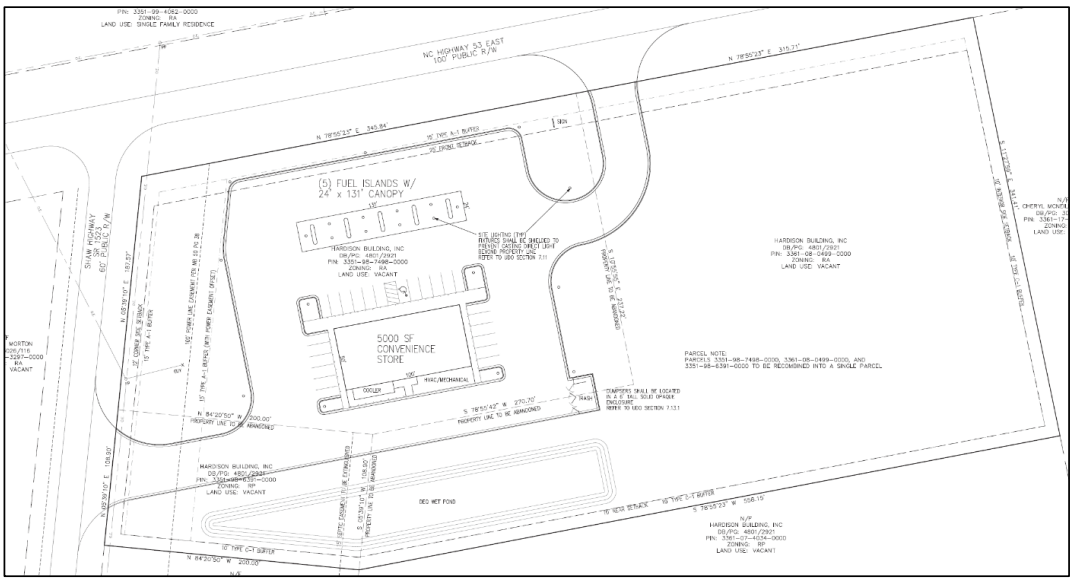


Figure 2. Above: Site Plan Excerpt

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.



Figure 4. Above: Aerial Map of the Subject Properties

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

Setback Type	Distance
Minimum Front Yard	25’
Minimum Side Yard	10’
Minimum Rear Yard	10’
Minimum Corner Yard	12’
Maximum Building Height	40’
Building Separation	20’

Proposed Uses

The applicant is proposing two commercial uses within this district – Gas Station with Convenience Store and Convenience Retailer. In addition to typical convenience store merchandise, the store is proposed to have prepared hot foods (i.e. grab-and-go sandwiches), recreational fishing equipment, and a limited food mart.

Table 2: List of Proposed Uses

NAICS Code	Proposed Use
44711	Gas Station w/ Convenience Store
445131	Convenience Retailer

Landscaping and Buffers
The applicant has proposed a Type A buffer along the NC Highway 53 and Shaw Highway boundaries, and a Type C buffer along the southern and western boundaries of the project, which are residentially zoned parcels. These proposed buffers are consistent with the vegetative buffering requirements found in Article 8 of the UDO.

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.

Public Input Meeting
As required by Article 3.3.9 of the UDO, the applicant hosted a public input meeting at the NC Wildlife Resources Commission Shelter Creek Boat Ramp at 12382 Shaw Highway on July 9, 2024 from 5:20 PM - 6:15 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: traffic and roadway safety, flooding, hazardous fuel leakages, the proximity of the game lands, and crime. The applicant's community public input meeting summary can be found in **Attachment 2**.

TRANSPORTATION INFRASTRUCTURE

Roadways and Access
The subject parcels have direct access to North Carolina Highway 53 and Shaw Highway. Driveways are proposed onto both roadways as seen in the site plan.

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 gas station with convenience store use is 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 count numbers from NC Highway 53 in 2021 show 5,300 Average Annual Daily Traffic (AADT) from the NCDOT database.

Table 3: Trip Generation Projections

	Intensity	24 Hour Peak Volumes	AM Peak Hour Trips	PM Peak Hour Trips
ITE 945 – Convenience Store with Fuel Pumps	5,000 SF	283	273	3,502

Pedestrian Access
There are no existing sidewalks or paths in the vicinity and none are included in these plans.

Parking
The applicant has proposed 24 parking spaces (including one ADA parking space), which is in accordance with the required parking per Section 7.10 of the UDO.

OTHER INFRASTRUCTURE

Utilities
The site is proposed to use a 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 that the stormwater design will be compliant with State and County standards. 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.

Staff is proposing a condition of approval for more substantial stormwater infrastructure to be incorporated into the development. The proposed condition is as follows: *The project shall be designed so that the post development runoff from the project be no more than ten (10) percent more than the predevelopment runoff for the 10-, 25-, and 50-year return period events and be analyzed for the 100-year event.*

ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property is located in the 500-year flood zone (0.2 annual chance flood hazard) and is nearby the Special Flood Hazard Areas including the AE flood zone (100-year flood zone).[1]
Wetlands	Portions of the subject properties do not contain wetlands according to data provided by the applicant. However, the Division of Coastal Management notes the potential presence of wetlands. Any disturbance within wetlands is subject to review and approval by the US Army Corps of Engineers.
Areas of Environmental Concern	The subject property does not contain Areas of Environmental Concern (AEC).[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

Surrounding Zoning

The subject properties are currently zoned Residential Performance (RP) & Rural Agricultural (RA). Properties immediately adjacent to the subject properties are currently zoned Residential Performance (RP) & Rural Agricultural (RA) as indicated by the zoning map and table above.

CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	**ZONING**
North	Low-density Residential, Agricultural, Vacant	Rural Agricultural (RA)
East	Agricultural, Vacant	Rural Agricultural (RA)
South	Low-density Residential, Agricultural, Vacant	Residential Performance (RP) & Rural Agricultural (RA)
West	Low-density Residential, Agricultural, Vacant	Rural Agricultural (RA)

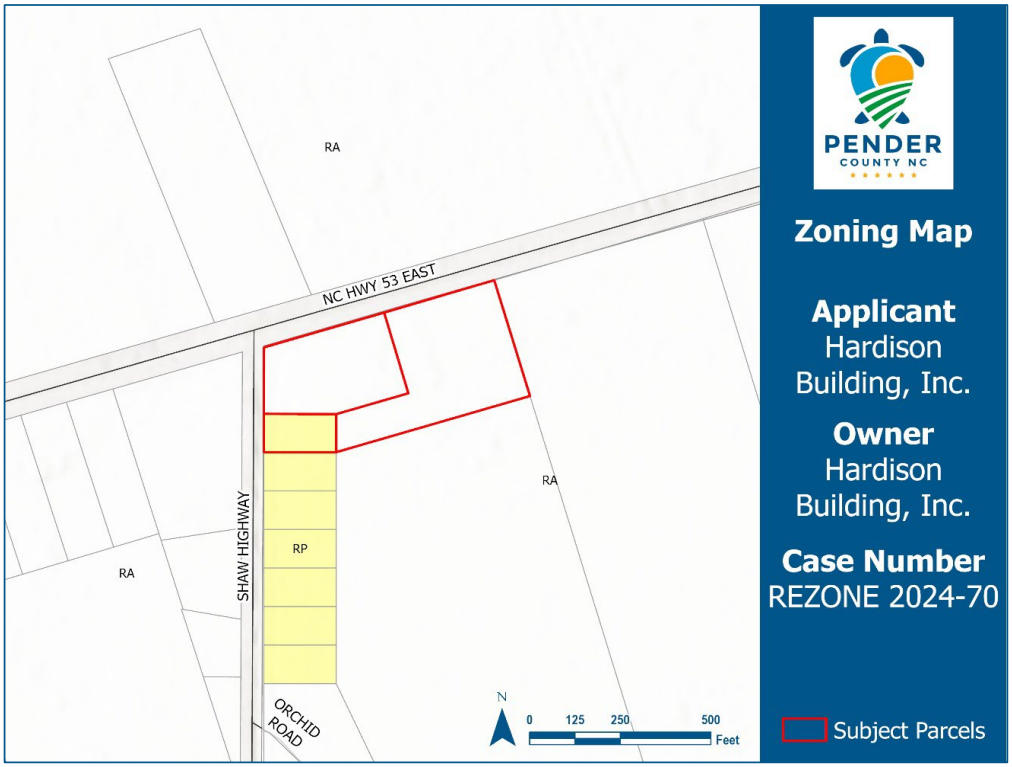
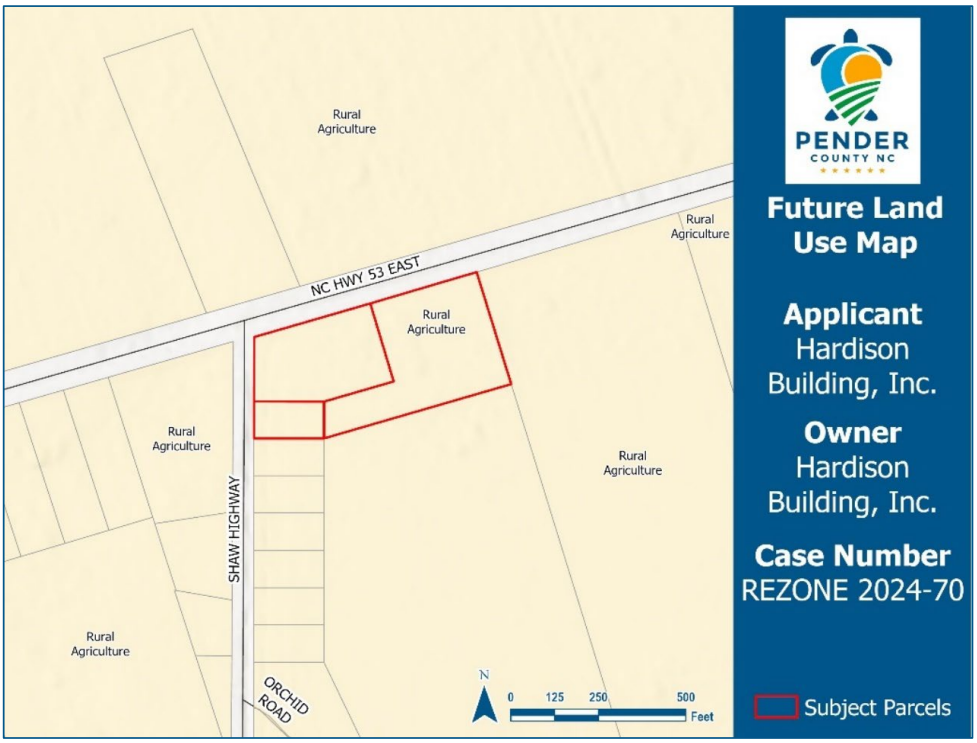


Figure 5. Above: Zoning Map of the Area

Pender 2.0 Comprehensive Land Use Plan Compliance

The subject properties are located within one future land use category. The parcels are located in the Rural Agricultural Future Land Use category within the Pender 2.0 Comprehensive Land Use Plan and as shown in the Future Land Use Map.

Figure 6. Below: Future Land Use Map



Rural Agricultural Overview

The Rural Agricultural future land use category supports and protects Pender County's agricultural areas. These areas are an essential part of the County's economy and agricultural heritage. Within the Rural Agriculture future land use category, agriculture uses are highly encouraged. Preservation of prime farmland soils for continued prosperity of farming and forestry operations should be considered. Manufactured homes and very low density single-family detached dwellings are appropriate uses in this category. Commercial, civic, office, and institutional uses are permitted where compatible with existing neighborhoods and as a resource or employment opportunity for area residents. Development density within this category is one dwelling unit an acre or less. Expansion of centralized water and sewer systems within this future land use category are discouraged, unless necessary to protect public health when existing systems fail.

RURAL AGRICULTURAL CHARACTERISTIC USES	
Desired Uses	Single-family dwellings – detached Manufactured homes Recreation, parks, and open space
Inappropriate Uses	Single-family dwellings – attached Multi-family residential uses Most commercial, office, and institutional development Industrial development
Transportation Infrastructure	Automobile: collector (local, minor) and local roads Cyclist: paved shoulders and multi-use paths

Future Land Use Plan Compatibility Evaluation

The proposed conditional zoning district is consistent with the Rural Agricultural Future Land Use classification because the proposed development would serve as a community resource for the neighboring area, nearby boat ramp, and motorists on NC Highway 53. While the proposal does not cleanly align with the stated primary uses of the Rural Agricultural Future Land Use category, the development could serve as a community resource. The proposal was also found to be consistent with three policies within the Pender 2.0 Comprehensive Land Use Plan:

> **Policy 5.1.F: Conditional Zoning:** The County shall continue to use conditional zoning process as a tool for encouraging desirable development outcomes.
>
> **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.FF: Rural Non-Residential Uses:** The County shall continue to accommodate limited non-residential uses in rural areas.

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.

Unified Development Ordinance Compliance: Section 3.3.5 of the Unified Development Ordinance 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. The standards have been outlined in this report for consideration by the Planning Board and Board of County Commissioners.

RECOMMENDATION

Planning staff is submitting the proposed Conditional Zoning Map Amendment for Planning Board recommendation. In addition to the consistency with the future land use map, the proposal was also found to be supported by three policies within the Pender 2.0 Comprehensive Land Use Plan. The Comprehensive Plan policies and goals noted above highlight the compatibility of the proposed commercial uses. A gas station with convenience store will serve the community, users of the nearby boat ramp, and passing motorists. 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 following conditions have been proposed by staff and generally agreed upon by the applicant:

1. The project shall comply with all requirements of the Pender County Unified Development Ordinance.
2. The applicant shall meet all other local, state, and federal regulations.
3. The top of the first finished floor and all attendant utility equipment, including the HVAC system and electrical panel, shall be elevated so that it is at least 23.6 feet above mean sea level.
4. The project shall be designed so that the post development runoff from the project be no more than ten (10) percent more than the predevelopment runoff for the 10-, 25-, and 50-year return period events and be analyzed for the 100-year event.

BOARD ACTION NEEDED:

TO APPROVE: Motion to approve the 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:

- **5.1.F: Conditional Zoning**
- **5.1.K: Commercial Development**
- **5.1.FF: Rural Non-Residential Uses**

The proposed rezoning is consistent with the Rural Agricultural 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

REZONE 2024-70

Application

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.

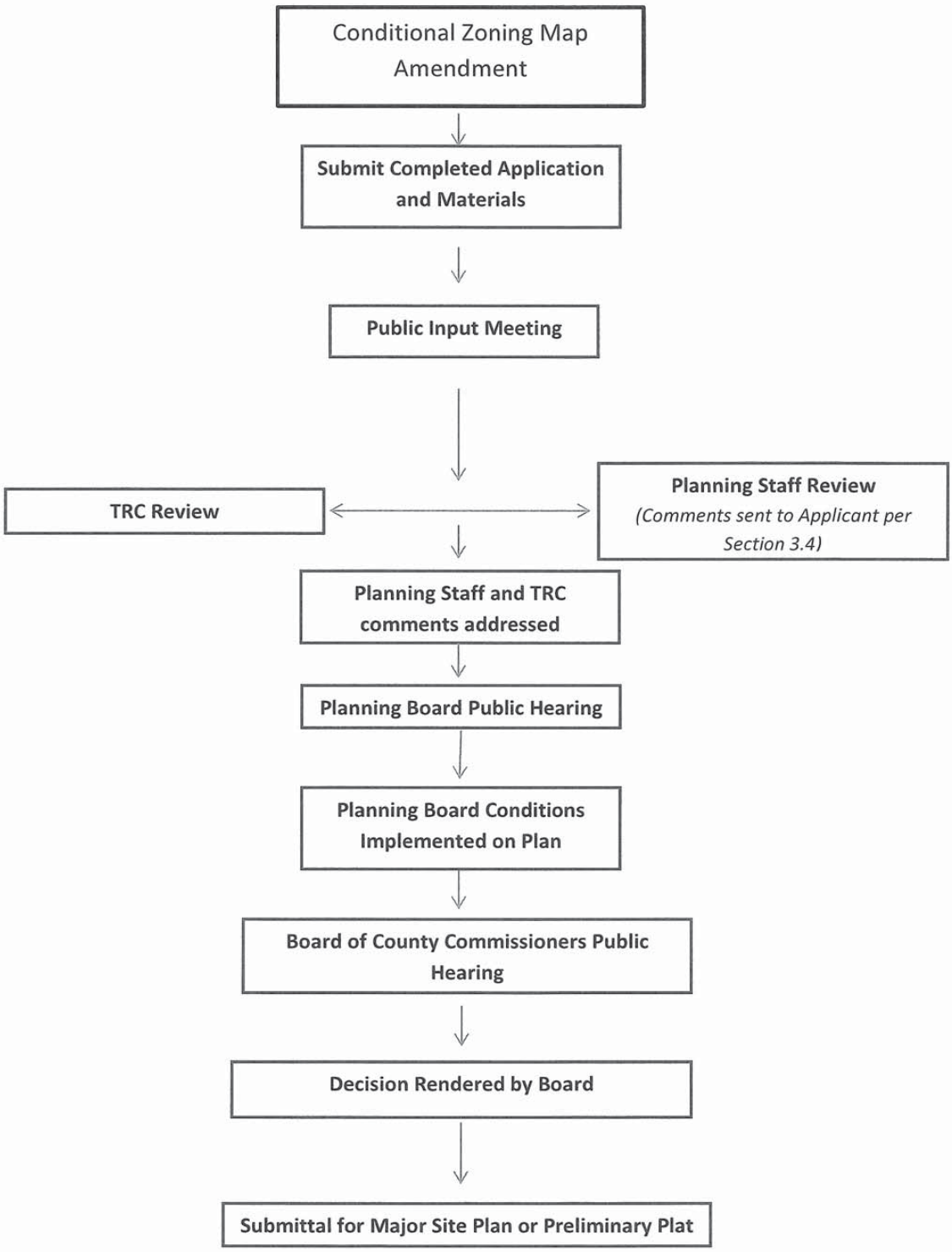
1. _____ **Pre-submittal Meeting**
   Date of Meeting _____
2. ✓ **Signed Application**
3. ✓ **Payment** 5.46 acres --> $510
   $500 for the first 5 acres; $10/ acre thereafter up to 1,000 acres; $5 per acre thereafter
4. ✓ **Generalized Site Development Plan**
   All applications which specify an intended 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.
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 three 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 _____ Date 5/23/2024

Printed Name Dean Hardison, President, Hardison Building, Inc.

Staff Initials: _____
Date: _____


Conditional Zoning Map Amendment
Submit Completed Application and Materials
Public Input Meeting
TRC Review
Planning Staff Review
(Comments sent to Applicant per Section 3.4)
Planning Staff and TRC comments addressed
Planning Board Public Hearing
Planning Board Conditions Implemented on Plan
Board of County Commissioners Public Hearing
Decision Rendered by Board
Submittal for Major Site Plan or Preliminary Plat

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:	Hardison Building, Inc. Dean Hardison, President	**Owner's Name:**	THE APPLICANT IS THE PROPERTY OWNER
Applicant's Address:	PO Box 809	**Owner's Address:**	
City, State, & Zip	Wrightsville Beach, NC 28480	**City, State, & Zip**	
Phone Number:	910-794-1501	**Phone Number:**	
Email Address:	dean@hardisonbuilding.com	**Email Address:**	
Legal relationship of applicant to landowner:	THE APPLICANT IS THE PROPERTY OWNER		

SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN) and **Current Zoning District:**	3351-98-7498-0000 (RP) 3351-98-6391-0000 (RP) 3361-08-0499-0000 (RA)	**Total property acreage:**	5.46 ac
		Proposed Zoning District:	General Business (GB)
Project Address or Location:			

Proposed Uses to be Considered (Include NAICS Code):

Gas Station with Convenience Store (45711)

Proposed Uses to be Eliminated from Consideration (Include NAICS Code):

SECTION 3: SIGNATURES			
Applicant's Signature		**Date:**	5/23/2024
Applicant's Name Printed	Dean Hardison, President, Hardison Building, Inc.		
Owner's Signature	THE APPLICANT IS THE PROPERTY OWNER		
Owner's Name Printed			

NOTICE TO APPLICANT

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. 3
☒	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: (*$500.00 for first 5 acres; $10/acre thereafter up to 1,000 acres; $5/acre thereafter)*	**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.

BK 4829 PG 1178 - 1182 (5) DOC# 20124577
This Document eRecorded: 01/29/2024 03:20:47 PM
Fee: $26.00 DocType: DEED Tax: $220.00
Pender County, North Carolina
Sharon Lear Willoughby, Register of Deeds

PREPARED BY/RETURN TO: Yow, Fox & Mannen, LLP, Post Office Box 479, Wilmington, NC 28402

STATE OF NORTH CAROLINA
COUNTY OF PENDER

REVENUE STAMPS: **$220.00**
TAX PARCEL No.: **3351-98-7498-0000; 3361-08-0499-0000; and 3351-98-6391-0000**

This instrument prepared by: Douglas A. Fox, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
Preparer has been informed that this is not the primary residence of the Grantor.

WARRANTY DEED

THIS DEED, made this 17th day of January, 2024, by **David Greer Construction, Inc.**, a North Carolina limited corporation, of Post Office Box 15064, Wilmington, NC 28408 **(a ½ undivided interest)**, and **Michael H. Pollak and wife, Meredith Pollak, as tenants by the entirety**, of 6450 Shinnwood Road, Wilmington, NC 28409 **(a ½ undivided interest)**, *GRANTOR*, to **Gerald Dean Hardison, Jr.,** of Post Office Box 809, Wrightsville Beach, NC 28480, *GRANTEE*;

WITNESSETH:

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in the County of Pender and State of North Carolina, and more particularly described as follows:

See Attached Exhibit "A"

Submitted electronically by "Yow, Fox & Mannen, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Pender County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, an all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend title against the lawful claims of all persons whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: (A) subject to County and Local Zoning Ordinances; (B) subject to standard easements for utilities; (C) restrictive covenants of record, if any; (D) ad valorem taxes for current year.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

[SIGNATURE PAGES TO FOLLOW]

David Greer Construction, Inc.
a North Carolina corporation

_____ (SEAL)
By: **David Greer**, President

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Lori A. Lewis, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **David Greer** personally came before me this day and acknowledged that he is the President of **David Greer Construction, Inc.,** a North Carolina corporation, and with power duly given, executed the foregoing instrument on the company`s behalf, as its act and deed.

Date: 1/12/24

_____
Notary Public

Commission Expires: 9/1/28

(Official Seal)

LORI A. LEWIS
Notary Public
New Hanover County
NORTH CAROLINA

(SEAL).
Michael H. Pollak

(SEAL)
Meredith Pollak

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Lori A. Lewis, certify that the following person(s) personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purposes therein stated and in the capacity indicated: **Michael H. Pollak and Meredith Pollak**

Date: 1/17/24

Notary Public

Commission Expires: 9/1/28

(Official Seal)



Exhibit "A"

BEING ALL of Tract 6, Tract 1, and Lot 1 as depicted on "MAP OF RECOMBINATION FOR DAVID GREER" prepared by F.W. Jones Surveying Company, dated November 4, 2022, and recorded in Map Book 71 at Page 20 of the Pender County Registry, reference to which is hereby made for a more particular description.

REZONE 2024-70

Narrative

Project: PW-1730
Engineer: DLM
Date: 6/12/2024

3351-98-7498-0000, 3351-98-6391-0000, & 3361-08-0499-0000
Conditional Zoning Project Narrative

The 5.46 acre site is located at the southeast corner of the intersection of NC Highway 53 East and Shaw Highway (SR 1523) in an unincorporated portion of Pender County, NC. The site consists of 3 parcels which are presently zoned RP and RA. Adjoining properties are zoned RP and RA with a mix of vacant land and single family residences. A conditional rezoning to General Business (GB) is proposed to enable a convenience store with fuel pumps. This use is intended to serve the surrounding community as well as the travelling public on NC 53 and Shaw Highway.

The improvements illustrated on the conditional zoning sketch plan are consistent with the GB zone and depict a 5,000 sf gas station/convenient store with 5 fuel islands. The exact size, quantity, and alignment of these improvements may be altered as the site design process moves forward however the buffers, setbacks, and general scope of improvements shall retained.

The site is presently vacant and wooded with a stand of mostly small pines and hardwoods. Aerial photography indicates the majority of the property to have been logged in 2008 or 2009. A home and associated improvements were located on 3361-09-0499-0000 as recently as 2012. Evidence of this residence, including a pair of driveway connections, remain.

The site is generally flat, with drainage primarily overland to the roadside ditches to the north and west. The area at large drains to the south towards Shelter Creek.

Full movement driveways are depicted on both the Shaw Highway and NC 53 frontages. The exact number, location, and allowable turning movements at the driveway(s) shall be determined by turn lane warrant and/or traffic impact analyses and through consultation with NCDOT.

Water service will be provided by a private onsite well. The site will be sewered by way of a proposed onsite septic system.

Stormwater runoff will be collected by inlets and conveyed to an NCDEQ wet pond designed to treat and release the 1.5” storm in 2–5 days. Additional detention shall be provided as required to meet Pender County requirements.

Erosion control shall be accomplished through the temporary use of gravel construction entrances, silt fence, and hardware cloth and gravel inlet protection. The stormwater pond will be used as a skimmer basin during site construction and will be converted to a stormwater basin once the site is stabilized. Riprap aprons will be installed and left in place at all pipe outlets.

NOTES:

1. CORNERS ARE MARKED AS NOTED ON MAP.
2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
3. AREA COMPUTED BY THE COORDINATE METHOD.
4. THIS PROPERTY IS ZONED RA.
5. A PORTION OF THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARDOUS AREA. PER F.I.R.M. #3720336000J DATED 2/16/07 FLOOD ZONE AE ELEVATION = 16.6'..
6. NO KNOWN HORIZONTAL CONTROL WITHIN 2,000'.
7. BUILDING SET BACKS REQUIRED TO BE IN ACCORD WITH THE PENDER COUNTY ZONING ORDINANCE. (FRONT 30' // SIDE 15' // REAR 30')
8. **THESE PARCELS CANNOT BE USED FOR BUILDING DEVELOPMENT, UNLESS AN APPROVED WASTE WATER DISPOSAL METHOD HAS BEEN APPROVED AND PERMITTED BY THE PENDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR APPROPRIATE STATE AGENCY OR UNLESS A NEW PLAT IS APPROVED AND RECORDED AS REQUIRED UNDER THIS ORDINANCE. TRACT 6 HAS A EXISTING SEPTIC SYSTEM.**

No complete title search was performed for this survey.

This map is subject to any easements, agreements or rights of way prior to the date of this map that were not visible at my time of inspection.

NC GRID MON. "GARAGE"
NAD 83 (2001)
NORTHING 319,192.28'
EASTING 2,361,647.88'
ELEV. 19.44' (NAVD 88)

(TIE) S 79°23'20"W 1481.75' (HORIZONTAL)

NC HIGHWAY NO. 53 EAST

N 78°55'23"E 677.98'

ERRS EIS @ 20.22'FROM ℄ EIP @ 29.87' FROM ℄

315.71'

"D" N&C

362.27'

100.0'

230.76'

100' WIDE POWER LINE EASEMENT (DB 700, PG 61)

EIS @ 50' FROM ℄

S 10°55'55"E 287.22'

PROPERTY DITCH

ABANDONED DITCH

LINES TO BE DITCH

341.41'

TRACT 1 MB 50, PG 116

EIS @ 30' FROM ℄

S 84°20'50"E 207.70' EIS

S 78°55'42"W EIS

TRACT 6

ISS

230.00'

LOT 1 108.90'

LOT 2 108.90'

LOT 3 108.90'

LOT 4 108.90'

LOT 5 108.90'

LOT 6 108.90'

LOT 7 109.14'

S 78°55'23"W 558.15'

15' WIDE SEPTIC EASEMENT SEE MB 50, PG 38

762.54'

S 05°39'10"W

OFF-SITE NITRIFICATION FIELDS

SEPTIC EASEMENT SEE MB 50, PG 38

"D" TO "C" 1386.09'

SEE MB 50, PG 38

N 05°39'10"E 1386.09'

N 84°20'50"W 230.00'

EIS

KATIE KELLY CHADWICK DB 215, PG 148

GERALD D. MORTON DB 729, PG 79

RANDALL W. HENDERSON DB 602 PG 156

RANDALL W. HENDERSON DB 823 PG 347

TRACT 5 AREA: 39.44 AC±

CHERYL WOODDELL DB 3024, PG 157

3705.82' (FROM ℄ TO PT IN CREEK)

S 11°27'59"E 3304.32'

"A"

120.97'

231.82'

TRACT 1 MB 50, PG 40

S 19°51'17"E 629.32'

(30' WIDE R/W) ORCHID LANE (SOIL ROAD)

L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30

EIS 124.52'

EIS @ 32.65'

S 05°39'10"W "C" EN&C 124.56'

TRACT 2 MB 50, PG 40

S 61°06'10"E 545.26'

40.00'

133.51'

EIS 147.00'

TRACT 3 MB 50, PG 40

EIS

S 19°51'17"E 85.85'

EIS "A"

N 86°11'34"W 453.03'

FLOOD ZONE X

FLOOD ZONE AE ELEV. = 16.6'

30' POWERLINE EASEMENT

N 12°01'26"W 780.16'

499.65'

SHAW HIGHWAY STATE ROAD NO. 1523

R/W

MAGNETIC MB 15, PG 32

KEVIN McGREW MB 45, PG 69

REMNANT TRACT 4 MB 50, PG 40

N 19°51'17"W 1023.22' TO EIS "A"

EIS N 65°31'48"W 226.00' EIS

197.33'

N 12°01'48"W 495.00'

100' WIDE POWER LINE EASEMENT (DB 700, PG 61)

WILDLIFE RESOURCES COMMISSION PER DB 1149, PG 167

EIP

39.62'

EIP

WILDLIFE RESOURCES COMMISSION DB 512, PG 123

WILDLIFE ACCESS AREA

WILDLIFE RAMP

GRAVEL

FENCE

BOAT RAMP

FENCE

258.05'

245 FT.±

BRIDGE

EOM

EIS

301.36'

N 68°50'50"W

PT

SHELTER CREEK

N 59°59'20"W 208.73'

EIP

211.00'

S 30°00'40"E 135.0'

ROBERT C. KENAN DB 681, PG 251

ROBERT J. KENAN DB 496, PG 95

N 30°00'40"E 205.00'

N 60°00'53"W 139.86'

EIP

206.77'

S 39°59'07"W 30.0'

"B"

EIP

N 39°59'07"E 231.99'

30.0' D. DWIGHT E. TEAGUE DB 740, PG 728

DB 714, PG 16

30.0' PT

(TIE) N 60°45'27"W 104.21'

THE PROPERTY LINE

(TIE) N 43°10'07"W 594.19'

CHERYL WOODDELL DB 3024, PG 157

ECM 10'±

TRACT 6 AREA:

3.39 AC± GROSS
0.36 AC± R/W
0.36 AC± R/W
2.03 AC± NET

LEGEND:

- ECM (EXISTING CONCRETE MONUMENT)
- EIP (EXISTING IRON PIPE) OR EIS (EXISTING IRON STAKE) OR ISS (IRON STAKE SET)
- EN&C (EXISTING NAIL & CAP)
- N. C. GRID MONUMENT
- Pt. (POINT)
- POWER/UTILITY POLE
- PROPERTY LINE
- NON-SURVEYED LINE
- EASEMENT LINE
- DITCH LINE
- ℄ (CENTER LINE)
- R/W (RIGHT OF WAY)

STATE OF NORTH CAROLINA **PENDER COUNTY**

I, _____ REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS

PENDER COUNTY NORTH CAROLINA

_____
REGISTER OF DEEDS

MAP OF RECOMBINATION FOR DAVID GREER

HOLLY TOWNSHIP – PENDER COUNTY – NORTH CAROLINA
SCALE: 1" = 200' OCTOBER 28, 2022

200 0 200 400 600
GRAPHIC SCALE – FEET

℄ COURSE & DISTANCE ORCHARD ROAD ("A" TO "B") NEW 30' WIDE ACCESS EASEMENT

Course	Bearing	Distance
L1	S 67°56'43" E	50.10'
L2	S 39°58'45" E	185.41'
L3	S 43°45'47" E	108.52'
L4	S 46°19'47" E	115.08'
L5	S 41°05'36" E	112.47'
L6	S 32°02'08" E	106.99'
L7	S 06°41'49" E	57.08'
L8	S 05°42'24" E	75.54'
L9	S 01°24'48" E	92.28'
L10	S 15°33'43" E	35.04'
L11	S 37°17'40" E	25.18'
L12	S 70°20'14" E	33.30'
L13	S 79°30'09" E	70.45'
L14	S 74°49'38" E	81.16'
L15	S 65°51'49" E	47.15'
L16	S 46°10'02" E	37.96'
L17	S 30°34'17" E	115.68'
L18	S 09°49'24" E	60.90'
L19	S 00°21'18" E	118.96'
L20	S 03°47'35" W	92.96'
L21	S 10°04'09" E	82.72'
L22	S 35°24'48" E	45.15'
L23	S 47°55'26" E	38.79'
L24	S 35°34'10" E	37.45'
L25	S 17°35'29" E	43.24'
L26	S 11°41'40" E	78.61'
L27	S 23°46'36" E	32.02'
L28	S 35°54'20" E	58.31'
L29	S 60°00'05" E	323.94'
L30	S 34°35'24" W	58.11'

SURVEY REFERENCE:
TRACT B
MAP BOOK 50 AT PAGE 116
DEED BOOK 4439 AT PAGE 280
DEED BOOK 4472 AT PAGE 11
PENDER COUNTY REGISTRY

Surveyor Certificate III

This plat is a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision and is therefore not subject to regulation by a Subdivision Ordinance.

Surveyor Certificate I
CERTIFICATION OF SURVEY AND ACCURACY

I, Frederick W. Jones, PLS, certify that this plat was drawn by me from an actual field survey made by me from information as noted hereon; that the boundaries not surveyed are clearly indicated as dashed lines; that this map was prepared in accordance with G.S. 47-30 as amended; that the ratio of precision as calculated is 1:10000+ and is correct to the best of my knowledge and belief. Witness my original Signature, License Number and Seal

this _____day of _____, AD, 2022.

NORTH CAROLINA PROFESSIONAL SEAL L-4503 LAND SURVEYOR FREDERICK W. JONES

_____
Frederick W. Jones, PLS
NC License No. L-4503

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of recombination with my free consent. I certify that the land as shown hereon is located within the subdivision jurisdiction of Pender County.

_____ _____
Owner Date

Owner
DAVID GREER CONSTRUCTION INC
P.O.BOX 15064
WILMINGTON NC 28408

Parcel Identifiers will be issued for all parcels shown on this plat after recordation.
TAX PIN #3361-08-1600-0000
TAX PIN #3361-07-4121-0000

_____ _____
Tax Office Date

_____
PARCEL ID #

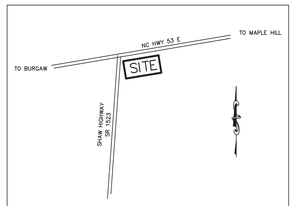
_____
PARCEL ID #

F.W. JONES Surveying Company
N.C. LICENSE No. F-1036
P.O. Box 1471
111 East Fremont Street
Burgaw, NC 28425
Ph: (910) 259-2954
Fx: (910) 259-9040
Em: jonessurveying@bellsouth.net
File: PF 15 GREER DAVID SHAW NC 53 5ACTRACT

REZONE 2024-70

ATTACHMENT 1

Site Plan



VICINITY MAP

WETLAND NOTES:

NO WETLANDS OR SURFACE WATERS ARE LOCATED ONSITE

FLOOD NOTES:

THE SITE IS OUTSIDE THE 100 YEAR FLOOD ZONE ON BOTH THE EFFECTIVE AND PRELIMINARY FEMA FLOOD MAPS.

THE EFFECTIVE ADJACENT 100 YEAR BASE FLOOD ELEVATION IS 16.6
THE PRELIMINARY ADJACENT 100 YEAR BASE FLOOD ELEVATION IS 17.8
THE PRELIMINARY ADJACENT 500 YEAR BASE FLOOD ELEVATION IS 21.6

THE FINISHED FLOOR, FUEL PUMPS, HVAC, AND ELECTRICAL PANELS SHALL BE LOCATED A MINIMUM OF 2' ABOVE THE EFFECTIVE ADJACENT 100 YEAR BASE FLOOD ELEVATION.

UNDERGROUND FUEL STORAGE TANKS (USTS) ARE PROPOSED. USTS AND APPURTENANT FACILITIES SHALL BE INSTALLED TO MEET CURRENT CODE AND SHALL BE RESISTANT TO FLOOD FORCES.

SITE DATA

PARCEL ID (EX ZONE) ---------- 3351-98-7498-0000 (RA)
3351-98-6391-0000 (RP)
3361-09-0499-0000 (RA)
DEED BOOK/PAGE ---------- 4829/1178
MAP BOOK/PAGE ---------- 71/20
PROPOSED ZONING ---------- GENERAL BUSINESS
PROPOSED USES (2007 NAICS CODE):
GAS STATION WITH CONVENIENCE STORE (44711)
CONVENIENCE RETAILER (445131)

PROPERTY AREA ---------- 5.46 AC
237,926 SF
MAXIMUM BLDG HEIGHT ---------- 40 FT
MINIMUM FRONT SETBACK ---------- 25 FT
MINIMUM SIDE CORNER SETBACK ---------- 12 FT
MINIMUM SIDE INTERIOR SETBACK ---------- 10 FT
MINIMUM REAR SETBACK ---------- 10 FT
MINIMUM STRUCTURE SEPARATION ---------- 20 FT

VEHICLE TRIP GENERATION

THE ITE TRIP GENERATION MANUAL (11TH EDITION) PROVIDES THE FOLLOWING ESTIMATES OF TRIPS:

CONVENIENCE STORE WITH FUEL PUMPS (ITE CODE 945)

W/ 10 FUELING POSITIONS:

AM PEAK HOUR TRIPS: 283
PM PEAK HOUR TRIPS: 273
DAILY TRIPS: 3502

A TIA SHALL BE REQUIRED PRIOR TO SUBMITTAL OF A MAJOR SITE PLAN

PARKING CALCULATIONS

UNSPECIFIED RETAIL:

1 SPACES PER 225 SF @ 5000 = 23 (MINIMUM)
23 x 1.25 = 29 (MAXIMUM)

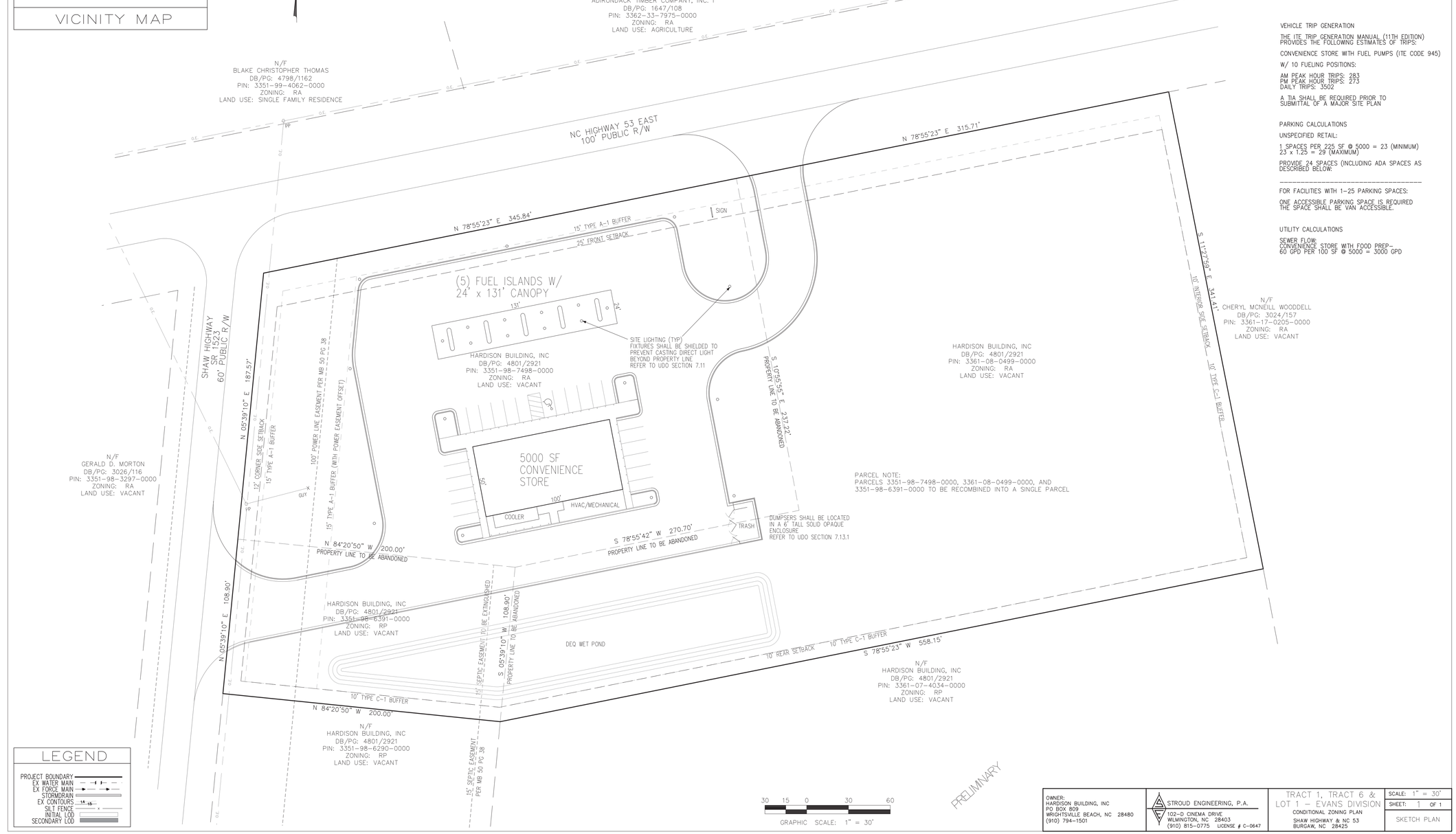
PROVIDE 24 SPACES (INCLUDING ADA SPACES AS DESCRIBED BELOW:

FOR FACILITIES WITH 1-25 PARKING SPACES:

ONE ACCESSIBLE PARKING SPACE IS REQUIRED
THE SPACE SHALL BE VAN ACCESSIBLE.

UTILITY CALCULATIONS

SEWER FLOW:
CONVENIENCE STORE WITH FOOD PREP-
60 GPD PER 100 SF @ 5000 = 3000 GPD



LEGEND

PROJECT BOUNDARY
EX WATER MAIN
EX FORCE MAIN
STORMDRAIN
EX CONTOURS 14 15
SILT FENCE
INITIAL LOD
SECONDARY LOD

30 15 0 30 60
GRAPHIC SCALE: 1" = 30'

PRELIMINARY

OWNER:
HARDISON BUILDING, INC
PO BOX 809
WRIGHTSVILLE BEACH, NC 28480
(910) 794-1501

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE
WILMINGTON, NC 28403
(910) 815-0775 LICENSE # C-0647

TRACT 1, TRACT 6 & LOT 1 - EVANS DIVISION
CONDITIONAL ZONING PLAN
SHAW HIGHWAY & NC 53
BURGAW, NC 28425

SCALE: 1" = 30'
SHEET: 1 OF 1
SKETCH PLAN

REZONE 2024-70

ATTACHMENT 2

Community Input Meeting Report

3351-98-7498-0000, 3351-98-6391-0000, & 3361-08-0499-0000
Conditional Zoning Community Meeting Minutes

Location: NCWRC Shelter Creek boat ramp located at 12382 Shaw Highway
Date: Tuesday July 9th, 2024
Arrived: 5:20 p.m.
Departed: 6:15 p.m.

Summary

Approximately 20 people were in attendance at the meeting. Some were outside the project's 500' radius but most lived on—or had connections to—property in the immediate area. The sign in sheet is attached.

I introduced myself and clarified that the purpose of the meeting was to respond to and questions that I could but that ultimately my goal was to incorporate any applicable comments into the plans such that it better served the community.

Those who spoke were not in favor of the proposed use for a variety of reasons. The comments (*and my responses*) were generally as follows:

- There is a lot of traffic on NC 53. (*Noted.*)
- There are a lot of serious/fatal wrecks on NC 53. (*Noted.*)
- This area of Pender County floods during hurricanes. (*The proposed project is outside the 100 year flood zone. I will add a note clarifying the adjacent base flood elevation as well as an approximate finished floor elevation.*)
- I am a subsistence farmer. The fuel tanks pose a risk to the soil due to tank leakage and/or release from flooding. (*Current building code provides a safeguards against fuel leaks caused by either tank ruptures or flooding.*)
- The site is surrounded by game land. (*Noted.*)
- Cows grazed on the subject property during the post-Floyd flooding. (*Noted and thank you.*)
- Maple Hill has a lot of crime and they have a gas station. (*Noted.*)
- Will this be a truck stop? (*No. It will be designed to safely accommodate large delivery vehicles however no diesel fuel canopy is proposed.*)
- What are the proposed hours of operation? (*I don't know.*)
- When are the public meetings? (*Property owners withing 500' of the subject property will receive letters in advance of the meetings. Otherwise, please note the sign posted on the property or contact Pender County Planning Staff.*)

I made numerous requests for any comments that could be used to amend the plans however I did not receive any constructive criticism that can be used to revise the plans.

3351-98-7498-0000, 3351-98-6391-0000, & 3361-08-0499-0000
Conditional Zoning Community Meeting Sign In Sheet

Date: Tuesday July 9th, 2024
Time: 5:30 p.m. to 6:00 p.m.

Name	Address	Phone	email
Luke Mesing	102-P Cinema Dr. Wilmington	815-0775	lmesing@stroudengineering.com
Alicia Taylor	712 Thurston St Burgaw	9106044172	
Jennifer Gott	PO Box 4 Burgaw	910-604-0040	
Jeff Nelson	361 Deer Track Dr	9102314131	
Tom Brown	1881 Henry Brown Rd	910-515-1818	
William Farmer	74 Shelterwood Dr Burgaw NC	910-385-4639	
Joanne Urmston	Shaw Hwy	602-245-1104	Joiegrace2014@gmail.com
TOM Urmston	Shaw Hwy	602-332-1529	TOMurmston@gmail.com
Ann Balogh	PO Box 205 Burgaw	910-228-0774	annbaylo123@gmail
Amy Jones	2460 NC Hwy 53 W	910-233-3625	
Todd Price	8663 Hwy 53 E	6045320582	TCPglazier63@gmail.com PO Box 694 Castle Hayne 08429
Robert White	350 N. Brick St. Burgaw	910 617 2358	whitesides51@hotmail.com
Scott Edwards	777-608 8234	777-604	8234
Chris R	2576088154	2576088	8234
Randall Henderson	12695 Shaw Hwy	910-789-0145	
Sandy Blake	2740 Hwy 53 W Burgaw 28425	910-604-2289	blakesandra@bellsouth.net

STROUD ENGINEERING, P. A.
CONSULTING ENGINEERS
102D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
WWW.STROUDENGINEER.COM
LICENSE NO. C-0647

June 12, 2024

Re: Conditional Zoning Community Meeting
Tract 1, Tract 6, and Lot 1—Evans Division
Parcels 3351-98-7498-0000, 3351-98-6391-0000, & 3361-08-0499-0000

To Whom It May Concern:

Stroud Engineering, P.A. is writing you on behalf of Hardison Building, Inc. to notify you of an informal community meeting to discuss a proposed conditional zoning of the subject parcels. A conditional rezoning to General Business (GB) is proposed to enable a convenience store with fuel pumps.

The subject conditional zoning will be considered by the Pender County Planning Board and Commissioners at a series of public meetings. Recipients of this community meeting invitation will also receive notification by mail of these public meetings once the agenda is finalized. The purpose of this informal community meeting is to provide a forum for owners of properties within 500 feet of the proposed conditional zoning to ask questions and/or voice concerns in advance of these public hearings.

The informal community meeting will be held at the NC Wildlife Resources Commission's Shelter Creek boat ramp located at 12382 Shaw Highway. The meeting is scheduled for Tuesday, July 9th from 5:30 p.m. to 6:00 p.m.

Questions or concerns may also be submitted via email to lmenius@stroudengineer.com in advance of the meeting. I will address as I am able. Meeting minutes, including all questions and comments received via email, will be submitted to Pender County for their record.

I look forward to meeting you and addressing any questions you may have.

Respectfully,

David L. Menius

David L. Menius, P.E.
Stroud Engineering, PA

Pender County
MDP 2024-70: Request to revise the Oak Ridge Master Development Plan to allow Offices of Real Estate Agents and Brokers and to allow Commercial Banks within an existing development in the Topsail Township

TO:	Planning Board
FROM:	Justin Brantley
DATE:	August 6, 2024
SUBJECT:	MDP 2024-70: Request to revise the Oak Ridge Master Development Plan to allow Offices of Real Estate Agents and Brokers and to allow Commercial Banks within an existing development in the Topsail Township

SUMMARY:
Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting approval of a revision to the Oak Ridge at Olde Point Master Development Plan to add Offices of Real Estate Agents and Brokers (2007 NAICS 531210) and Commercial Banks (2007 NAICS 522110) to the permitted uses within the previously approved Master Development Plan.

The subject properties are located on the eastern side of US HWY 17 between its intersections of Country Club Drive to the south and Ravenswood Road to the north in the Topsail Township.

ACTION REQUESTED:
Hold a public hearing and consider the request.

ATTACHMENTS:
1. Staff Report
2. Application
3. Narrative
4. Attachment 1 - Approved Site Plan
5. Attachment 2 - Traffic Impact Analysis Approval
6. Attachment 3 - Public Input Meeting Report
7. Attachment 4 - TRC Comments

STAFF REPORT FOR MDP 2024-70
MASTER DEVELOPMENT PLAN REVISION APPLICATION

APPLICATION SUMMARY	
Case Number	MDP 2024-70
Hearing Date	August 6, 2024 Planning Board
Applicant	Oak Ridge Properties at Olde Point, LLC
Property Owner(s)	Oak Ridge Properties at Olde Point, LLC
Parcel Identification Number	3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000
Acreage	6.83
Township	Topsail
Zoning District	PD, Planned Development
Pender 2.0 Future Land Use Category	Neighborhood Mixed-Use

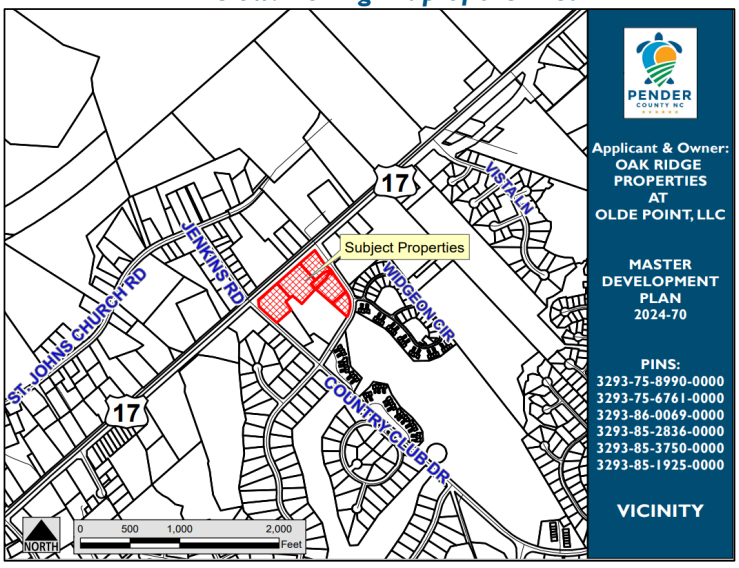
MASTER DEVELOPMENT PLAN PROPOSAL

Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting approval of a revision to the Oak Ridge at Olde Point Master Development Plan to add Offices of Real Estate Agents and Brokers (2007 NAICS 531210) and Commercial Banks (2007 NAICS 522110) to the permitted uses within the previously approved Master Development Plan.

LOCATION

The subject properties are located on the eastern side of US HWY 17 between its intersections of Country Club Drive to the south and Ravenswood Road to the north in the Topsail Township.

Below: Zoning Map of the Area



DEVELOPMENT HISTORY

On September 1, 2015, Oak Ridge Properties at Olde Point, LLC, applicant and owner, requested approval of a Master Development Plan (MDP) to allow for the construction of 4 commercial structures and Major Site Development Plan approval for Phase 1 of a mixed-use development known as Oak Ridge at Olde Point (Case Number 11438).

In May of 2017, Phase 1 of the development located on Lot 4, received Final Zoning Approval. This portion contains an approximately 15,000 square foot building for a medical office – a Wilmington Health facility (NAICS 621 Ambulatory Health Care Services) as well as gravity sanitary sewer connection lines, a lift station and force main, and a stormwater best management practice capable of treating all future development located on Lot 5. Ingress and egress to Phase 1 is provided directly from Ravenswood Road (private) in which the applicant has entered into a private road maintenance agreement.

In August of 2017, Oak Ridge Properties at Olde Point, LLC went before the Planning Board to revise the existing Master Development Plan by requesting a payment in lieu option for constructing the required pedestrian infrastructure (sidewalks). The revision was unanimously approved by the Planning Board.

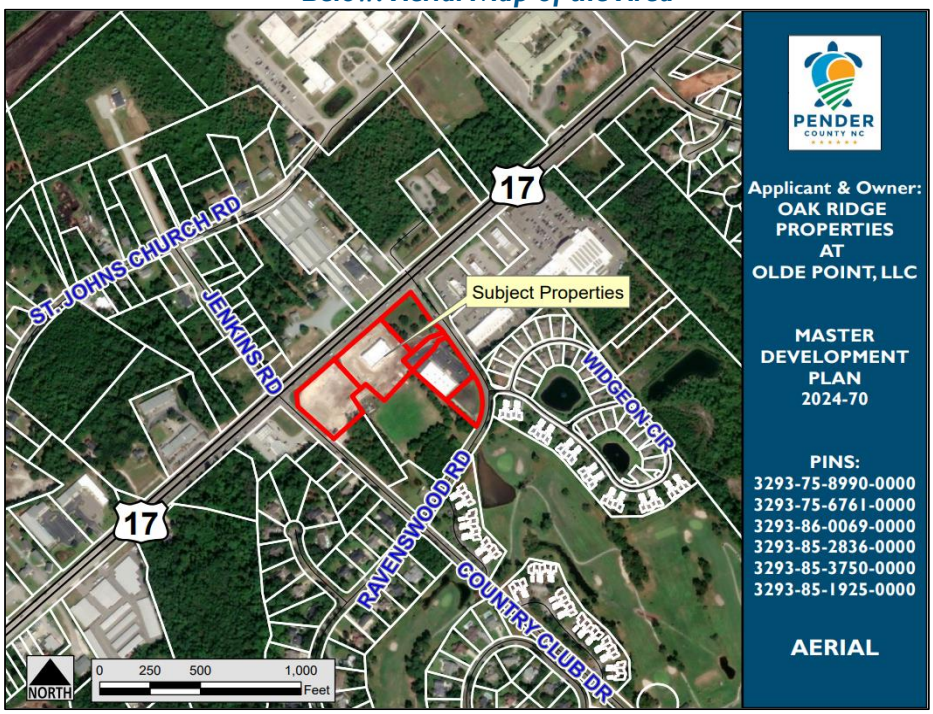
In January of 2021, Oak Ridge Properties at Olde Point, LLC went before the Planning Board to revise the existing Master Development Plan by adding limited-service eating places to the permitted uses within the approved commercial buildings and relocate the proposed driveway on Country Club Road further east from the intersection of US HWY 17. The revision was unanimously approved by the Planning Board.

In April of 2023, Oak Ridge Properties at Olde Point, LLC received Zoning Approval for a the construction of a 9,995 square foot multi-tenant building on "Lot 2" of the development. This multi-tenant building consists of 4 individual unit and to date houses Starbucks, Heartland Dental, and AT&T. One unit remains vacant with the intent to be occupied by a real estate officer per the revision request.

In August of 2023, Oak Ridge Properties at Olde Point, LLC received Zoning approval for the construction of a Sheetz Convenience Store & Gas Station on "Lot 1". The grand opening was held on July 9th of 2024.

At this time there have been no submittals for the development of "Lot 3". However, this revision request could allow for a greater variety of neighborhood mixed use-oriented businesses within this development. See attached **Application and Narrative**. Also, See **Attachment 1** for the Approved Site Plan for the multi-tenant building.

Below: Aerial Map of the Area



Dimensional Requirements

Dimensional standards within the PD, Planned Development zoning district are specific to individual parcels or parcels included in Master Development Plans. The following dimensional standards were previously approved and are not being requested to be modified.

Table 1: Dimensional Standards Oak Ridge at Olde Point MDP	
	Minimum Setback
Front	25’
Side	10’
Rear	15’
Corner	15’
Max. Building Height	35’
Structure Separation	20’

Allowable Uses

Per Section 6.1.1.A of the Pender County Unified Development Ordinance (UDO), all proposed uses shall be specified in the Master Development Plan narrative by NAICS code. The applicant has requested a change in allowable uses outlined in the approved Master Development Plan, necessitating a revision to be considered by the Planning Board.

Table 2: Proposed Allowable Uses in Master Development Plan		
	NAICS Code	**Use**
Existing Permitted Uses	44-45	Retail Trade
	54	Professional, Scientific, and Technical Offices
	621	Ambulatory Health Care Services
	7221	Full-Service Restaurants
	7222	Limited-Service Eating Places
Requested Uses To Add To MDP		
	522110	Commercial Banks
	531210	Offices of Real Estates Agents and Brokers

TRANSPORTATION INFRASTRUCTURE

Roadways, Street Connectivity, and Access

The proposed development is currently accessed via Ravenswood Road (private) and Country Club Drive (SR 1565) along with a third entrance location in the form of a 'right-in right-out' driveway on US HWY 17.

Traffic

A Traffic Impact Analysis (TIA) is required based on the total number of trips for the entire development. A TIA was approved by NCDOT and the WMPO on March 2, 2022 and a revision was approved on May 12, 2023. See **Attachment 2** for the most recent TIA approval. As further development is proposed for the final phase of this development, NCDOT and the WMPO will be a part of the review to ensure that transportation requirements are met through their participation with the Technical Review Committee (TRC).

The volume to capacity ratio for US HWY 17 near the subject site has been provided below. This ratio is based on average daily trips and the design characteristics of a given roadway, which can provide a general idea of the function of such roadway. Based upon the available volume to capacity data, US HWY 17 in this area overall is in need of improvements to increase the capacity to handle the traffic volume increases.

Table 4: NCDOT Average Annual Daily Traffic (AADT) – 2024; WMPO Roadway Capacities – 2015				
Road	**Location**	**Volume**	**Capacity**	**V/C**
US HWY 17	Between Country Club Drive and Ravenswood	48,179	37,232	1.29

Parking
Parking for the commercial uses will be determined based on the specific type of use and the total square footage of the building. As specific tenants for the proposed commercial developments are not yet known, parking requirements for this portion of the project cannot be determined at this time. Through the site development plan approval process, parking will be reevaluated for conformance with the UDO.

Landscape and Buffers
The table below outlines the required buffers in the PD, Planned Development zoning district based on the adjacent land uses to the subject property. The master plan requires the type of buffer along each property boundary, all of which are compliant with UDO requirements.

Table 5: Required and Proposed Buffers	
Buffer Type	**Location of Buffer**
Type A	Adjacent US HWY 17, Country Club Drive, and Ravenswood Road
Type B	Adjacent to all non-residential uses

Significant Trees
A significant tree survey conforming with section 8.1.3 of the Pender County Unified Development Ordinance will be required prior to administrative approval of any subsequent 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" or greater.

OTHER INFRASTRUCTURE

Utilities
The development is currently served by Pender County Utilities (PCU) for water and by Pluris for sewer. Subsequent applications for additional phases and/or land uses will be sent to these providers for review.

Stormwater
A storm water permit (#SW8 141108) issued for this development on February 3, 2015 by NCDENR-DEMLR permits eighty-three (83) percent proposed impervious area for Lots 1-5. This permit was subsequently approved for revision by NCDENR for the Sheetz phase of this development on October 11, 2022. Further phases of this project will require an evaluation of the existing permits to determine if revisions are needed.

Table 6: ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property does not contain any Special Flood Hazard Areas[1].
Wetlands	It does not appear that the subject properties contain wetlands[2, 3]. The presence of any wetlands will be verified during the site development plan review process.
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 from the 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)

External Permits
All applicable local, state, and federal agency permits including a Stormwater Management Permit, Sedimentation and Erosion Control permit, and NCDOT Driveway Permit will be required prior to the approval of each phase as applicable.

PUBLIC INPUT MEETING

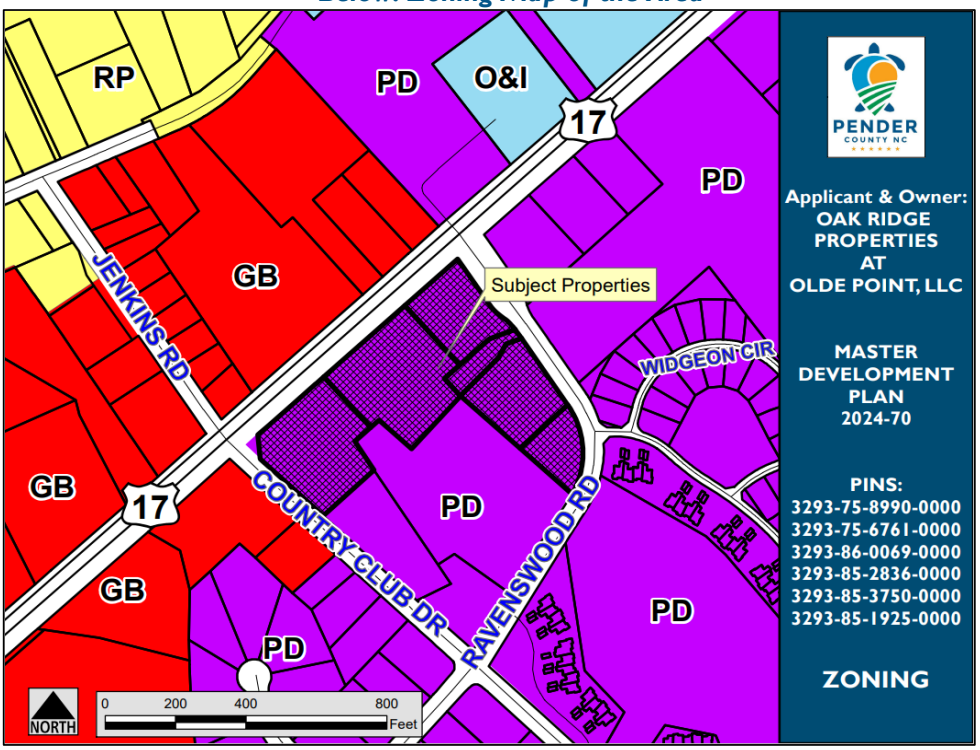
In accordance with the Pender County UDO, the applicant held a public input meeting on Friday, July 26, 2024 at the Hampstead Annex. According to the information provided by the applicant, 4 nearby residents attended the meeting. A summary of the report provided by the applicant can be found in **Attachment 3** of the Board's packet.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES

On July 15, 2024, the proposed Master Development Plan revisions were sent to the Pender County Technical Review Committee for review. All Technical Review Committee comments can be found in **Attachment 4** of the Board's packet.

EVALUATION

Below: Zoning Map of the Area

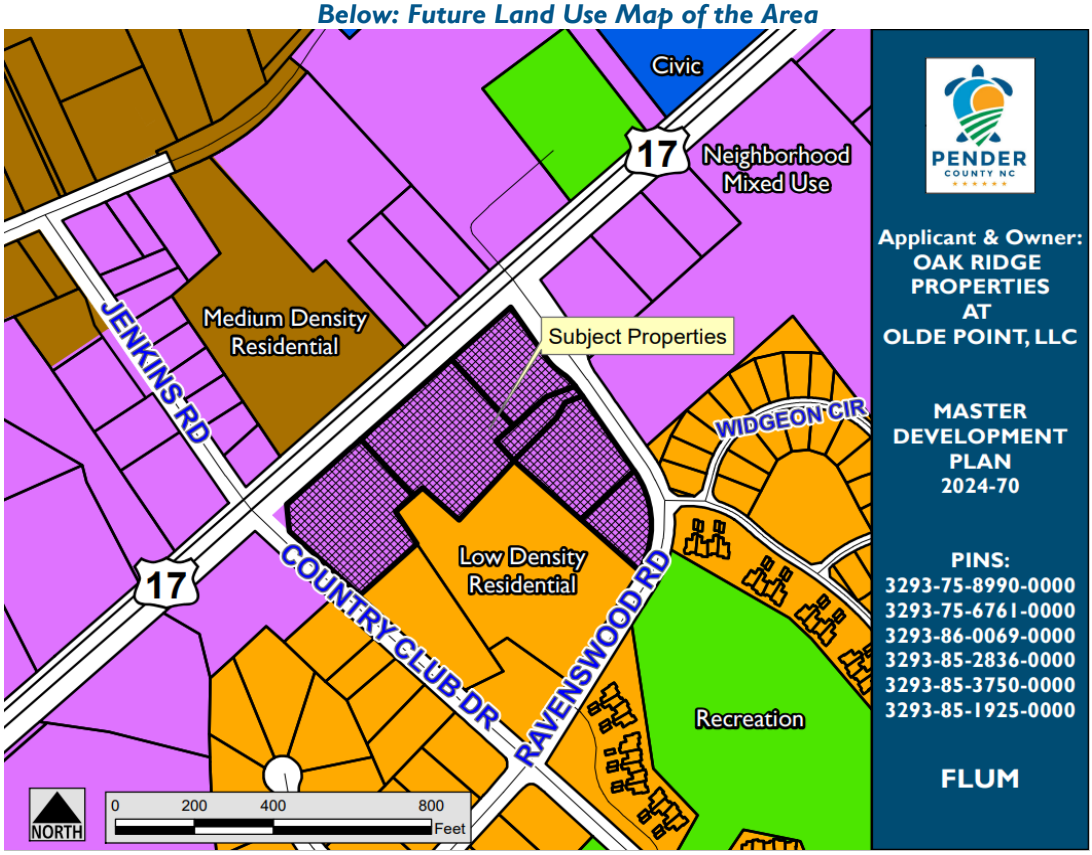


CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	**ZONING**
North	Hampstead Town Center	PD, Planned Development
East	Olde Point Subdivision/Golf Course	PD, Planned Development
South	Scotchman Gas Station/Convenience Store, Single Family Residential, Hampstead Self-Storage, Pender EMS and Fire Inc	GB, General Business, O&I, Office & Institutional
West	Cedar On the Green Shopping Village	GB, General Business

Pender 2.0 Comprehensive Land Use Plan Compliance: The subject properties are located within the Neighborhood Mixed Use Future Land Use Category as shown in the Future Land Use Map within the Pender 2.0 Comprehensive Land Use Plan. Neighborhood mixed use allows for a transition between more intense commercial, office, and residential development to

lower density residential neighborhoods. The neighborhood mixed use category is primarily dedicated to non-residential uses that provide services, entertainment, and amenities to residents within a three-mile radius. Land use and development within this category is closely coordinated with existing and planned roadway transportation networks, while encouraging bicycle and pedestrian access. This future land use category should be composed of a mixture of integrated commercial, office, institutional, and single-family residential uses. This future land use classification is not intended to be solely reserved for mixed use developments. Single use developments that contribute toward an integrated land use pattern of appropriate commercial, office, civic, and medium density residential uses are encouraged.

Below: Future Land Use Map of the Area



The proposed development is consistent with the County's preferred growth pattern for the subject properties. In addition to the Future Land Use Map, the proposed Master Development Plan was found to be consistent with one goal, and three 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 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.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**.**

This project fulfills several desired outcomes for development as outlined in the Pender 2.0 Comprehensive Land Use Plan. These outcomes include promoting increased interconnectivity while providing nearby residents an opportunity to obtain employment, goods, and services.

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.

STAFF RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request is consistent with the Future Land Use Map, as well as one goal and three policies within the Pender 2.0 Comprehensive Land Use Plan, while conflicting with none. The proposed Master Development Plan revision is also compliant with the Pender County Unified Development Ordinance. Therefore, Planning Staff recommends the approval of the Master Development Plan revision as detailed in the report for the development known as Oak Ridge at Olde Point. All future major changes to the Master Development Plan such as the allowance of additional uses are subject to the Planning Board review and approval.

MDP 2024-70

Application

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP MDP-2024-00070	**Date**	7/8/2024
Application Fee	$ 250.00	**Invoice Number:**	00041522
Pre-Application Conference	N/A	**Hearing Date**	8/6/2024

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Oak Ridge Properties at Olde Point, LLC	**Owner's Name:**	Same as Applicant
Applicant's Address:	519 Market Street	**Owner's Address:**	Same as Applicant
City, State, & Zip	Wilmington, NC 28401-4634	**City, State, & Zip**	Same as Applicant
Phone Number:	910-520-7522	**Phone Number:**	Same as Applicant
Email Address:	david.sneeden@gmail.com	**Email Address:**	Same as Applicant

Legal relationship of applicant to land owner: Owner is Applicant.

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	☐ **Residential** *RP, PD, RM MH District*	☐ **Commercial** *GB, OI, IT, GI District*	☒ **Mixed Use** *PD*	
Property Identification Number (PIN):	3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000	**Total property acreage:**	± 6.83	
Zoning Classification:	PD	**Acreage to be disturbed:**	N/A, Change of permitted use in approved MDP	
Water Provider	Pender County Utilities	**Wastewater Provider:**	Pluris	
Project Address :	17064 US Highway 17, Suite C, Hampstead, Pender County, NC			
Description of Project Location:	17064 US Highway 17, Suite C, Hampstead, Pender County, NC (located within an existing building in the Oak Ridge Properties at Olde Point MDP).			
Describe activities to be undertaken on project site:	Please see attached Exhibit A.			

SECTION 3: SIGNATURES

Applicant's Signature	David Sneeden	**Date:**	7/5/24
Applicant's Printed Name	David Sneeden, General Manager, Oak Ridge Properties at Olde Point, LLC	**Date:**	
Owner's Signature	David Sneeden	**Date:**	7/5/24
Owner's Printed Name	David Sneeden, General Manager, Oak Ridge Properties at Olde Point, LLC	**Date:**	

MDP 2024-70

Narrative

Exhibit A to MDP Modification Application

Project Narrative

This is a requested Revision to the Master Development Plan (MDP) for Oak Ridge Properties at Olde Point, which project was previously approved by the Pender County Planning Board. The Applicant/Property Owner is requesting a modification to allow the addition of Offices of Real Estates Agents and Brokers (2007 NAICS Code = 531210) and Commercial Banks (2007 NAICS Code = 522110) as additional permitted uses under the MDP. The reason for this modification request is to add a real estate office within an existing multi-tenant building in a suite that was previously designated for a small restaurant and to have the option of possibly adding a bank to the development in the future.

The proposed modification will not have any negative effect on the surrounding properties and is a reasonable and customary use within a mixed-use development. The modification is to allow for the opportunity for two additional uses to the already approved development.

Adding the requested additional uses to the approved MDP is consistent with the Neighborhood Mixed-Use designation for this property on the Pender County Future Land Use Map. According to the Pender County Comprehensive Land Use Plan, the desired uses for this Future Land Use designation include professional offices. The Comprehensive Land Use Plan further states that "[t]his future land use category should be composed of a mixture of integrated commercial, office, institutional, and single-family residential uses." Comprehensive Plan p. 5-17 (emphasis added).

The requested modification is also consistent with the following Comprehensive Land Use Plan Policies:

- 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.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.

    - Recommend Action 5.1.H.1: Consider establishing Mixed Use zoning districts consistent with the County's future land use map – Regional and Neighborhood – which allow for development of multi-family, commercial, office, and vertical mixed use development.

MDP 2024-70

Attachment 1

Approved Site Plan

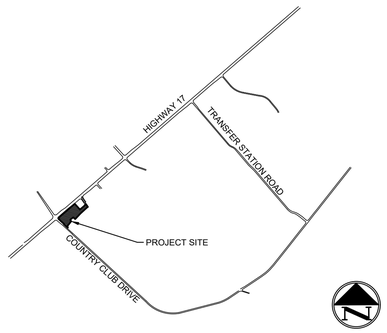
OAK RIDGE PROPERTIES AT OLDE POINTE

ISSUED FOR CONSTRUCTION

US HIGHWAY 17, HAMPSTEAD, PENDER COUNTY, NORTH CAROLINA

04/05/2023

811 Know what's below. Call before you dig.



4 VICINITY MAP — SCALE: NOT TO SCALE

NAME:

OAK RIDGE PROPERTIES AT OLDE POINTE

OWNER/DEVELOPER: OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401
PHONE: (910) 520-7522
EMAIL: DAVID.SNEEDEN@GMAIL.COM

PREPARED BY: MCKIM & CREED, INC
243 N. FRONT STREET
WILMINGTON, NC 28401
PHONE: 910.343.1048

PROJECT MANAGER: RICHARD COLLIER, PE
RCOLLIER@MCKIMCREED.COM

SURVEYOR: MICHAEL UNDERWOOD AND ASSOCIATES
102 CINEMA DRIVE, SUITE C
WILMINGTON, NC 28403

PENDER COUNTY CERTIFICATIONS

Approved by the Pender County Unified Development Ordinance Administrator

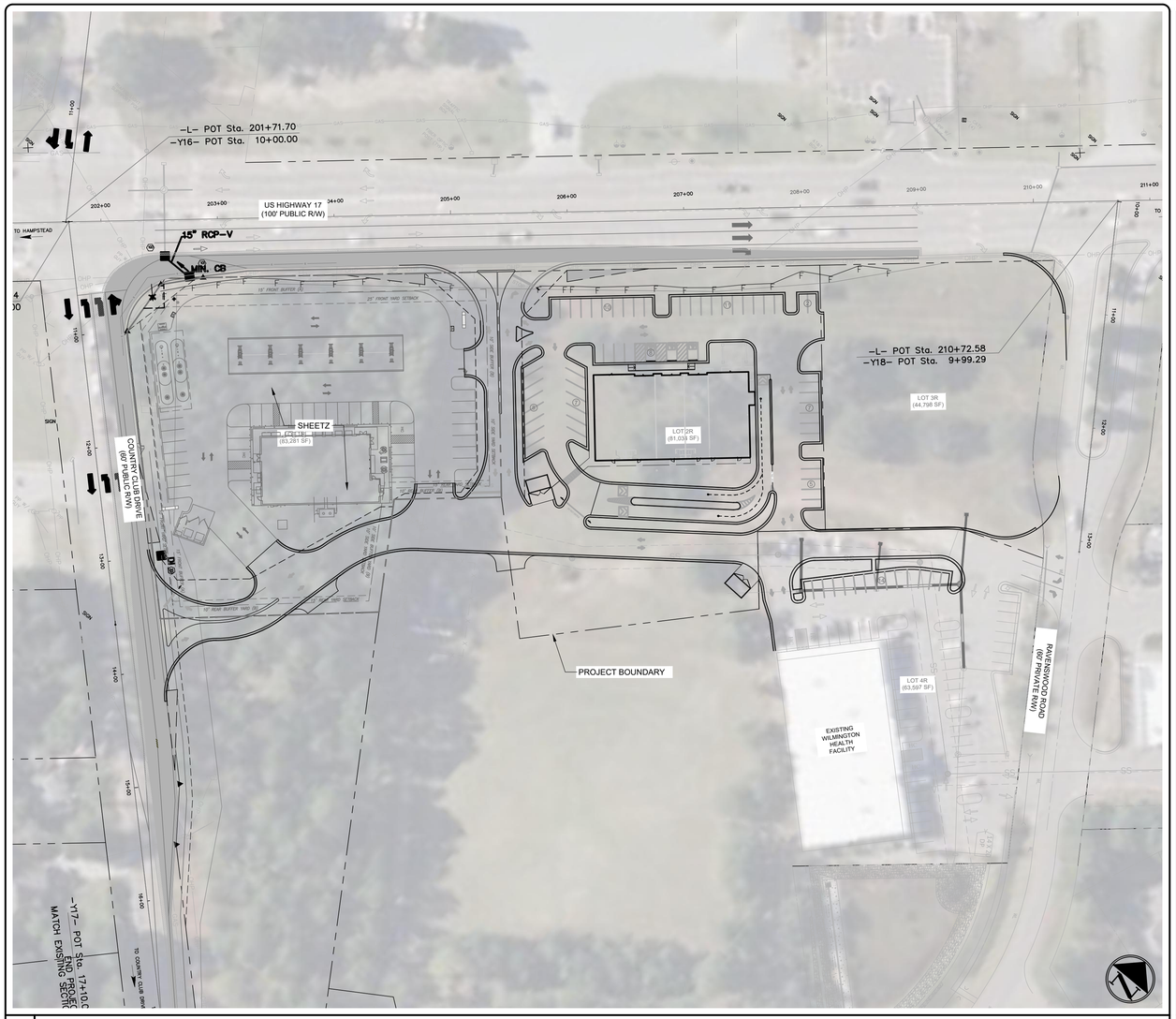
4/26/2023
Date — Administrator

*Site plan valid for two years from approval date

NOTES:

1. DETAILED LIGHTING PLAN WILL BE DESIGNED BY DUKE AND SUBMITTED PRIOR TO TRC APPROVAL.
2. ESTIMATED GROSS TRIPS GENERATED: 8,305 DAILY TRIPS; 732 TRIPS AM PEAK; 717 TRIPS PM PEAK (ITE LAND USE CODES: 960, 720, 937, 712, 934)

3 PROJECT INFORMATION



2 LOCATION MAP — SCALE: 1"=50'

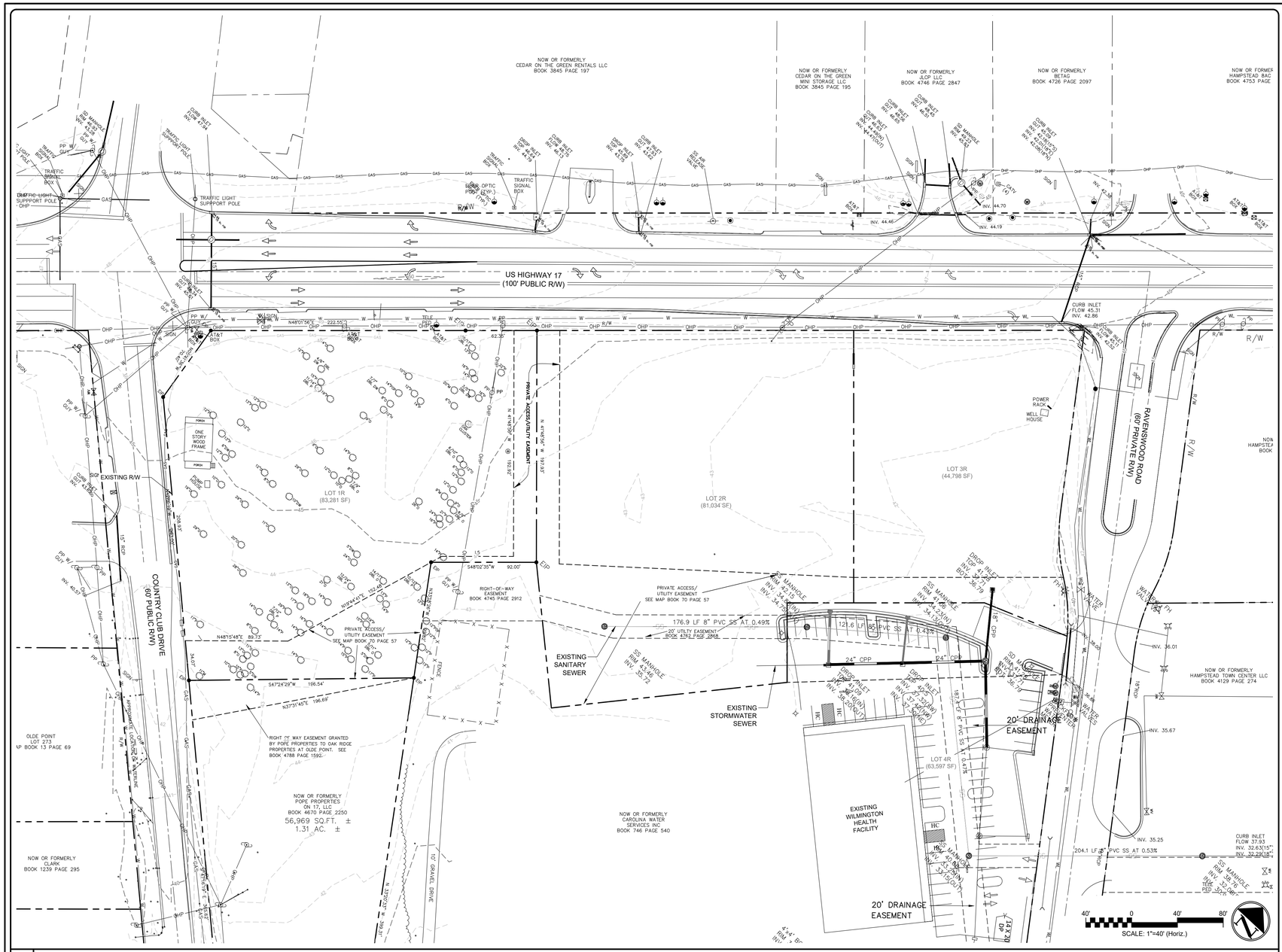
NUMBER	TITLE
C1.0	COVER
C2.0	EXISTING CONDITIONS - OVERALL
C2.1	RECOMBINATION PLAT
C2.2	DEMOLITION PLAN
C3.0	SITE PLAN - OVERALL
C7.0	GRADING & DRAINAGE PLAN
C8.0	UTILITY PLAN - OVERALL
C9.0	ROAD PLAN & PROFILE
C11.0	SITE DETAILS
C11.1	SITE DETAILS
C13.0	GRADING AND DRAINAGE DETAIL
C13.1	GRADING AND DRAINAGE DETAIL
C13.2	GRADING AND DRAINAGE DETAIL
C14.0	UTILITY DETAIL
C14.1	UTILITY DETAIL

NORTH CAROLINA PROFESSIONAL SEAL 22574 ENGINEER RICHARD M. COLLIER

2023-04-06

1 SHEET INDEX

OAK RIDGE PROPERTIES AT OLDE POINTE
05503-0002
04/05/2023 REV-2



2 EXISTING CONDITIONS - OVERALL

SCALE: 1" = 30'

SITE DATA TABLE		
PROJECT NAME	OAK RIDGE PROPERTIES AT OLDE POINT	
PROJECT ADDRESS	16988 HWY 17 HAMPSTEAD, NC 28443	
PARCEL ID NUMBERS:	3293-75-6761-0000 (1.77 AC) 3293-75-8990-0000 (2.01 AC) 3293-86-0069-0000 (1.03 AC) 3293-85-1925-0000 (0.30 AC) 3293-85-2836-0000 (1.15 AC)	
PROPERTY OWNER:	OAK RIDGE PROPERTIES AT OLDE POINT, LLC	
DATE OF TOPOGRAPHIC DATA	AUG 2022	
ZONING	PD	
EXISTING USE	VACANT LAND	
HISTORICAL AND ARCHEOLOGICAL SITES	N/A	
VICINITY MAP	SEE COVER	
2-FT TOPOGRAPHY MINIMUM INTERVAL	SEE THIS SHEET	
LOCATION OF NATURAL WATER FEATURES	LOCATION	CLASS.
LAKES	N/A	-
PONDS	N/A	-
RIVERS	N/A	-
STREAMS	N/A	-
FLOOD ZONE PRESENT ON-SITE	ZONE X	
FEMA FIRM PANEL	3720329300J EFFECTIVE DATE 2/16/2007	
SOIL TYPE(S) AND BOUNDARIES	KuB, LnA	
CEMETERIES, BURIAL SITES, OR BURIAL GROUNDS PRESENT ON-SITE	NO	
WETLANDS PRESENT ON-SITE	NO	

GENERAL NOTES:

1. DEVELOPER TO CLEAR AND MASS GRADE THE SHEETZ PARCEL (LOT 1R) PER SHEETZ SPECIFICATIONS.
2. DEVELOPER TO PROPERLY CLOSE EXISTING PUMP, PUMP HOUSE AND WELL ON LOT 1R.
3. DEVELOPER TO WORK WITH PIEDMONT NATURAL GAS TO EITHER PROVIDE A UTILITY EASEMENT OR HAVE THE GAS MAIN REALIGNED OUTSIDE OF THE LOT 1R PARCEL LINE.
4. DEVELOPER TO COMPLETELY DEMOLISH THE ON-SITE STRUCTURES.

1 LEGEND AND NOTES

REV.NO.	DESCRIPTIONS	DATE
2	PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION	04.05.2023
1	SITE, GRADING, AND UTILITY REVISIONS	03.15.2023

REVISIONS

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 22574 ENGINEER RICHARD M. COLLIER
2023-04-06

McKIM&CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELE: (910) 343-1048
FAX: (910) 251-8282
NC License # C-0342

OLDE POINTE RETAIL DEVELOPMENT

OAK RIDGE PROPERTIES, OLDE POINTE, LLC
OWNERS - DAVID SNEEDEN, GLEEN LEA

OAK RIDGE PROPERTIES AT OLDE POINTE

INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

EXISTING CONDITIONS - OVERALL

DATE:	04/05/2023
MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL: N/A

C2.0
DRAWING NUMBER

2
REVISION

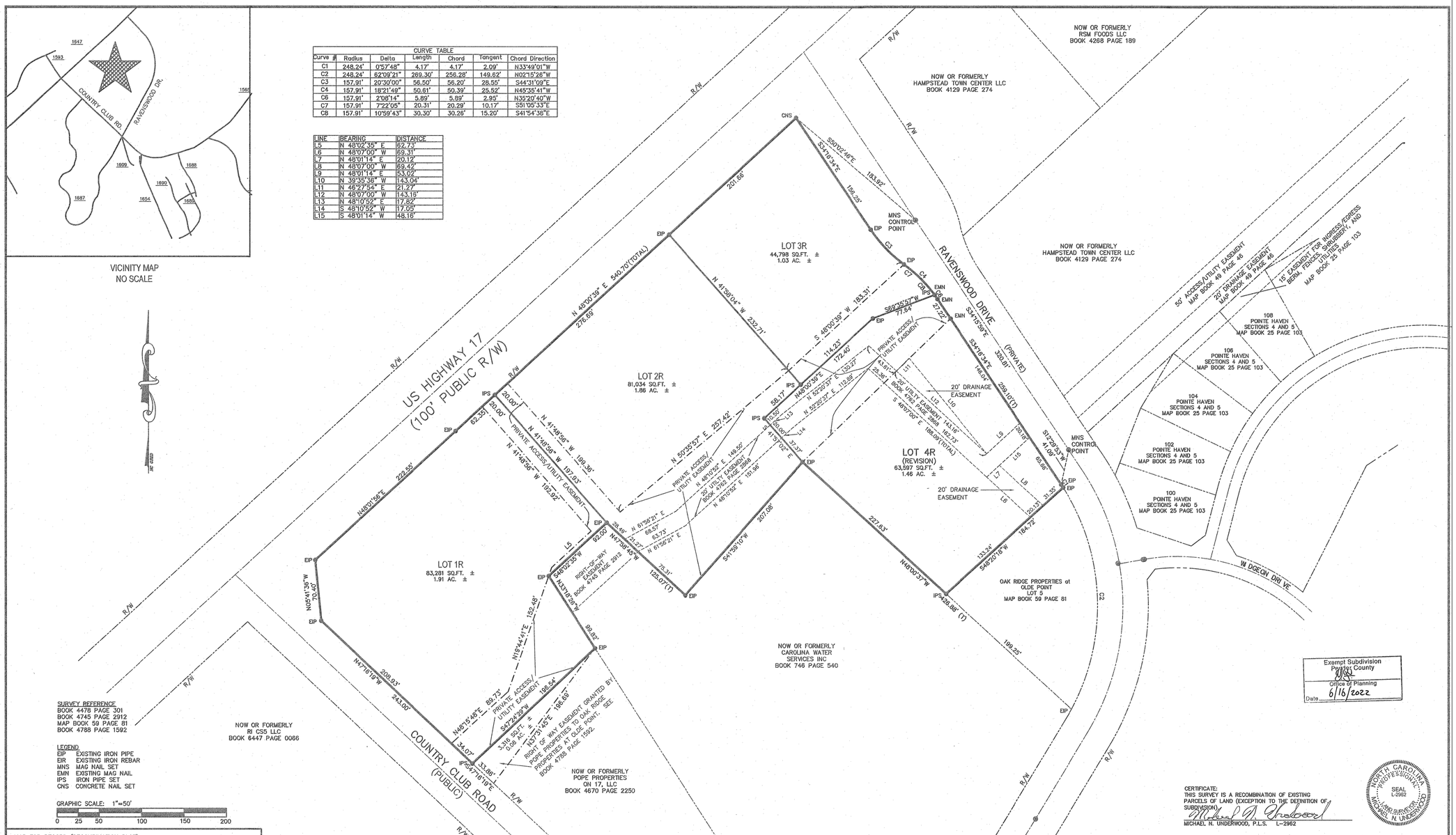
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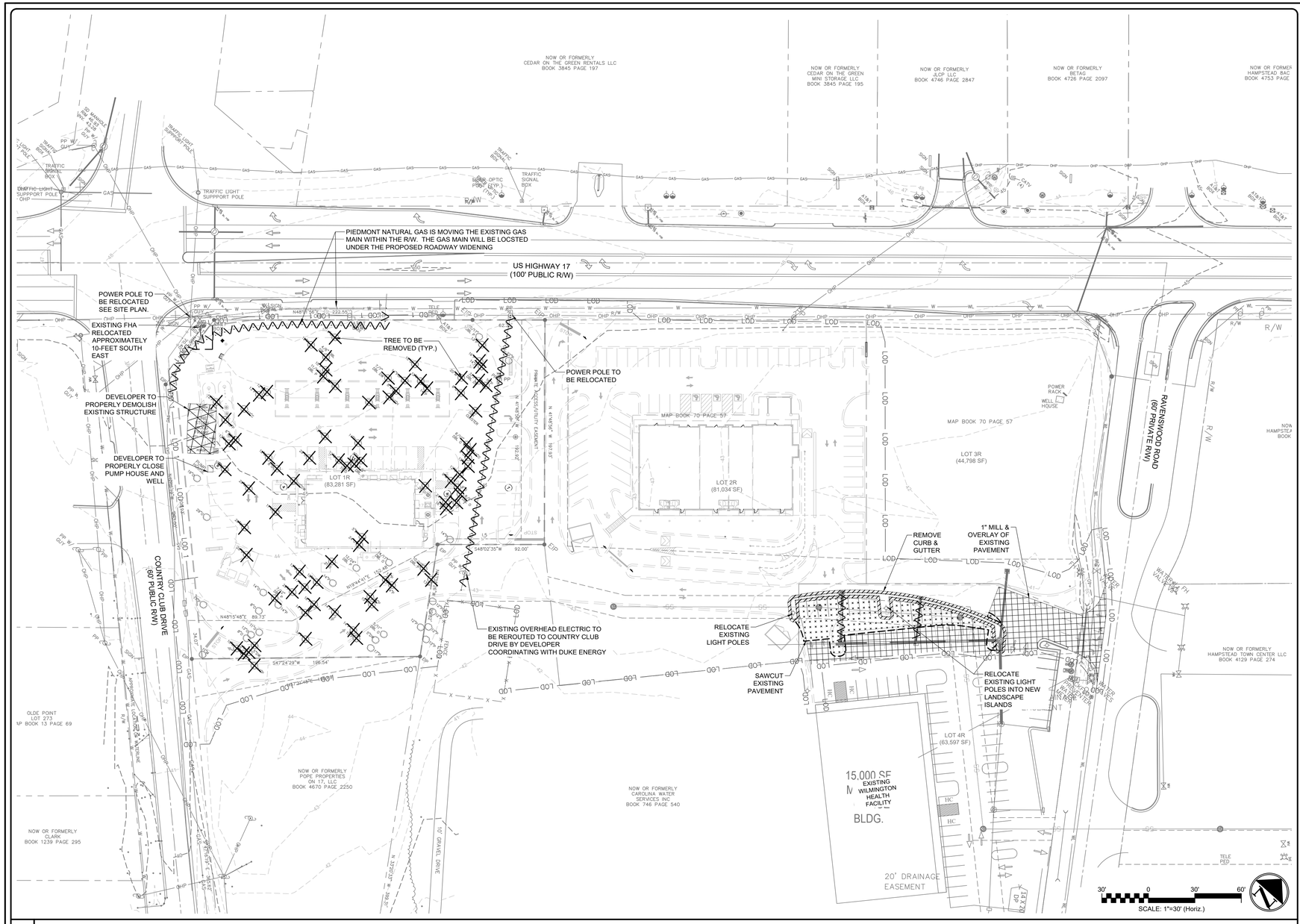
I:\05503\0002\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\2_WORKING_DWGS\C2.0 EXISTING CONDITIONS.DWG — 04/06/2023 11:36:16

VICINITY MAP
NO SCALE

CURVE TABLE						
Curve #	Radius	Delta	Length	Chord	Tangent	Chord Direction
C1	248.24'	0°57'48"	4.17'	4.17'	2.09'	N33°49'01"W
C2	248.24'	62°09'21"	269.30'	256.28'	149.62'	N02°15'26"W
C3	157.91'	20°30'00"	56.50'	56.20'	28.55'	S44°31'09"E
C4	157.91'	18°21'49"	50.61'	50.39'	25.52'	N45°35'41"W
C6	157.91'	2°08'14"	5.89'	5.89'	2.95'	N35°20'40"W
C7	157.91'	7°22'05"	20.31'	20.29'	10.17'	S51°05'33"E
C8	157.91'	10°59'43"	30.30'	30.26'	15.20'	S41°54'38"E

LINE	BEARING	DISTANCE
L5	N 48°02'35" E	62.73'
L6	N 48°07'00" W	69.31'
L7	N 48°01'14" E	20.12'
L8	N 48°07'00" W	69.42'
L9	N 48°01'14" E	53.02'
L10	N 39°59'36" W	143.04'
L11	N 46°27'54" E	21.27'
L12	N 48°07'00" W	143.16'
L13	N 48°10'52" E	17.82'
L14	S 48°10'52" W	17.05'
L15	S 48°01'14" W	48.16'


US HIGHWAY 17
(100' PUBLIC R/W)
R/W
COUNTRY CLUB ROAD
(PUBLIC)
RAVENSWOOD DRIVE
(PRIVATE)
NOW OR FORMERLY
RSM FOODS LLC
BOOK 4268 PAGE 189
NOW OR FORMERLY
HAMPSTEAD TOWN CENTER LLC
BOOK 4129 PAGE 274
NOW OR FORMERLY
HAMPSTEAD TOWN CENTER LLC
BOOK 4129 PAGE 274
LOT 1R
83,281 SQ.FT. ±
1.91 AC. ±
LOT 2R
81,034 SQ.FT. ±
1.86 AC. ±
LOT 3R
44,798 SQ.FT. ±
1.03 AC. ±
LOT 4R
(REVISION)
63,597 SQ.FT. ±
1.46 AC. ±
3,316 SQ.FT. ±
0.08 AC. ±
RIGHT OF WAY EASEMENT GRANTED BY POPE PROPERTIES TO OAK RIDGE PROPERTIES AT OLDE POINT. SEE BOOK 4788 PAGE 1592.
PRIVATE ACCESS/ UTILITY EASEMENT
20' DRAINAGE EASEMENT
20' UTILITY EASEMENT BOOK 5782 PAGE 2869
50' ACCESS/UTILITY EASEMENT MAP BOOK 49 PAGE 46
20' DRAINAGE EASEMENT MAP BOOK 49 PAGE 46
15' EASEMENT FOR INGRESS/EGRESS BERM, FENCES, UTILITIES AND SHRUBBERY, AND MAP BOOK 25 PAGE 103
108 POINTE HAVEN SECTIONS 4 AND 5 MAP BOOK 25 PAGE 103
106 POINTE HAVEN SECTIONS 4 AND 5 MAP BOOK 25 PAGE 103
104 POINTE HAVEN SECTIONS 4 AND 5 MAP BOOK 25 PAGE 103
102 POINTE HAVEN SECTIONS 4 AND 5 MAP BOOK 25 PAGE 103
100 POINTE HAVEN SECTIONS 4 AND 5 MAP BOOK 25 PAGE 103
W DOEGEN DR. VE
OAK RIDGE PROPERTIES at OLDE POINT LOT 5 MAP BOOK 59 PAGE 81
NOW OR FORMERLY
CAROLINA WATER SERVICES INC
BOOK 746 PAGE 540
NOW OR FORMERLY
RI CS5 LLC
BOOK 6447 PAGE 0066
NOW OR FORMERLY
POPE PROPERTIES
ON 17, LLC
BOOK 4670 PAGE 2250
MNS CONTROL POINT
CNS
EIP
EIR
IPS
EMN
N 48°00'39" E 540.70'(TOTAL)
N 41°36'04" W 232.71'
S 48°00'39" W 183.31'
N 41°48'56" W 199.36'
N 41°48'56" W 197.83'
N 41°48'56" W 192.92'
N 50°39'57" E 257.42'
N 48°01'56" E 229.58'
S 41°59'53" W 259.10'(T)
S 48°07'00" E 184.09'(TOTAL)
N 47°58'45" W 92.05'
N 14°36'35" W 70.49'
S 48°02'35" W 152.48'
N 33°19'25" W 89.52'
N 47°16'19" W 208.93'
N 46°15'45" E 89.73'
S 47°24'29" W 198.54'
N 37°31'45" E 196.89'
S 48°02'35" E 62.73'
N 48°07'00" W 69.31'
N 48°01'14" E 20.12'
N 48°07'00" W 69.42'
N 48°01'14" E 53.02'
N 39°59'36" W 143.04'
N 46°27'54" E 21.27'
N 48°07'00" W 143.16'
N 48°10'52" E 17.82'
S 48°10'52" W 17.05'
S 48°01'14" W 48.16'
S50°02'46"E 193.92'
S34°18'14"E 156.25'
S69°35'57"W 77.64'
S34°15'39"E 320.61'
S34°16'34"E 146.44'
S48°20'16"E 133.24'
S48°20'16"W 184.72'
S41°39'53"W 41.09'
N48°00'37"W 227.63'
S41°59'10"W 207.08'
201.66'
276.59'
62.35'
200.00'
199.25'
243.00'
34.07'
33.98'
58.17'
114.23'
172.46'
112.66'
37.37'
92.05'
125.07'(T)
26.37'
63.57'
63.73'
63.66'
31.35'
120.13'
63.66'
120.15'
63.66'
31.35'
120.13'
63.66'
120.15'
63.66'
31.35'
120.13'
63.66'
120.15



2 DEMOLITION PLAN — SCALE: 1" = 30'

TREE LEGEND

EXISTING TREE TO BE REMOVED

LEGEND

- UTILITY TO BE DEMOLISHED
- STRUCTURE TO BE DEMOLISHED
- PAVEMENT TO BE DEMOLISHED
- MILL AND OVERLAY

SEE SHEET C2.1 FOR SIGNED AND SEALED FIELD SURVEY BY MICHAEL UNDERWOOD & ASSOCIATES

1 LEGEND AND NOTES

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	
2	PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION	04.05.2023
1	SITE, GRADING, AND UTILITY REVISIONS	03.15.2023

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 22574 ENGINEER RICHARD M. COLLIER
2023-04-06

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TELE: (910) 343-1048
FAX: (910) 251-8282
NC License # C-0342

OLDE POINTE RETAIL DEVELOPMENT

OAK RIDGE PROPERTIES, OLDE POINTE, LLC
OWNERS - DAVID SNEEDEN, GLEEN LEA

OAK RIDGE PROPERTIES AT OLDE POINTE

INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

DEMOLITION PLAN

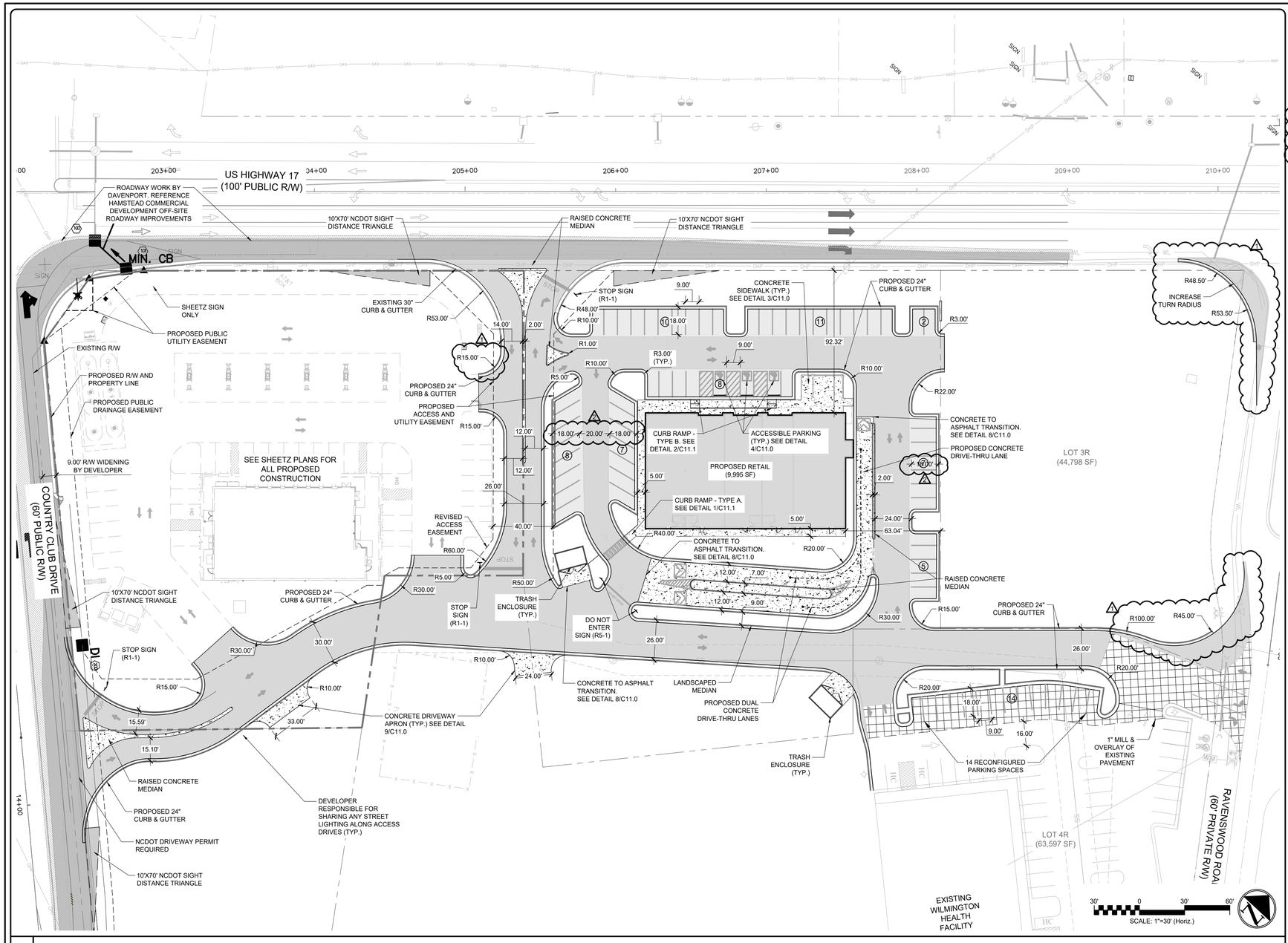
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MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

C2.2
DRAWING NUMBER
2
REVISION

STATUS: ISSUED FOR CONSTRUCTION

I:\05503\0002\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\2_WORKING_DWGS\C2.0 EXISTING CONDITIONS.DWG — 04/06/2023 11:36:22



2 SITE PLAN — SCALE: 1" = 30'

SITE DATA

PROJECT NAME	OAK RIDGE PROPERTIES AT OLDE POINT
PROJECT ADDRESS	16988 HWY 17 HAMPSTEAD, NC 28443
PROPERTY DEVELOPER	OAK RIDGE PROPERTIES AT OLDE POINT, LLC
ZONING	PD
PROPOSED USE	COMMERCIAL
TOTAL PROJECT ACREAGE	4.03 AC
BUILDING LOT COVERAGE	12.3% (LOT 2R)
NUMBER OF BUILDINGS	1

MINIMUM PARKING CALCULATIONS	REQUIRED	PROVIDED
2,500 SF COFFEE SHOP (1 SPACE PER 100 SF)	25	
7,495 RETAIL SPACE (1 SPACE PER 225 SF)	33	
TOTAL PARKING SPACES (LOT 2R)	58	58
9'X18' - STANDARD SPACES	55	55
ADA SPACES (INCLUDED IN SURFACE SPACES)	3 (1 VAN)	3 (1 VAN)

IMPERVIOUS AREA	EXISTING	PROPOSED
BUILDINGS	00,000 SF	9,995 SF
PARKING	00,000 SF	9,906 SF
DRIVEWAYS	00,000 SF	44,723 SF
SIDEWALKS AND MEDIANS	00,000 SF	5,437 SF
CONCRETE DRIVE THRU	00,000 SF	5,341 SF
TOTAL IMPERVIOUS	00,000 SF	75,402 SF

GENERAL NOTES:

1. SIGN SHOWN ON SHEETZ PARCEL IS FOR THEIR USE ONLY. DEVELOPER WILL HAVE SEPARATE SIGNS ON THEIR PARCEL(S).
2. DEVELOPER IN DISCUSSION WITH PIEDMONT NATURAL GAS. PNG WILL RELOCATE THE GAS MAIN OUTSIDE OF DEVELOPER PROPERTY AND SHEETZ PARCEL.
3. SIDEWALK ALONG US 17 IS NOT ANTICIPATED. IF REQUIRED BY THE JURISDICTION, THEN THIS WILL BE THE DEVELOPER RESPONSIBILITY TO INSTALL.
4. STORMWATER MANAGMENT FOR LOTS 1R & 2R IS INCLUDED UNDER CURRENT PERMIT SW8141108.
5. SANITARY SEWER FOR LOTS 1R & 2R TO FLOW INTO EXISTING PUMP STATION OWNED BY PLURIS (WO0038264).
6. TIA PERFORMED BY DAVENPORT.
7. ROAD WIDENING PLANS FOR COUNTRY CLUB DRIVE AND HWY 17 BY DAVENPORT.

SYMBOL LEGEND

- HEAVY-DUTY ASPHALT
- LIGHT-DUTY ASPHALT
- CONCRETE
- MILL AND OVERLAY
- ROADWAY IMPROVEMENTS (BY OTHERS)

1 LEGEND AND NOTES

REV.NO.	DESCRIPTIONS REVISIONS	DATE
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OWNERS - DAVID SNEEDEN, GLEEN LEA

OAK RIDGE PROPERTIES AT OLDE POINTE
INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

SITE PLAN

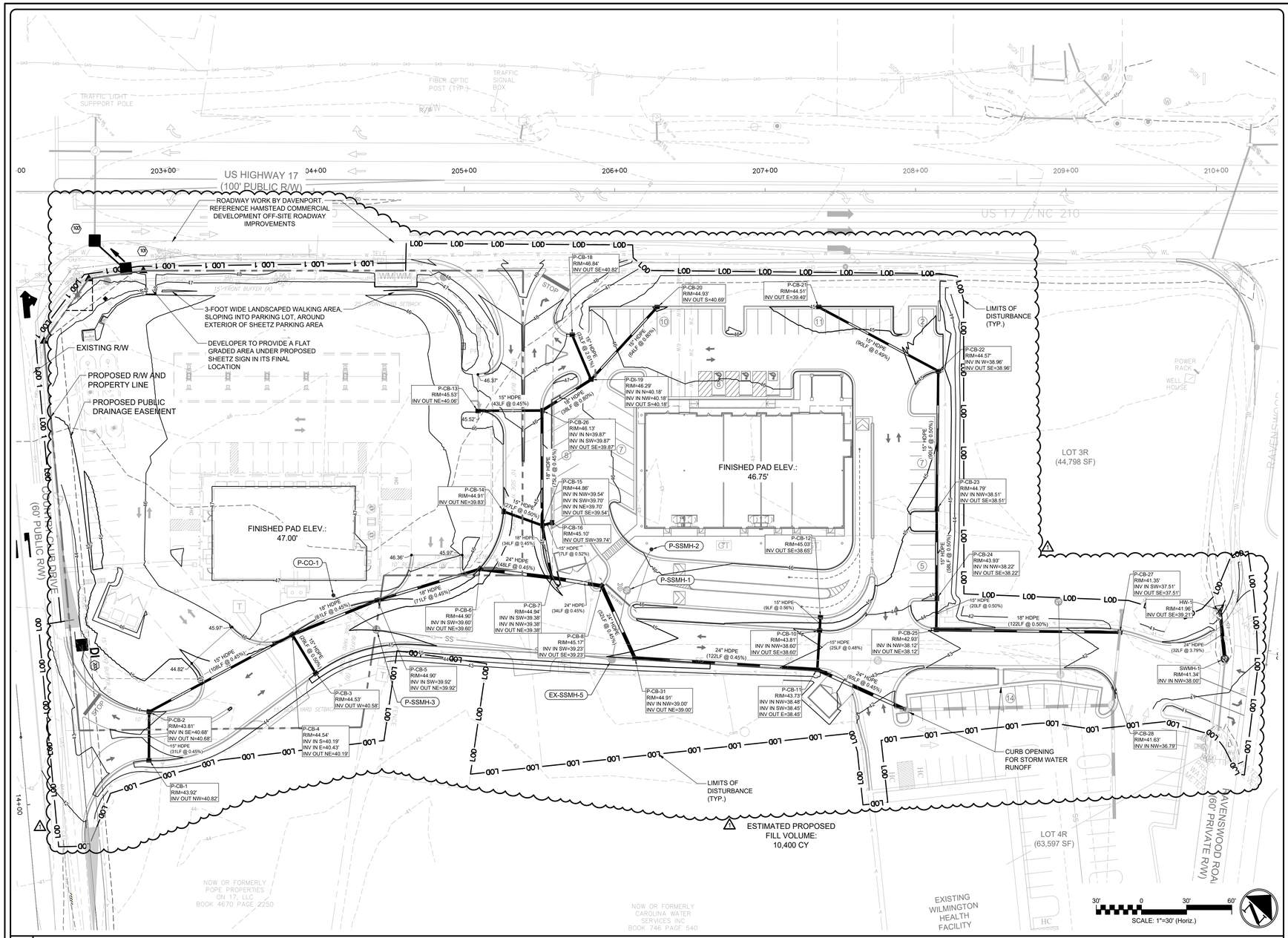
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MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL: N/A

C3.0
DRAWING NUMBER
2
REVISION

STATUS: ISSUED FOR CONSTRUCTION

I:\05503\0002\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\2_WORKING_DWGS\C3.0 SITE PLAN.DWG — 04/06/2023 11:36:48



2 GRADING & DRAINAGE PLAN

SCALE: 1" = 30'

GENERAL NOTES:

1. DEVELOPER WILL DESIGN, PERMIT, AND CONSTRUCT GRAVITY RETAINING WALLS ON PARCEL 1R (SHEETZ PARCEL) IF REQUIRED. SHEETZ WILL PROVDE RETAINING WALL SPEC TO DEVELOPER IF REQUIRED.
2. SHEETZ STORM DRAINAGE CONNECTION POINTS ARE: P-CB-14, P-CB-2, P-CB-4, P-CB-5, P-CB-6. SHEETZ CAN CONNECT TO ONE OR ALL OF THESE POINTS. PIPES ARE SIZED TO CONVEY SHEET BUA TO THE EXISTING STORMWATER POND. INLET BOXES WILL HAVE KNOCK-OUT PANELS FOR EASE OF CONNECTION.
3. STORM DRAINAGE PIPING ON THE DEVELOPER'S PROPERTY MAY BE EITHER HDPE OR RCP PIPE MATERIAL. SHEETZ MAY USE EITHER PIPE MATERIAL ON THEIR DEMISED PREMISES.

SITE GRADING NOTES:

1. DEVELOPER SHALL ENGINEER, DESIGN AND PROVIDE SHEETZ (TENANT) THE DEMISED PREMISES AT THE FOLLOWING SUB-GRADES:
   A. FOR ALL AREAS OF THE DEMISED PREMISES LOCATED INSIDE THE CURB LINE FOURTEEN (14) INCHES BELOW TENANT'S FINISHED GRADE AS SET FORTH ON THE APPROVED GRADING PLAN FOR THE DEMISED PREMISES (PLUS OR MINUS ONE (1) INCH), AND.
   B. FOR ALL AREAS OF THE DEMISED PREMISES LOCATED OUTSIDE THE CURB LINE SIX (6) INCHES BELOW TENANT'S FINISHED GRADE AS SET FORTH ON THE APPROVED GRADING PLAN FOR THE DEMISED PREMISES (PLUS OR MINUS ONE (1) INCH).

GRADING NOTES:

1. GRADING CONTOURS REPRESENT FINISHED GRADE.
2. DEVELOPER SHALL ENGINEER, DESIGN, AND PROVIDE SHEETZ (TENANT) A BUILDING PAD WHICH IS:
   A. FOR ALL AREAS OF THE TENANT'S PROJECT LOCATED INSIDE THE CURB LINE:
      FOURTEEN (14) INCHES BELOW TENANT'S FINISHED GRADE FOR THE TENANT'S BUILDING (PLUS OR MINUS ONE (1) INCH), AND,
   B. FOR ALL AREAS OF THE TENANT'S PROJECT LOCATED OUTSIDE THE CURB LINE:
      ONE (1) INCH BELOW TENANT'S FINISHED GRADE FOR THE TENANT'S BUILDING (PLUS OR MINUS ONE (1) INCH)
3. A POST-GRADING FIELD VERIFIED TOPOGRAPHY PLAN SHALL BE PROVIDED TO TENANT CONFIRMING THE SITE COMPLIES WITH THE FOREGOING REQUIREMENTS. SOIL COMPACTION SHALL BE TO 98% MODIFIED PROCTOR AND WITHIN 3% OF OPTIMUM MOISTURE CONTENT.

1 LEGEND AND NOTES

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GRADING & DRAINAGE PLAN

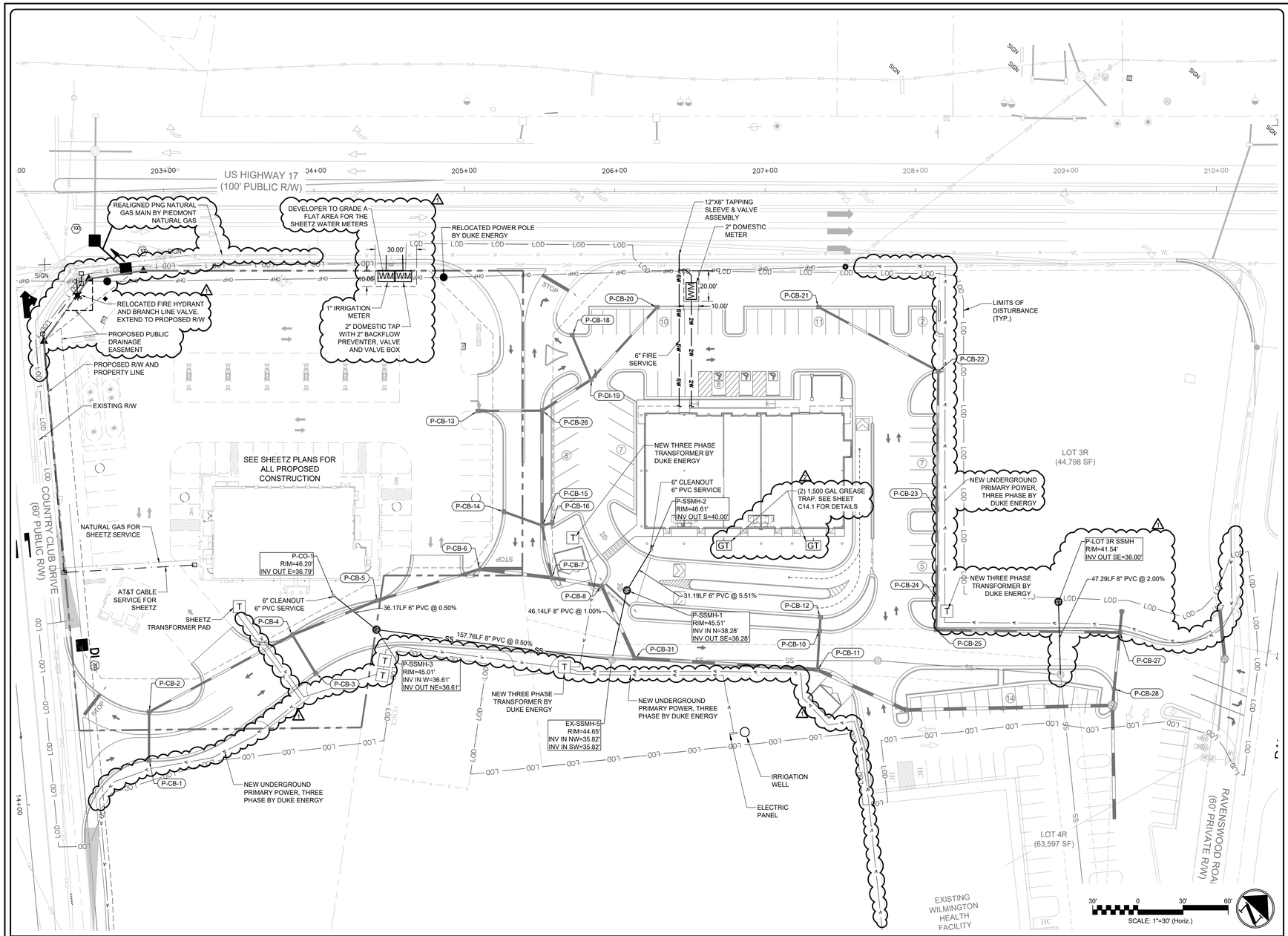
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MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL: N/A

C7.0
DRAWING NUMBER
2
REVISION

STATUS:
ISSUED FOR CONSTRUCTION

I:\05503\0002\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\2_WORKING_DWGS\C7.0 GRADING & DRAINAGE PLAN.DWG — 04/06/2023 11:37:23



2 UTILITY PLAN

SCALE: 1" = 30'

GENERAL NOTES:

1. DEVELOPER'S EXISTING SANITARY SEWER PERMITTING PROVIDES A TOTAL ALLOCATION OF 7,200 GPD.
2. LOT 2R ALLOCATION = 3,000 GPD
3. EXISTING OFFICE ALLOCATION = 300 GPD
4. SHEETZ ALLOCATION = 2,500 GPD
5. REMAINING ALLOCATION = 1,400 GPD
6. DEVELOPER TO COORDINATE PRIMARY THREE PAHSE ELECTRIC SERVICE FROM US HWY 17 UNDERGROUND AND DISTRIBUTE TO LOT 2R AND SHEETZ.
7. DEVELOPER TO COORDINATE NATURAL GAS SERVICE TO SHEETZ.
8. DEVELOPER TO COORDINATE AT&T SERVICE TO SHEETZ.
9. IF AN ADDITIONAL FIRE HYDRANT IS REQUIRED BASED ON SITE PLAN APPROVAL BY THE FIRE MARSHALL, THEN IT WILL BE INSTALLED BY THE DEVELOPER.

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UTILITY PLAN

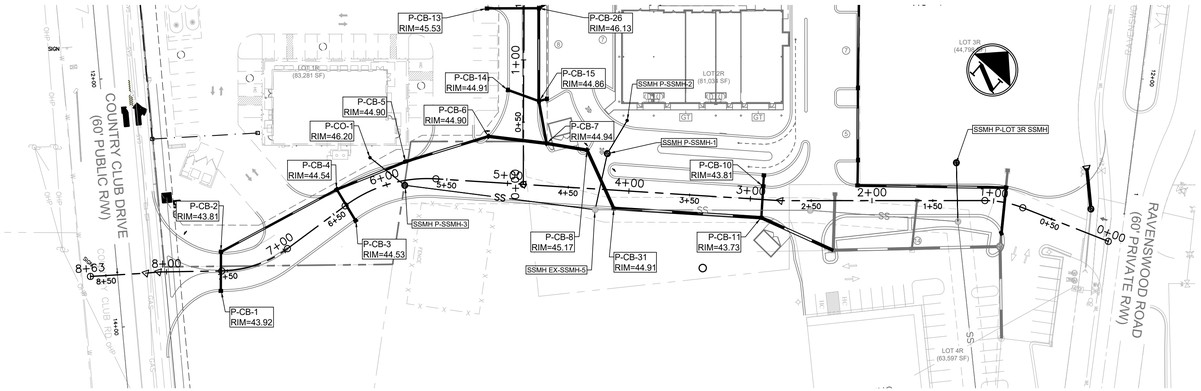
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DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL: N/A

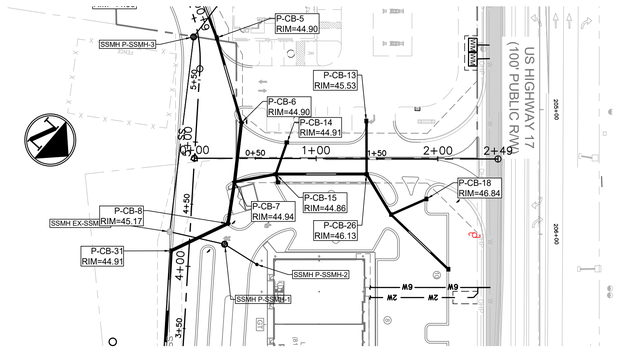
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DRAWING NUMBER
2
REVISION

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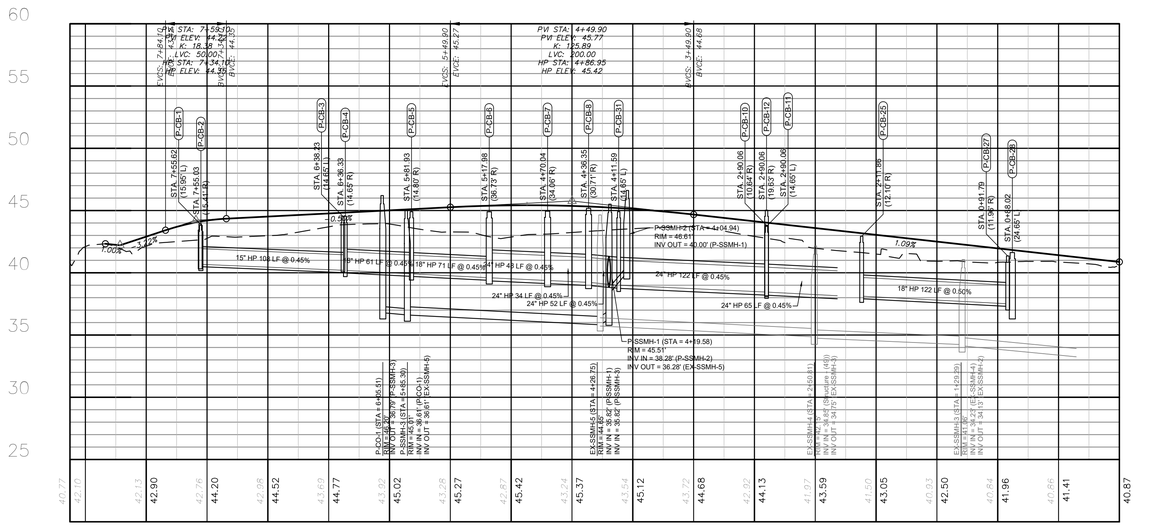
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ROAD A PLAN
(STATION 8+62.7 TO 0+00.0)



ROAD B PLAN
(STATION 0+00.0 TO 2+49.5)



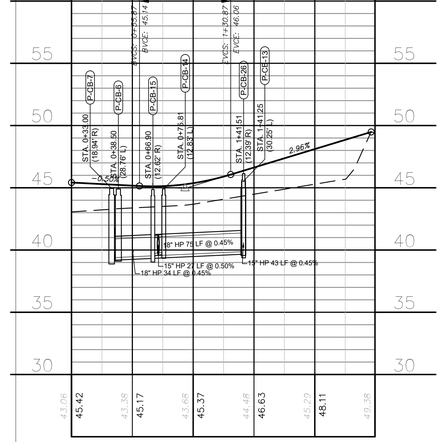
ROAD A PROFILE
(STATION 8+62.7 TO 0+00.0)

SCALE: 1"=5' (Vert.)

SCALE: 1"=50' (Horiz.)

PENDER COUNTY STANDARD NOTES:

1. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE BEGINNING WORK. THE MEETING MUST BE SCHEDULED WITH PENDER COUNTY UTILITIES (PCU) AT LEAST ONE WEEK IN ADVANCE. ATTENDEES MUST INCLUDE PCU, THE UTILITY CONTRACTOR'S SUPERINTENDENT, THE SUPPLIER, AND THE CONSULTING ENGINEER.
2. ALL MATERIALS USED SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.
3. ALL PIPE SHALL BE C900 DR18 PVC, UNLESS OTHERWISE NOTED (SEE PCU STANDARD DETAIL). PVC PIPE TO BE SDR 21 WHERE C900 IS UNAVAILABLE. THE USE OF DUCTILE IRON PIPE (DIP) IS REQUIRED UNDER PAVED AREAS. PCU MUST APPROVE THE USE OF DIP IN THE FIELD BEFORE INSTALLATION IN OTHER LOCATIONS.
4. PCU STANDARD WATERLINE PIPE RESTRAINING METHOD IS MJ GRIP RINGS. AT A MINIMUM ALL FITTINGS, VALVES, ETC. MUST BE RESTRAINED (SEE PCU STANDARD DETAIL).
5. PCU MUST INSPECT CASING INSTALLATIONS PRIOR TO BACKFILL. PCU MUST WITNESS PRESSURE TESTS, AND WITHDRAWAL OF BACTERIOLOGICAL SAMPLES. CONTACT PCU UTILITIES INSPECTOR TO SCHEDULE.
6. CLOSE-OUT DOCUMENTS WHICH MUST BE RECEIVED PRIOR TO PCU SIGNING THE NCDEQ PWSS APPLICANT CERTIFICATION INCLUDE: BACTERIOLOGICAL TESTS, PRESSURE TESTS, DEED OF DEDICATION, AFFIDAVIT/RELEASE OF LIENS, WARRANTY, AND RECORD DRAWINGS (PDF & CAD).
7. AN 18-MONTH WARRANTY PERIOD APPLIES TO ALL WATERLINE CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT BEGIN UNTIL FINAL APPROVAL OF THE SYSTEM HAS BEEN RECEIVED FROM NCDEQ PWSS



ROAD B PROFILE
(STATION 0+00.0 TO 2+49.5)

1 | ROAD PLAN & PROFILE

REV NO.	DESCRIPTIONS	DATE
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REVISIONS

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ROAD PLAN & PROFILE

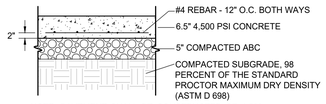
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MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

C9.0
DRAWING NUMBER
2
REVISION

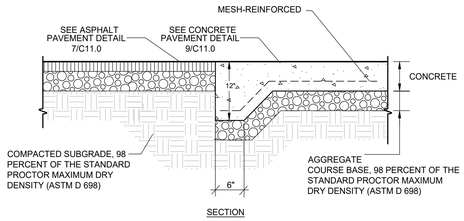
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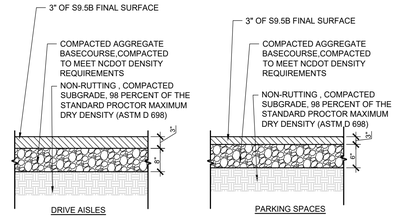


NOTE: PAVEMENT SHALL BE CONSTRUCTED OF 4,500 PSI CONCRETE. REINFORCEMENT SHALL BE #4 REBAR SPACED 12" O. C. BOTH DIRECTIONS, AS INDICATED ABOVE. SURFACE FINISHES AND JOINTS SHALL BE AS INDICATED IN SPECIFICATIONS.

9 HEAVY DUTY CONCRETE PAVEMENT NTS

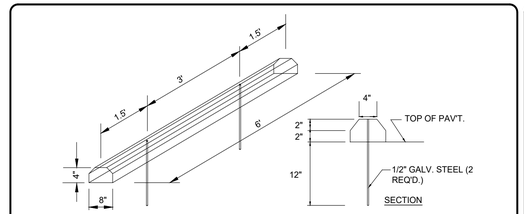


8 CONCRETE PAVEMENT TO ASPHALT TRANSITION NTS

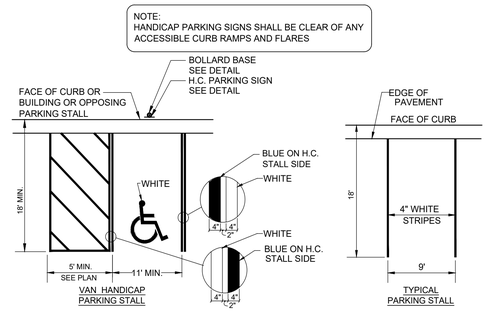


NOTE: ASPHALT PAVEMENT SHALL BE COMPACTED TO AT LEAST 90.0 PERCENT OF THE MATERIAL'S SPECIFIC GRAVITY. CONTRACTOR SHALL COORDINATE ASPHALT TESTING WITH PROJECT GEOTECHNICAL ENGINEER.

7 ASPHALT PAVEMENT NTS

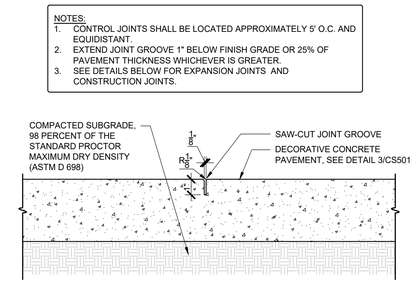


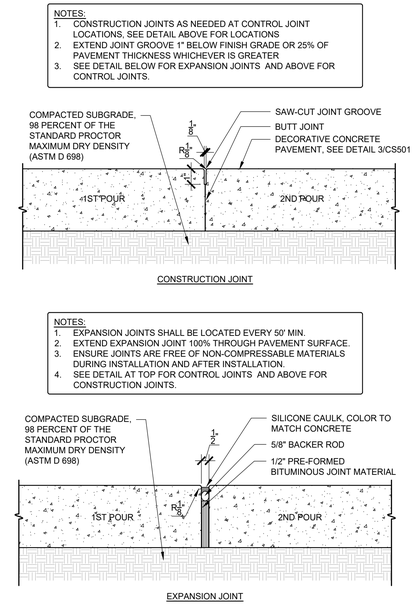
5 WHEEL STOP NTS



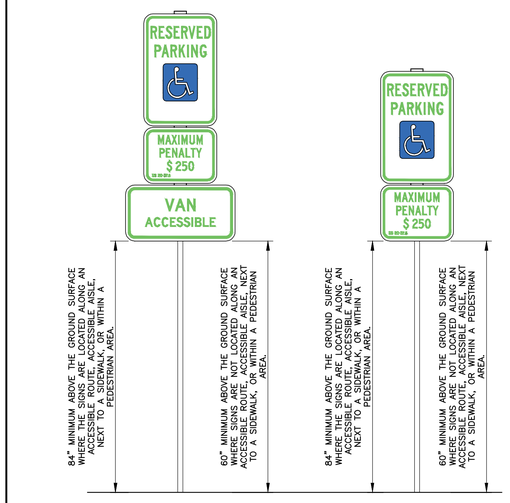
4 ACCESSIBLE AND STANDARD PARKING SPACES NTS

2 NOT USED NTS

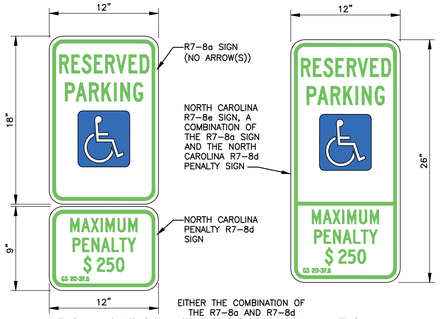




1 CONCRETE PAVEMENT JOINTS 3" = 1'-0"

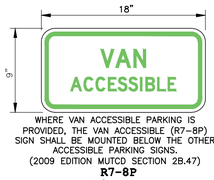


Signage Height
Figure A2.1



R7-8a and R7-8d Signage
Figure A1.1

R7-8e Signage
Figure A1.2



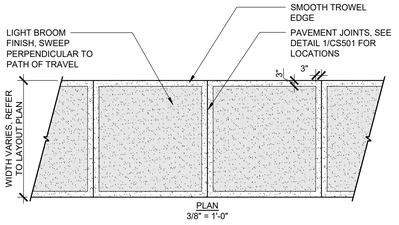
WHERE VAN ACCESSIBLE PARKING IS PROVIDED, THE VAN ACCESSIBLE (R7-8P) SIGN SHALL BE MOUNTED BELOW THE OTHER ACCESSIBLE PARKING SIGNS. (2009 EDITION MUTCD SECTION 2B.47)

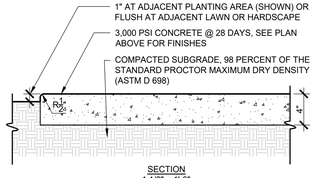
R7-8P Signage
Figure A1.3

FOR DESIGN OF ACCESSIBLE SIGNS, SEE THE FOLLOWING:
- 2009 MUTCD OR LATEST EDITION.
- 2004 EDITION OF THE STANDARD HIGHWAY SIGNS AND THE 2012 SUPPLEMENT OR LATEST EDITION.
- NORTH CAROLINA 2009 SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR LATEST EDITION
- NCDOT DRAWING H-1_S FOR SIGNS SP00075, SP00076, AND SP00077.

6 ADA PARKING SIGNAGE NTS

NOTES:
1. ALL WALKWAYS SHALL MEET OR EXCEED GOVERNING MUNICIPALITIES REQUIREMENTS.
2. SUBGRADE SHALL NOT CONTAIN ANY ORGANIC MATTER.
3. REFER TO 1/CS501, 4/CS503 FOR PAVEMENT JOINT TYPES AND LOCATIONS
4. PER ADA REQUIREMENTS: MAXIMUM CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48, MAXIMUM RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20, WALKING SURFACES ALONG AN ACCESSIBLE ROUTE STEEPER THAN 1:20 REQUIRE RAMPS, RAMP RUNS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS, RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12, MAXIMUM RISE PER RAMP IS 30", LANDINGS MUST BE PROVIDED WHERE NECESSARY. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.





3 CONCRETE SIDEWALK AS SHOWN

REV.NO.	DESCRIPTIONS	DATE
2	PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION	04.05.2023
1	SITE, GRADING, AND UTILITY REVISIONS	03.15.2023

REVISIONS

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 22574 ENGINEER RICHARD M. COLLIER
2023-04-06

McKIM&CREED
243 NORTH FRONT STREET
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TELE: (910) 343-1048
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OLDE POINTE RETAIL DEVELOPMENT

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OAK RIDGE PROPERTIES AT OLDE POINTE

INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

SITE DETAILS

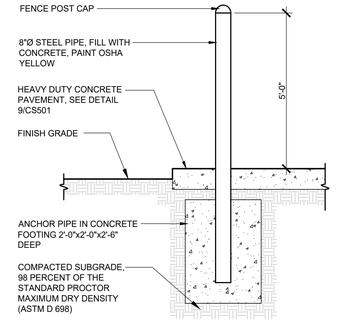
DATE:	04/05/2023
MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

C11.0
DRAWING NUMBER
2
REVISION

STATUS:
ISSUED FOR CONSTRUCTION

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5 | HEAVY DUTY BOLLARD | NTS

6 | NOT USED | AS SHOWN

NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS
2. 150' MAX EXPANSION JOINT SPACING, 15' MAX CONTRACTION JOINT SPACING
3. MINIMUM INSTALLATION LENGTH IS 5 FT.
4. CONCRETE TO BE 3000 PSI MIN
5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE

VERTICAL CURB AND GUTTER (CATCH)

OBLIQUE VIEW
VERTICAL CURB AND GUTTER

VERTICAL CURB AND GUTTER (SPILL)

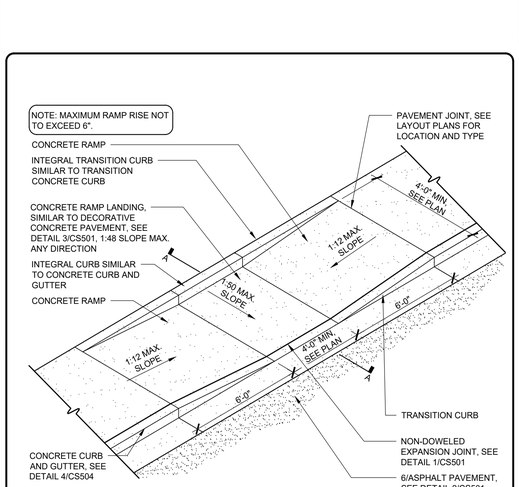
8" VERTICAL CURB AND GUTTER (CATCH)

6" HEADER CURB

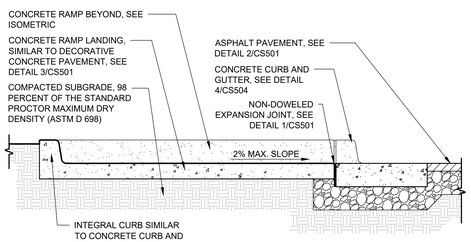
4 | CONCRETE CURBING | NTS

ISOMETRIC
NOT TO SCALE

3 | CURB RAMP - TYPE C | AS SHOWN

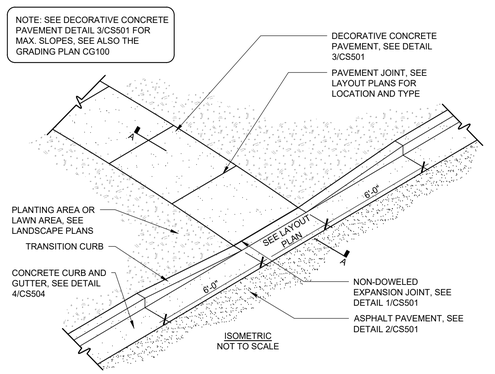


ISOMETRIC
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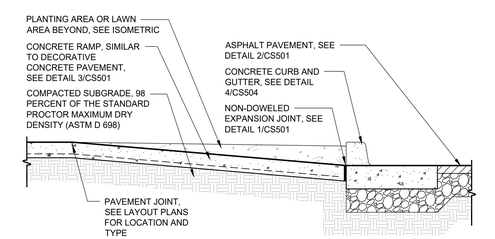


SECTION A
3/4" = 1'-0"

2 | CURB RAMP - TYPE B | AS SHOWN



ISOMETRIC
NOT TO SCALE



SECTION A
3/4" = 1'-0"

1 | CURB RAMP - TYPE A | AS SHOWN

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	
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INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

SITE DETAILS

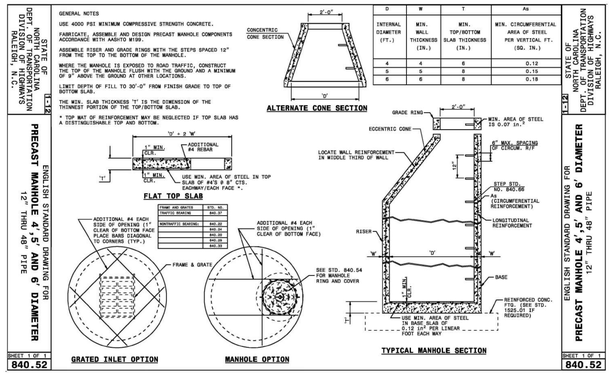
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MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
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VERTICAL: N/A

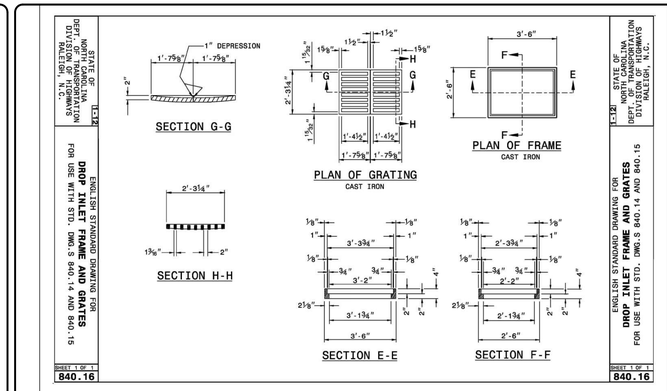
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DRAWING NUMBER
2
REVISION

STATUS:
ISSUED FOR CONSTRUCTION

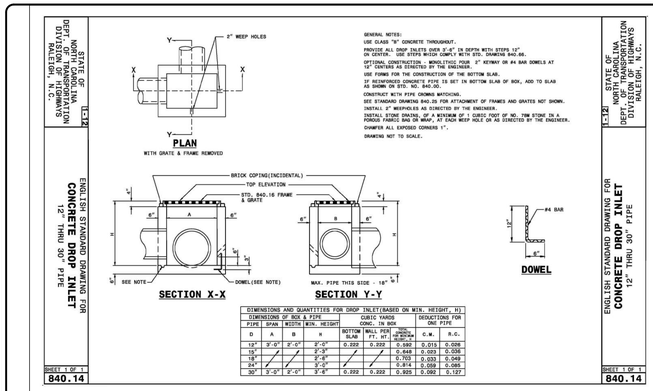
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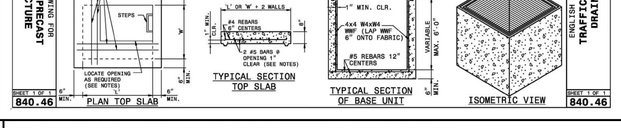
9 | PRECAST MANHOLE 4', 5', AND 6' DIAMETER | NTS



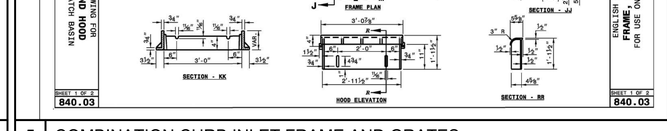
6 | DROP INLET FRAME AND GRATES | NTS



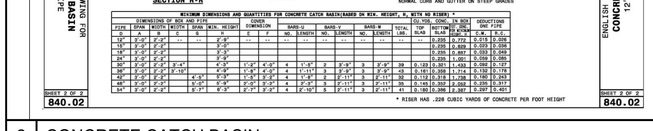
3 | CONCRETE DROP INLET | NTS



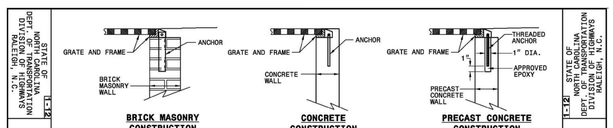
8 | TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE | NTS



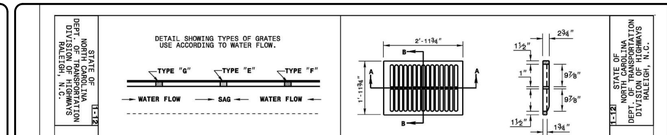
5 | COMBINATION CURB INLET FRAME AND GRATES | NTS



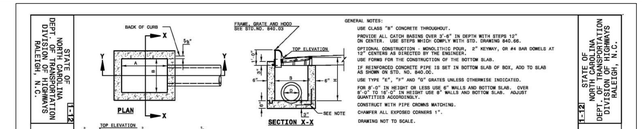
2 | CONCRETE CATCH BASIN | NTS



7 | ANCHORAGE FOR FRAMES | NTS



4 | FRAME GRATE AND HOOD | NTS



1 | CONCRETE CATCH BASIN | NTS

REV.NO.	DESCRIPTIONS	DATE
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GRADING AND DRAINAGE DETAIL

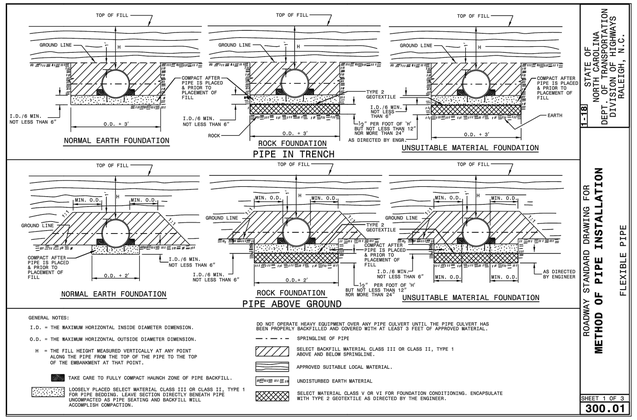
DATE:	04/05/2023
MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

C13.0
DRAWING NUMBER
2
REVISION

STATUS: ISSUED FOR CONSTRUCTION

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STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
METHOD OF PIPE INSTALLATION
FLEXIBLE PIPE

SHEET 1 OF 3
300.01

6 METHOD OF INSTALLATION — NTS

FLEXIBLE PIPE

Round Corrugated Steel Pipe
2 2/3 x ½ corrugation **

Diameter (inches)	Minimum cover (inches)	(Ga)	Maximum Height of Cover (feet) 16	14	12	10	8
12	12		204	256			
15	12		162	204			
18	12		135	169	239		
21	12		115	145	204		
24	12		100	126	178		
30	12		79	100	142		
36	12		65	83	117	152	
42	12		55	70	100	130	160
48	12		48	61	87	113	139
54	12			54	77	100	123
60	12				69	90	111
66	12					81	100
72	12					74	91
78	12						81
84	12						69

Round Corrugated Aluminum Pipe
2 2/3 x ½ corrugation **

Diameter (inches)	Minimum cover (inches)	(Ga)	Maximum Height of Cover (feet) 16	14	12	10	8
12	12		123	155	216	281	344
15	12		98	123	174	224	275
18	12		81	102	144	187	228
21	12		69	87	123	160	195
24	12		60	76	108	139	171
27	12			67	95	123	151
30	12			60	85	111	136
36	12			50	71	92	113
42	12				60	78	96
48	12				52	68	84
54	12				46	50	74
60	12					50	62
66	12						51
72	12						41

** FOR DIFFERENT CORRUGATIONS AND ARCH PIPES REFER TO ROADWAY DESIGN MANUAL OR MANUFACTURERS SPECIFICATION.

REFER TO THE FOLLOWING FOR PIPE SPECIFICATIONS

CSP - AASHTO M36
CAAP - AASHTO M196
HDPE - AASHTO M294
PVC - ASTM F949 or AASHTO M304

HDPE - * (Minimum fill) 2' for pipe diameters ≥ 12" and ≤ 60"
* (Maximum fill) 20' for pipe diameters ≥ 24" and ≤ 30"
17' for pipe diameters ≥ 30" and ≤ 60"

PVC - * (Minimum fill) 2' for pipe diameters ≥ 12" and ≤ 36"
* (Maximum fill) 30' for pipe diameters ≥ 12" and ≤ 36"

NOTES: FILL HEIGHTS SHOWN WERE CALCULATED USING AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

1' MINIMUM COVER FOR ALL SIDE DRAIN PIPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS

* FILL HEIGHT IS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT STRUCTURE

RIGID PIPE

RCP - * (Minimum fill) 1' for Class IV & CLASS V
2' for Class III & Class II

* (Maximum fill) 10' - Class II pipe
20' - Class III pipe
30' - Class IV pipe
40' - Class V pipe

(For fills > 40' & < 80' use LRFD Direct Design Method)

REFER TO THE FOLLOWING FOR PIPE SPECIFICATIONS

RCP - AASHTO M170

NOTES: FILL HEIGHTS SHOWN WERE CALCULATED USING AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

1' MINIMUM COVER FOR ALL SIDE DRAIN PIPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS

* FILL HEIGHT IS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT STRUCTURE

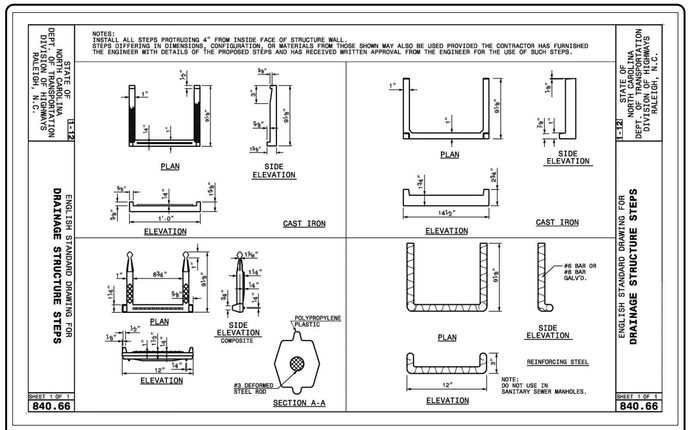
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
METHOD OF PIPE INSTALLATION
FILL HEIGHT TABLES

SHEET 3 OF 3
300.01

4 METHOD OF INSTALLATION — NTS



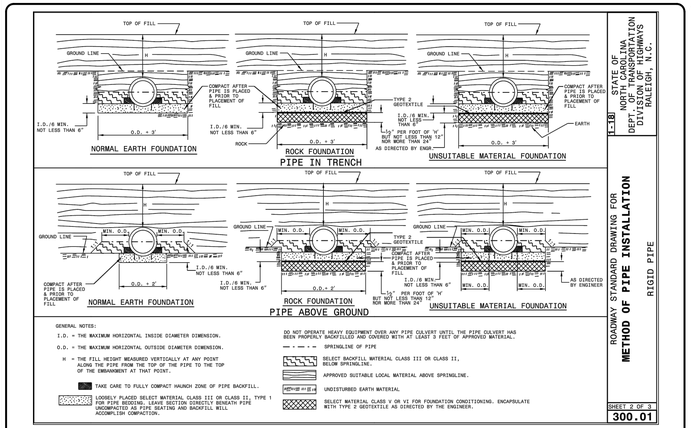
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-12

ENGLISH STANDARD DRAWING FOR
DRAINAGE STRUCTURE STEPS

SHEET 1 OF 1
840.66

2 DRAINAGE STRUCTURE STEPS — NTS



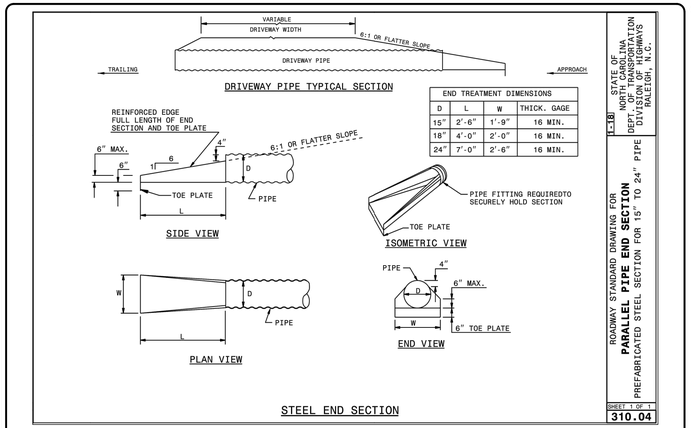
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
METHOD OF PIPE INSTALLATION
RIGID PIPE

SHEET 2 OF 3
300.01

5 METHOD OF INSTALLATION — NTS



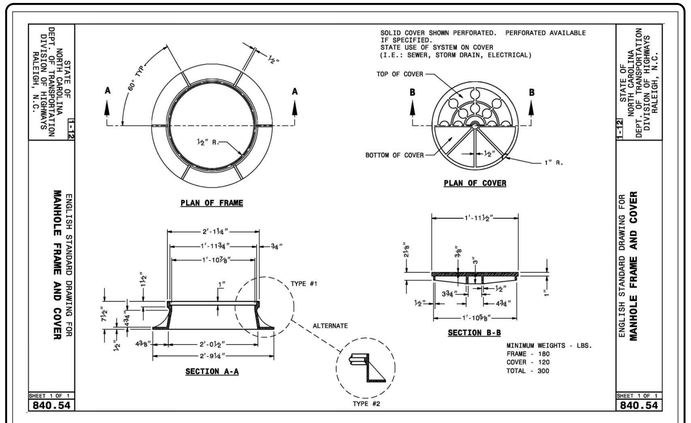
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR
PARALLEL PIPE END SECTION
PREFABRICATED STEEL SECTION FOR 15" TO 24" PIPE

SHEET 1 OF 1
310.04

3 PARALLEL PIPE END SECTION — NTS



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-12

ENGLISH STANDARD DRAWING FOR
MANHOLE FRAME AND COVER

SHEET 1 OF 1
840.54

1 MANHOLE FRAME AND COVER — NTS

REV.NO.	DESCRIPTIONS	DATE
2	PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION	04.05.2023
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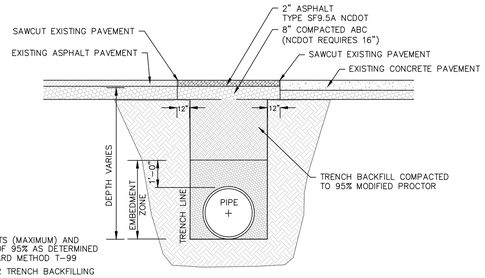
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MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

C13.1
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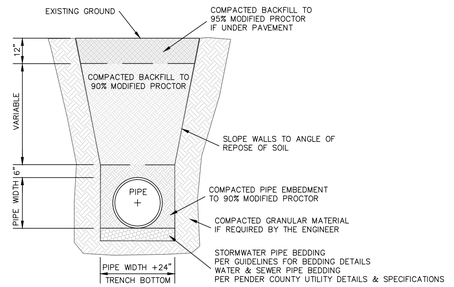
NOTES:

* BACKFILL TO BE INSTALLED IN 6" LIFTS (MAXIMUM) AND COMPACTED TO A MINIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED A.A.S.H.T.O. STANDARD METHOD T-99
* CUT – BACK TO BE PREPARED AFTER TRENCH BACKFILLING AND COMPACTION

STANDARD SHOWING METHOD MAKING PAVEMENT REPAIRS WHERE PIPE IS INSTALLED

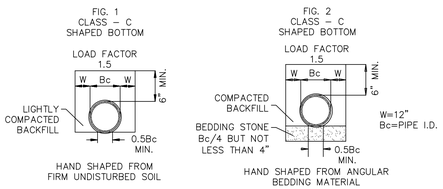
PAVEMENT REPAIR DETAIL

3 | PAVEMENT REPAIR DETAIL | NTS



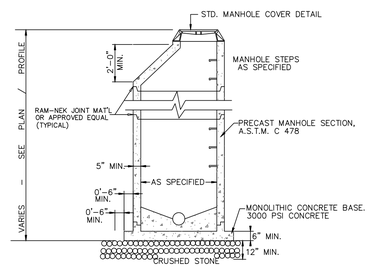
STANDARD PIPE TRENCH DETAIL
NOT TO SCALE

2 | STANDARD PIPE TRENCH DETAIL | NTS



GUIDELINES FOR BEDDING DETAILS,
STORM SEWER CLASS C
NOT TO SCALE

4 | BEDDING DETAILS FOR STORM SEWER CLASS C | NTS



NOTE:
EXTENDED BASE MAY NOT BE REQUIRED WHERE MANHOLES ARE GREATER THAN 4 FEET INSIDE DIAMETER

PRECAST MANHOLE
NOT TO SCALE

1 | PRECAST MANHOLE | NTS

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2023-04-06

McKIM&CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELE: (910) 343-1048
FAX: (910) 251-8282
NC License # C-0342

OLDE POINTE RETAIL DEVELOPMENT

OAK RIDGE PROPERTIES, OLDE POINTE, LLC
OWNERS - DAVID SNEEDEN, GLEEN LEA

OAK RIDGE PROPERTIES AT OLDE POINTE

INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

GRADING AND DRAINAGE DETAIL

DATE:	04/05/2023
MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

C13.2
DRAWING NUMBER
2
REVISION

STATUS:
ISSUED FOR CONSTRUCTION

I:\05503\0002\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\2_WORKING_DWGS\C13.0 GRADING AND DRAINAGE DETAIL.DWG — 04/06/2023 11:39:34

Restrained Length In Feet Each Side of Fitting Joint

PIPE DIAMETER (INCHES)	D. I. P. 90°	45°	22 ½°	11 ¼°	P. V. C. 90°	45°	22 ½°	11 ¼°
3"	30'	15'	10'	5'	40'	20'	10'	5'
4"	35'	15'	10'	5'	55'	25'	15'	10'
6"	55'	25'	10'	5'	80'	35'	20'	10'
8"	65'	30'	15'	10'	90'	40'	20'	10'
10"	80'	35'	20'	10'	110'	50'	25'	15'
12"	95'	40'	20'	10'	130'	55'	30'	15'
16"	120'	50'	25'	15'	165'	70'	35'	20'
20"	150'	65'	30'	15'	200'	85'	40'	20'
24"	180'	70'	35'	20'	210'	90'	45'	25'
30"	190'	80'	40'	20'	250'	105'	50'	25'
36"	220'	95'	45'	25'	0	0	0	0
42"	245'	105'	50'	25'	0	0	0	0
48"	260'	120'	60'	30'	0	0	0	0

Restrained lengths for valves, dead ends and branches from tees shall be the same as for 90° (degree) bends

Restrained Length In Feet For Reducer

PIPE DIAMETER (INCHES)	3"	4"	6"	8"	10"	12"	16"	20"	24"	30"
3"	0	0	0	0	0	0	0	0	0	0
4"	40'	0	0	0	0	0	0	0	0	0
6"	50'	45'	0	0	0	0	0	0	0	0
8"	75'	70'	40'	0	0	0	0	0	0	0
10"	95'	90'	70'	40'	0	0	0	0	0	0
12"	120'	115'	100'	75'	40'	0	0	0	0	0
16"	160'	155'	140'	125'	100'	70'	0	0	0	0
20"	200'	195'	180'	170'	150'	130'	75'	0	0	0
24"	190'	185'	180'	170'	150'	130'	90'	90'	0	0
30"	195'	190'	185'	180'	170'	160'	120'	105'	70'	0
36"	225'	220'	215'	210'	205'	195'	180'	160'	125'	70'
42"	245'	240'	235'	230'	225'	220'	205'	180'	155'	105'
48"	255'	250'	245'	240'	235'	230'	215'	195'	170'	125'

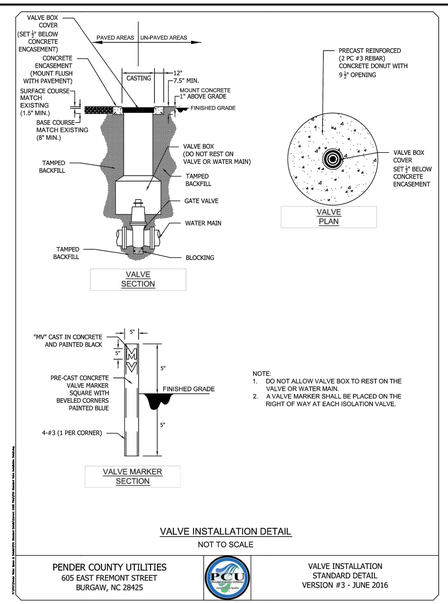
Length of restrained joint for larger diameter pipe

NOTES:
1. PENDER COUNTY STANDARD RESTRAINT METHOD IS MJ "GRIP RING" TYPE. ALL RJ TO BE MJ "GRIP RING" TYPE, UNLESS SPECIFICALLY APPROVED BY PCU IN WRITING.
2. ALL FITTINGS AND JOINTS SHALL BE RESTRAINED JOINT.
3. "L" ABOVE IS GIVEN IN FEET FROM FITTING JOINT.

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

RESTRAINED JOINT TABLE
STANDARD DETAIL
VERSION #1 - OCTOBER 2015

8 RESTRAINED JOINT TABLE



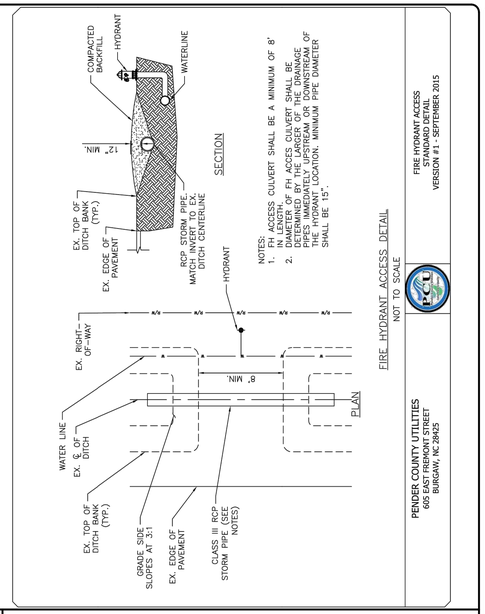
NOTE:
1. DO NOT ALLOW VALVE BOX TO REST ON THE VALVE OR WATER MAIN.
2. A VALVE MARKER SHALL BE PLACED ON THE RIGHT OF WAY AT EACH ISOLATION VALVE.

VALVE INSTALLATION DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

VALVE INSTALLATION
STANDARD DETAIL
VERSION #3 - JUNE 2016

6 VALVE INSTALLATION

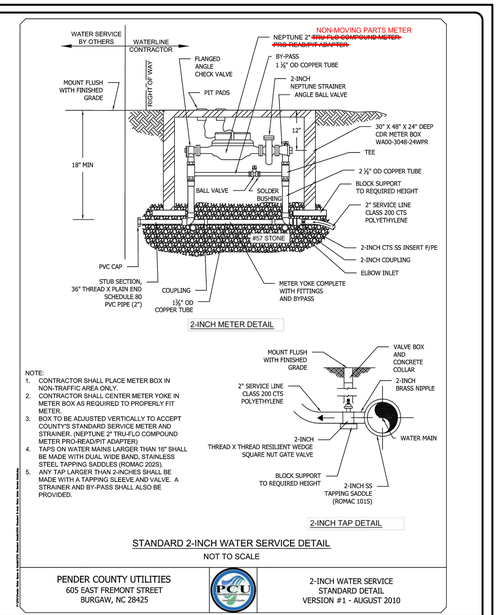


FIRE HYDRANT ACCESS
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

FIRE HYDRANT ACCESS
STANDARD DETAILS
VERSION #1 - SEPTEMBER 2015

4 FIRE HYDRANT ACCESS

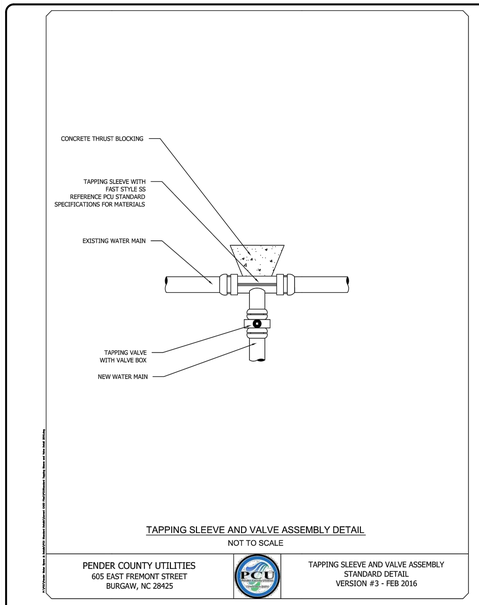


STANDARD 2-INCH WATER SERVICE DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

2-INCH WATER SERVICE
STANDARD DETAIL
VERSION #1 - AUGUST 2010

2 2-INCH WATER SERVICE

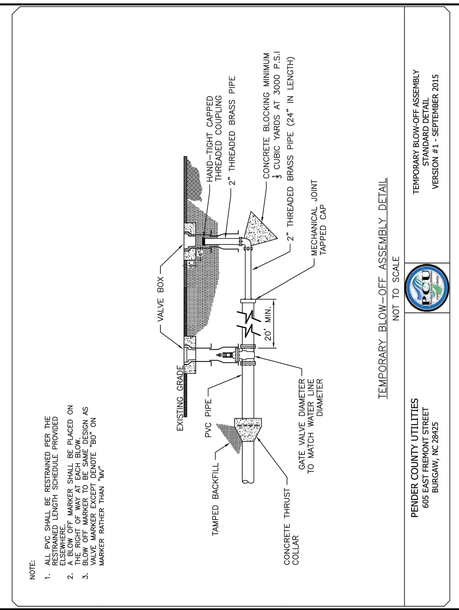


TAPPING SLEEVE AND VALVE ASSEMBLY DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

TAPPING SLEEVE AND VALVE ASSEMBLY
STANDARD DETAIL
VERSION #3 - FEB 2016

7 TAPPING SLEEVE AND VALVE ASSEMBLY



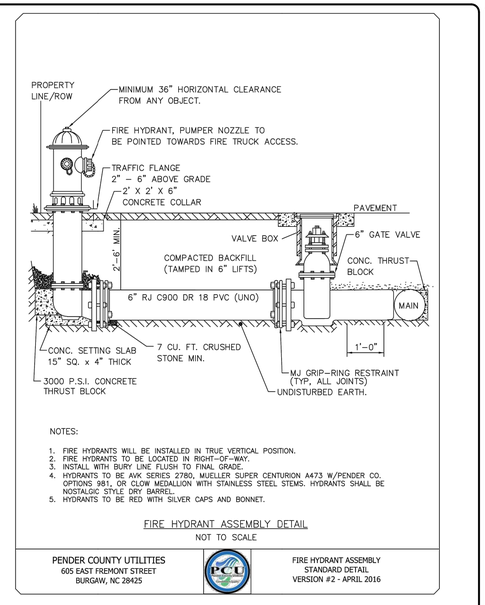
NOTE:
1. ALL PVC SHALL BE RESTRAINED PER THE RESTRAINED LENGTH SCHEDULE PROVIDED HEREWITH.
2. A BLOW-OFF MARKER SHALL BE PLACED ON THE RIGHT OF WAY AT EACH TEMPORARY BLOW-OFF MARKER TO BE SAME DESIGN AS VALVE MARKER EXCEPT PAINT DONOTE "BO" ON MARKER RATHER THAN "MV"

TEMPORARY BLOW-OFF ASSEMBLY DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

TEMPORARY BLOW-OFF ASSEMBLY
STANDARD DETAIL
VERSION #1 - SEPTEMBER 2015

5 TEMPORARY BLOW-OFF ASSEMBLY



NOTES:
1. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION.
2. FIRE HYDRANTS TO BE LOCATED IN RIGHT–OF–WAY.
3. INSTALL WITH BURY LINE FLUSH TO FINAL GRADE.
4. HYDRANTS TO BE AVK SERIES 2780, MUELLER SUPER CENTURION A473 W/PENDER CO. OPTIONS 981, OR CLOW MEDALLION WITH STAINLESS STEEL STEMS. HYDRANTS SHALL BE NOSTALGIC STYLE DRY BARREL.
5. HYDRANTS TO BE RED WITH SILVER CAPS AND BONNET.

FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

FIRE HYDRANT ASSEMBLY
STANDARD DETAIL
VERSION #2 - APRIL 2016

3 FIRE HYDRANT ASSEMBLY

PCU STANDARD NOTES

1. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE BEGINNING WORK. THE MEETING MUST BE SCHEDULED WITH PENDER COUNTY UTILITIES (PCU) AT LEAST ONE WEEK IN ADVANCE. ATTENDEES MUST INCLUDE PCU, THE UTILITY CONTRACTOR'S SUPERINTENDENT, THE SUPPLIER, AND THE CONSULTING ENGINEER.
2. ALL MATERIALS USED SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.
3. ALL PIPE SHALL BE C900 DR18 PVC, UNLESS OTHERWISE NOTED (SEE PCU STANDARD DETAIL). PVC PIPE TO BE SDR 21 WHERE C900 IS UNAVAILABLE. THE USE OF DUCTILE IRON PIPE (DIP) IS REQUIRED UNDER PAVED AREAS. PCU MUST APPROVE THE USE OF DIP IN THE FIELD BEFORE INSTALLATION IN OTHER LOCATIONS.
4. PCU STANDARD WATERLINE PIPE RESTRAINING METHOD IS MJ GRIP RINGS. AT A MINIMUM ALL FITTINGS, VALVES, ETC. MUST BE RESTRAINED (SEE PCU STANDARD DETAIL).
5. PCU MUST INSPECT CASING INSTALLATIONS PRIOR TO BACKFILL. PCU MUST WITNESS PRESSURE TESTS, AND WITHDRAWAL OF BACTERIOLOGICAL SAMPLES. CONTACT PCU UTILITIES INSPECTOR TO SCHEDULE.
6. CLOSE-OUT DOCUMENTS WHICH MUST BE RECEIVED PRIOR TO PCU SIGNING THE NCDEQ PWSS APPLICANT CERTIFICATION INCLUDE: BACTERIOLOGICAL TESTS, PRESSURE TESTS, DEED OF DEDICATION, AFFIDAVIT/RELEASE OF LIENS, WARRANTY, AND RECORD DRAWINGS (PDF & CAD).
7. AN 18-MONTH WARRANTY PERIOD APPLIES TO ALL WATERLINE CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT BEGIN UNTIL FINAL APPROVAL OF THE SYSTEM HAS BEEN RECEIVED FROM NCDEQ PWSS.

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
PO BOX 995, BURGAW, NC 28425

STANDARD NOTES
PCU WATER SYSTEMS
VERSION #3 - APRIL 2022

1 STANDARD NOTES

REV NO.	DESCRIPTIONS	DATE
2	PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION	04.05.2023
1	SITE, GRADING, AND UTILITY REVISIONS	03.15.2023

REVISIONS

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 22574 ENGINEER RICHARD M. COLLIER
2023-04-06

McKIM&CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELE: (910) 343-1048
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NC License # C-0342

OLDE POINTE RETAIL DEVELOPMENT
OAK RIDGE PROPERTIES, OLDE POINTE, LLC
OWNERS - DAVID SNEEDEN, GLEEN LEA

OAK RIDGE PROPERTIES AT OLDE POINTE
INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

UTILITY DETAIL

DATE:	04/05/2023
MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

C14.0
DRAWING NUMBER
2
REVISION

STATUS:
ISSUED FOR CONSTRUCTION

I:\05503\0002\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\2_WORKING_DWGS\C14.0 UTILITY DETAIL.DWG — 04/06/2023 11:39:40

MINIMUM DESIGN & CONSTRUCTION STANDARDS FOR GREASE TRAP AND OIL/SAND SEPARATOR

A. GENERAL

1. USABLE LIQUID CAPACITY OF TANK MUST NOT BE LESS THAN 1000 GALLONS. FOR OIL/SAND SEPARATOR REFER TO SPECIFICATIONS FOR SIZING CALCULATIONS.
2. THE TANK LENGTH MUST BE AT LEAST TWO (2) BUT NOT MORE THAN THREE (3) TIMES THE WIDTH.
3. THE UNIFORM LIQUID DEPTH MUST NOT BE LESS THAN FOUR (4) FEET.
4. AT LEAST ONE (1) FOOT OF FREEBOARD MUST BE PROVIDED.
5. VIBRATION METHODS MUST BE EMPLOYED TO PREVENT VOIDS.
6. WALL AND BOTTOM THICKNESS SHALL BE AS REQUIRED FOR STRUCTURAL STABILITY, BUT NOT LESS THAN FOUR (4) INCHES IN THICKNESS.
7. INLET MUST ENTER TANK A MINIMUM OF THREE (3) INCHES ABOVE THE LIQUID LEVEL.
8. INLET TEE SHALL EXTEND SIXTEEN (16) INCHES BELOW LIQUID LEVEL.
9. OUTLET TEE SHALL EXTEND DOWN TO SIX (6) INCHES ABOVE THE BOTTOM OF THE GREASE TRAP.
10. ACCESS OPENINGS MUST BE LOCATED ABOVE INLET AND OUTLET DEVICES, AND LIDS SHALL BE EQUIPPED WITH LIFT RINGS.
11. TANKS LOCATED IN TRAFFIC AREAS MUST BE DESIGNED TO A HS-20 LOADING.

B. TYPE OF REINFORCEMENT

1. TANK WALLS AND BOTTOM – 6 X 6, 10 GAUGE WIRE MESH.
2. TANK LIDS (TOPS) – NUMBER 3 RODS, 6 INCHES ON CENTER EACH WAY, OR 5 X 6, 10 GAUGE WIRE MESH PLUS ONE NUMBER 3 ROD PER LINEAR FOOT OF TANK TOP.
3. ALL REINFORING WIRE AND RODS SHOULD BE COVERED BY AT LEAST 1/2 INCH OF CONCRETE.

C. CONCRETE

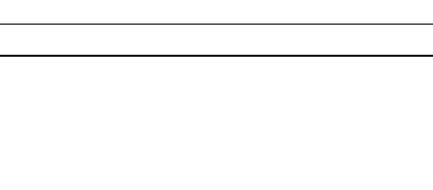
1. STRENGTH – MIX SHOULD BE CALCULATED TO YIELD A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. TYPES OF AGGREGATE
   A. SAND – FINE UP TO 1/4 INCH
   B. GRANITE DUST OR FINE SCREENINGS FROM CRUSHER OPERATION
   C. GRAVEL OR CRUSHED STONE – SHOULD NOT EXCEED 1/3 OF WALL THICKNESS, I.E., FOR 2 1/2 " WALL THICKNESS, AGGREGATE SHOULD NOT EXCEED A SIZE OF 3/4 ".
3. PORTION AND QUALITY CONTROL – EVERY MANUFACTURER SHOULD HAVE PORTION CONTROL AND SUCH OTHER EQUIPMENT AND CAPABILITIES NECESSARY TO MAINTAIN CONSTANT MIX RATIOS AND SYSTEMATIC INSPECTION OF FINISHED PRODUCTS TO RULE OUT UNSUITABLE SPECIMENS.

D. TANK IDENTIFICATION

AN IDENTIFYING SEAL BEARING THE FOLLOWING ITEMS MUST BE CAST OR STAMPED INTO THE OUTLET END, WITHIN SIX (6) INCHES OF THE TOP:
1. MANUFACTURER
2. MANUFACTURER'S ADDRESS
3. LIQUID CAPACITY OF TANK
4. DESIGN LOADING

E. GUARANTEE

ALL TANKS MUST BE GUARANTEED IN WRITING FOR TWO (2) YEARS AGAINST FAILURE DUE TO POOR WORKMANSHIP AND MATERIALS OF THE MANUFACTURER.



NOTES:
1. SANITARY INLET AND OUTLET TEE SHALL BE 4" FOR GREASE TRAP AND 6" FOR OIL/SAND SEPARATOR.
2. MANHOLE RING & COVER SHALL BE GAS AND WATER TIGHT PROVIDING A 22" MINIMUM CLEAR OPENING.
3. CONCRETE GRADE RINGS SHALL BE UTILIZED TO BRING COVER TO FINISHED GRADE.

1,500 GALLON OIL/SAND/GREASE SEPARATOR

2 | 1,500 GAL GREASE TRAP



1. VAULTS SHALL BE PROPERLY DESIGNED AND SIZED FOR EACH SPECIFIC APPLICATION AND SITE CONDITION.
2. VAULTS SHALL BE LOCATED SUCH THAT THE RIM ELEVATION IS A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION.
3. PROVIDE ADEQUATE DESIGN FOR ALL SITE CONDITIONS INCLUDING BUT NOT LIMITED TO FLOTATION, TRAFFIC LOADING, ACCESSIBILITY, PROJECTED DEMAND, AND OTHER DESIGN CRITERIA AS REQUIRED.
4. MINIMUM CLEARANCES SHOWN ARE REQUIRED FOR PROPER ACCESSIBILITY TO ALLOW OPERATION AND MAINTENANCE. CLEARANCES SHALL BE VERIFIED DURING THE SUBMITTAL PROCESS.
5. METERS SHALL BE PROVIDED A BYPASS WITH AT LEAST ONE VALVE OF THE SAME SIZE AS THE METER.
6. THE ACCESS HATCH SHALL BE LOCATED OVER THE METER, AND SHALL BE LOCATED TO ALLOW ENTRY WITHOUT CLIMBING OVER VAULT COMPONENTS. HATCH SHALL ALSO BE LOCATED AND OF APPROPRIATE SIZE TO ALLOW REMOVAL OF EQUIPMENT. PROVIDE 1 3/4" HOLE IN ACCESS HATCH FOR TOUCH-READ SYSTEM.
7. THRUST RESTRAINT AND SUPPORTS SHALL BE PROPERLY DESIGNED, SIZED, AND INSTALLED TO PREVENT MOVEMENT OF ALL VAULT COMPONENTS, INCLUDING THE BY PASS.
8. THERE SHALL BE NO VALVES, DIRECTIONAL CHANGES, OR OTHER DISTURBANCES WITHIN 5 PIPE DIAMETERS UPSTREAM OF THE METER THAT MAY INTERFERE WITH LAMINAR FLOW.
9. VAULTS SHALL BE PROPERLY WATERPROOFED AND HYDROSTATICALLY TESTED. AN AUTOMATIC SUMP PUMP SHALL BE PROVIDED. THE FLOOR OF THE VAULT SHALL BE SLOPED TOWARD THE SUMP.
10. AT LEAST ONE, 20 AMP, GFI OUTLET WITH STANDARD THREE PRONG RECEPTACLE SHALL BE PROVIDED ON THE ELECTRIC PANEL. THE OUTLET SHALL BE WEATHER PROOF AND HAVE A LOCKABLE COVER.
11. AT LEAST ONE SPARE BREAKER SHALL BE PROVIDED IN THE ELECTRICAL PANEL.

BULK METER DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28525

BULK METER
STANDARD DETAIL
VERSION #3 - FEB 2016

1 | BULK METER DETAIL

P:\2023\Fremont Water Sewer & Electric\PCU Standard Details\Current CAD Files\PCU Bulk Meter Detail.dwg

REV NO.	DESCRIPTIONS	DATE
2	PARKING SPACE TABLE, DRIVE AISLE DIMENSIONS REVISIONS, PENDER COUNTY CERTIFICATION	04.05.2023
1	SITE, GRADING, AND UTILITY REVISIONS	03.15.2023

REVISIONS

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 22574 ENGINEER RICHARD M. COLLIER
2023-04-06

McKIM&CREED
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OLDE POINTE RETAIL DEVELOPMENT
OAK RIDGE PROPERTIES, OLDE POINTE, LLC
OWNERS - DAVID SNEEDEN, GLEEN LEA

OAK RIDGE PROPERTIES AT OLDE POINTE
INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

UTILITY DETAIL

DATE:	04/05/2023
MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: N/A
VERTICAL: N/A

C14.1
DRAWING NUMBER
2
REVISION

STATUS:
ISSUED FOR CONSTRUCTION

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MDP 2024-70

Attachment 2

Traffic Impact Analysis Approval

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

~~March 2, 2022~~ ~~REVISED March 28, 2022~~
2nd REVISION May 12, 2023

Ms. Erin Govea, PE
DAVENPORT
3722 Shipyard Boulevard, Suite E
Wilmington, NC 28403

RE: **2nd REVISED** TIA approval with conditions of the Traffic Impact Analysis (TIA) associated with the proposed Hampstead Town Center Expansion development in Pender County, NC

The WMPO, NCDOT, and Pender County staffs have reviewed the Hampstead Town Center Expansion development TIA dated December 30, 2021. This development has a build out year of 2023 and consists of the following land uses:

- ITE Land Use Code 712 (Small Office Building) - 15 Employees
- ITE Land Use Code 720 (Medical/Dental Office) – 3,630 SF
- ITE Land Use Code 934 (Fast-Food Restaurant with Drive-thru window) – 4,050 SF
- ITE Land Use Code 937 (Coffee/Donut Shop with Drive-thru window) – 2,244 SF
- ITE Land Use Code 960 (Super Convenience Market/Gas Station) – 5,154 SF

Based on review of the analysis provided in the TIA report, **and supplemental information provided in the Trip Generation Technical Memorandum (dated February 9, 2023), the following revised** improvements are required as part of this development:

US 17 / NC 210 at SR 1565 (Country Club Drive)/SR 1593 (Jenkins Road)

- *Construct additional left turn lane of 400 feet of storage for westbound approach of SR 1565 (Country Club Drive) to US 17/ NC 210.*
- *Convert the existing left/thru/right storage lane to a thru/right turn lane and extend to 400 feet of full width storage, 50 feet of full width deceleration and 100 feet of taper.*
- *Modify the traffic signal and provide signal optimization*

US 17 / NC 210 at Ravenswood Road/ SR 1647 (Library Drive)

- *Extend the existing northbound right-turn lane at Ravenswood Road along US 17 south towards its intersection with Country Club Road / Jenkins Road for the full lane width.*
- *Install pavement markings to delineate a channelizing island at the approach end of the extended turn lane and provide 50 feet of taper leading into the full-width storage for the turn lane. This is to prohibit drivers in the northbound right-turn lane at the Country Club Drive intersection from using the right-turn lane as a thru/right lane and proceeding north through the intersection.*

US 17/NC 210 at Hampstead Town Center

- No improvements are required.

SR 1565 (Country Club Road) at SR 1687 (Ravenswood Road)

- ~~*Install traffic signal and provide necessary coordination with existing signals.*~~
- ***The applicant is to monitor the intersection of SR 1565 (Country Club Road) at SR 1687 / non-system (Ravenswood Road) for signalization and perform a signal warrant analysis six (6) months to one (1) year after full build. Provide signalization when signal warrants are met. Coordinate with NCDOT to develop a coordination and timing plan with the signal at US 17.***

US 17 at Site Access 1 (right-in/right-out)

- *Construct westbound approach with an internal protected stem of 125 feet (measured from the right-of-way line) and one right-out only egress lane with stop controls.*
- *Construct right-in/right-out "pork chop" island to prevent any left-turn movements.*

SR 1565 (Country Club Road) at Site Access 2 (right in/ right-out only)

- ~~*Construct access to prevent exiting movements.*~~
- ***Construct right-in/right-out "pork chop" island to prevent any left-turn movements***
- *Construct southbound approach with an internal protected stem of 100 feet (measured from the right-of-way line).*

If changes are made to the proposed site driveways and/or use, the current trip distribution may need to be modified and would require a revised Traffic Impact Analysis to be submitted for review by the NCDOT, WMPO, and Pender County and this approval would be rendered null and void.

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

Attachment – Trip Generation Technical Memorandum, February 9, 2023

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

Sincerely,

Scott A. James, PE
Transportation Planning Engineer
Wilmington Metropolitan Planning Organization

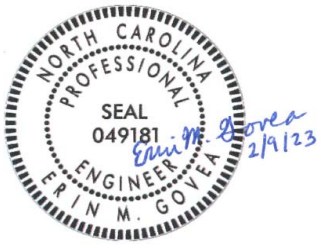
ec: Kirsten Spirakis, PE, District Engineer, NCDOT
Doug Racine, Deputy District Engineer, NCDOT
Jessi Leonard, PE, Assistant Division Maintenance Engineer, NCDOT
Stonewall Mathis, PE, Deputy Division Traffic Engineer, NCDOT
Krupa Koilada, Senior Assistant Traffic Engineer, NCDOT
Bryce Cox, Assistant Traffic Engineer, NCDOT
Dan Adams, Planning Director, Pender County
Justin Brantley, Senior Planner, Pender County
Mike Kozlosky, Executive Director, WMPO
Bill McDow, Associate Planner, WMPO
Jamar Johnson, EI, Engineering Associate, WMPO

Attachment

TRIP GENERATION TECHNICAL MEMORANDUM

Hampstead Town Center
Hampstead, North Carolina
DAVENPORT Project #210238

February 9, 2023



1.0 Introduction

DAVENPORT has prepared this technical memorandum to summarize the trip generation based on the updates proposed for the Hampstead Town Center development and the 11th Edition *Trip Generation Manual* data. **The updated conceptual site plan, under the 11th Edition, yields fewer unadjusted daily, AM, and PM peak hour trips as compared to the approved TIA.**

2.0 SITE PLAN

The Hampstead Town Center owners are making site plan adjustments as this project moves towards completion. The original super convenience store, medical/dental office space, and coffee/doughnut shop are changing size. The small office building is being replaced by a fast casual restaurant and a cell phone store. Lot 3R is a fast-food restaurant with drive-through that is reducing from 4,050 square feet to 3,650 square feet. An updated conceptual site plan showing the land use is attached.

3.0 TRIP GENERATION

The approved TIA used data from the 10th Edition of the ITE *Trip Generation Handbook* to determine the anticipated trip generation for the development. Since then, the 11th Edition has been issued, so documentation from the 11th Edition is provided for this site in this technical memorandum. The 11th Edition removed LUC 960, so LUC 945 was selected for the gas station.

4.0 TRIP GENERATION SUMMARY TABLES

A comparison of the trip generation provided in the approved TIA and the trips generated by the updated proposed land uses under the 11th Edition of the *Trip Generation Handbook* is provided in Table 1. Table 2 summarizes the unadjusted trips for the updated land uses. Table 3 repeats the table from the TIA for ease of comparison.

Table 1 – Summary of Trip Generation

Average Weekday Driveway Volumes	Daily Volume	AM Peak Hour			PM Peak Hour		
Site Plan/Edition		Enter	Exit	Total	Enter	Exit	Total
TIA SITE PLAN							
Total Unadjusted Trips	8,305	419	402	821	313	315	628
UPDATED SITE PLAN							
Total Unadjusted Trips	7,867	417	398	815	313	308	621

Home Office:
119 Brookstown Ave. Suite PH1
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Main: 336.744.1636; Fax: 336.458.9377

Wilmington Regional Office:
5917 Oleander Drive, Suite 206
Wilmington, NC 28403
Main: 910.251.8912; Fax: 336.458.9377

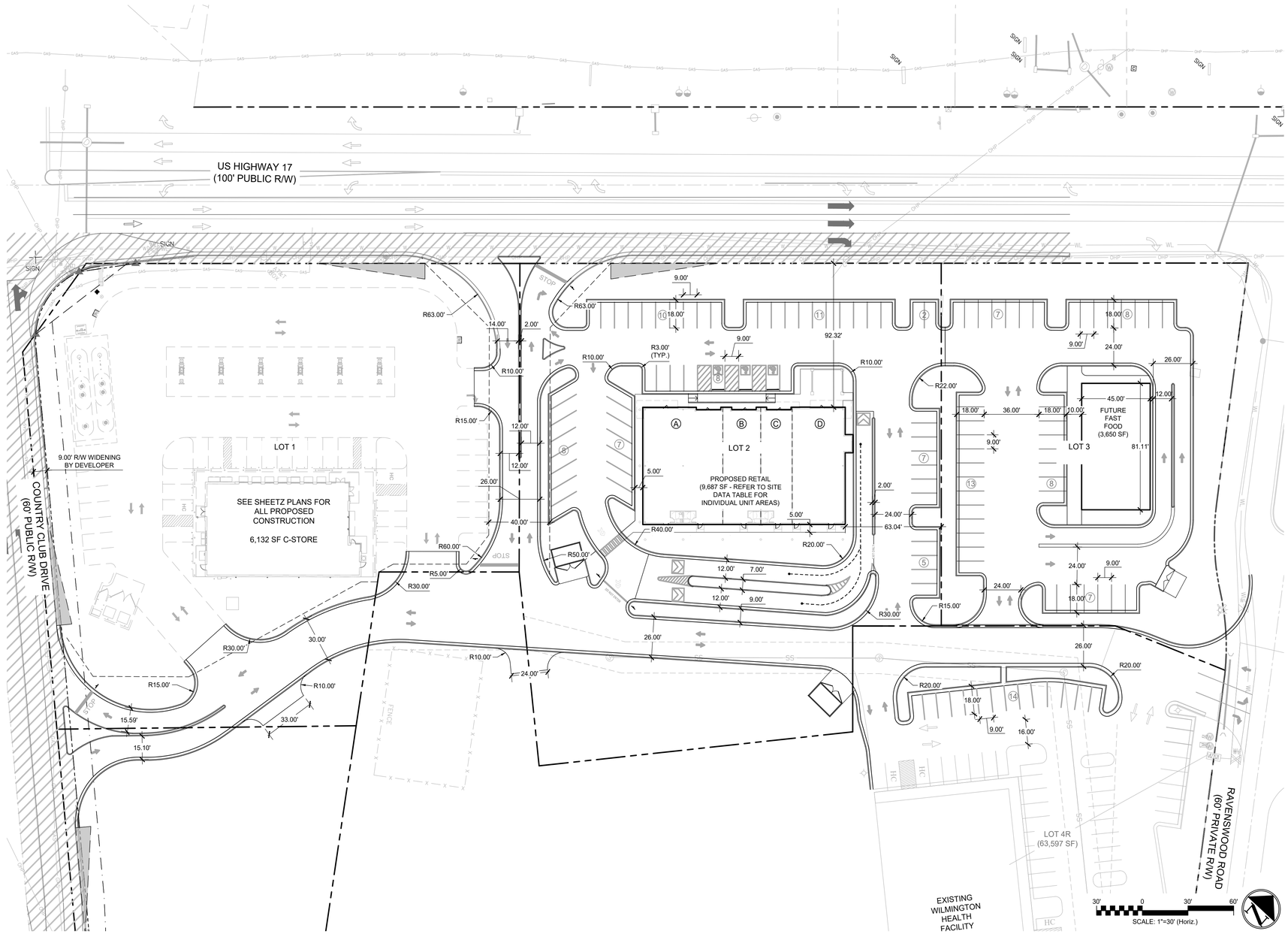
Serving the Southeast since 2002

Table 2 - ITE Trip Generation 11th Edition with Updated Land Use												
Average Weekday Driveway Volumes					Daily	AM Peak Hour			PM Peak Hour			
ITE Land Use and Code		Size, Variable		Method		Enter	Exit	Total	Enter	Exit	Total	
Convenience Store/ Gas Station (12 fueling positions)	945	6.132	1,000 SF GFA	Adjacent – Rate^	4,294	**	**	**	167	167	**334**	
Convenience Store/ Gas Station (6.132 kSF)	945	12	Fueling stations	Adjacent – Rate^	**	190	189	**379**	**	**	**	
Medical-Dental Office Building	720	3.840	1,000 SF GFA	Adjacent - Equation	57	10	3	**13**	4	8	**12**	
Fast Casual Restaurant	930	1.825	1,000 SF GFA	Adjacent – Rate^	n/a+	n/a+	n/a+	**n/a+**	13	10	**23**	
+High-turnover Sit-Down Restaurant	932	1.825	1,000 SF GFA*	Adjacent – Rate	196	10	8	**18**	n/a+	n/a+	**n/a+**	
AT&T Cellular Store: Strip Retail Plaza (<40k)	822	1,508	1,000 SF GFA	Adjacent – Equation^	82#	5	3	**8**	10	10	**20**	
Coffee/Donut Shop with Drive-Through Window	937	2.514	1,000 SF GFA	Adjacent – Rate^	1,345	110	106	**216**	49	49	**98**	
Fast-Food Restaurant with Drive-Through Window	934	3.65	1,000 SF GFA*	Adjacent – Rate^	1,706	83	80	**163**	63	58	**121**	
Total Unadjusted Trips for Proposed Update					**7,680**	**408**	**389**	**797**	**306**	**302**	**608**	
Total Unadjusted Trips from Approved TIA					***8,305***	***419***	***402***	***821***	***313***	***315***	***628***	

^Local data unavailable.
*The number of studies using square footage greatly exceeds those counting seats; therefore, GFA was used in place of Seats.
**Higher value chosen between fueling position and convenience store size.
#Rate used for daily trips since the size of the site is off the scale and the equation requires a minimum of 230 trips.
+Sample size for LUC 930 is too low for Daily and AM trips, so LUC 932 was used instead; LUC 930 was used for PM trips.

5.0 Conclusion

The total number of unadjusted trips generated by the proposed updated land use using the 11th Edition of the *Trip Generation Handbook* for the Hampstead Town Center development is anticipated to **be less than** the number of trips calculated in the approved TIA. This decrease indicates that, even with internal capture and pass-by applied, traffic operations with the updated development land use is representative of what is shown in the approved TIA. No change to the required improvements is requested.



SITE DATA

PROJECT NAME	OAK RIDGE PROPERTIES AT OLDE POINT
PROJECT ADDRESS	16988 HWY 17 HAMPSTEAD, NC 28443
PROPERTY DEVELOPER	OAK RIDGE PROPERTIES AT OLDE POINT, LLC
ZONING	PD
PROPOSED USE	COMMERCIAL
TOTAL PROJECT ACREAGE	4.80 AC
LOT 1	63,281 SF
LOT 2	81,034 SF
LOT 3	44,798 SF
NUMBER OF BUILDINGS	3
PARCEL WITH PROPOSED USES	AREA
LOT 1	
CONVENIENCE STORE	6,132 SF
LOT 2	
A - DENTAL OFFICE	3,840 SF
B - FAST CASUAL RESTAURANT	1,825 SF
C - AT&T CELL PHONE STORE	1,508 SF
D - COFFEE / DONUT SHOP	2,514 SF
LOT 3	
FAST FOOD W/DRIVE-THRU	3,650 SF

GENERAL NOTES:

1. SIGN SHOWN ON SHEETZ PARCEL IS FOR THEIR USE ONLY. DEVELOPER WILL HAVE SEPARATE SIGNS ON THEIR PARCEL(S).
2. DEVELOPER IN DISCUSSION WITH PIEDMONT NATURAL GAS. PNG WILL RELOCATE THE GAS MAIN OUTSIDE OF DEVELOPER PROPERTY AND SHEETZ PARCEL.
3. SIDEWALK ALONG US 17 IS NOT ANTICIPATED. IF REQUIRED BY THE JURISDICTION, THEN THIS WILL BE THE DEVELOPER RESPONSIBILITY TO INSTALL.
4. STORMWATER MANAGMENT FOR LOTS 1R & 2R IS INCLUDED UNDER CURRENT PERMIT SW8141108.
5. SANITARY SEWER FOR LOTS 1R & 2R TO FLOW INTO EXISTING PUMP STATION OWNED BY PLURIS (WQ0038264).
6. TIA PERFORMED BY DAVENPORT.
7. ROAD WIDENING PLANS FOR COUNTRY CLUB DRIVE AND HWY 17 BY DAVENPORT.

SYMBOL LEGEND

ROADWAY IMPROVEMENTS (BY OTHERS)

1 LEGEND AND NOTES

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

SEAL

SEAL

McKIM&CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELE: (910) 343-1048
FAX: (910) 251-8282
NC License # C-0342

OAK RIDGE PROPERTIES AT OLDE POINTE

INTERSECTION US HWY 17 AND COUNTRY CLUB ROAD, HAMPSTEAD, NC

SITE PLAN

DATE:	02/08/2023
MCE PROJ. #	05503-0002
DRAWN	ALM/RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL: N/A

C3.0
DRAWING NUMBER

REVISION

STATUS: TIA UPDATE

I:\05503\0002\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\5_EXHIBIT_PERMIT\C3.0 SITE PLAN_LOT 3R_DOT.DWG ---- 02/08/2023 09:57:14

Table 3 - ITE Trip Generation 10th Edition from Approved TIA

Average Weekday Driveway Volumes					24-Hour Two-Way	AM Peak Hour		PM Peak Hour	
ITE Land Use and Code		Size		Method	Volume	Enter	Exit	Enter	Exit
Super Convenience Market/Gas Station*	960	5.15	1,000 SF GFA	Adjacent - Rate	4,314	214	214	179	178
Medical-Dental Office Building	720	3.63	1,000 SF GFA	Adjacent - Rate	126	8	2	4	9
Coffee/Donut Shop with Drive-Through Window**	937	2.244	1,000 SF GFA	Adjacent - Rate	1,838	101	98	48	49
Small Office Building***	712	15	Employees	Generator - Equation	120	13	8	13	16
Fast-Food Restaurant with Drive-Through Window	934	4.05	1,000 SF GFA	Adjacent - Rate	1,907	83	80	69	63
Total Unadjusted Trips					**8,305**	**419**	**402**	**313**	**315**
Determine allowable pass-by for site:									
Internal Capture: Office Buildings (LUC 712, 720)					-	-4	-10	-8	-1
Internal Capture: Retail (LUC 960)					-	-22	-32	-51	-41
Internal Capture: Restaurants (LUC 934, 937)					-	-38	-22	-37	-54
Total Internal Trips Reduction					-	-64	-64	-96	-96
Subtotal of Trips						**355**	**338**	**217**	**219**
Pass-by Reduction for Super C. Store/Gas Station (960)*				60% AM 50% PM	-	-115	-109	-64	-69
Pass-by Reduction for Coffee/Donut Shop (937)**				49% AM 50% PM	-	-39	-42	-16	-13
Pass-by Reducation for Fast-Food Restaurant with Drive-Through Window (934)				49% AM 50% PM	-	-32	-34	-24	-16
Total Pass-by					-	-187	-186	-104	-98
Total Adjusted Trips (External)					**-**	**168**	**152**	**113**	**122**

*Related ITE Land Use Codes allow pass-by per Congestion Management Guidelines:
944 Gasoline/Service Station 1,000 GFA, Adjacent, Pass-by AM=58%, PM=42%
945 Gasoline/Service Station with Convenience Market, Veh. Fueling Pos., Adjacent, Pass-by AM=62%, PM=56%

**ITE LUC 938 "Coffee/Donut Shop with Drive-Through and No Indoor Seating" allows 89 percent of weekday daily trips as pass-by trips. A similar pass-by rate for weekday morning and weekday afternoon can be expected. The related use LUC 934 "Fast-Food Restaurant with Drive-Thru Window" allows 49% and 50% pass-by trips during the AM and PM weekday peak hours, respectively, per ITE and NCDOT Congestion Management guidelines. The more conservative (lower) pass-by value is recommended for use.

***NCDOT recommends using # of employees; however, this value is unknown.

The data range for the ITE studies is between 1 and 14 with an average of four (4) employees. 15 employees are shown per the direction of the WMPO.

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119 Brookstown Ave. Suite PH1
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Wilmington, NC 28403
Main: 910.251.8912; Fax: 336.458.9377

MDP 2024-70

Attachment 3

Public Input Meeting Report

REPORT OF PUBLIC INPUT MEETING
Proposed Revision to an existing Master Development Plan of Oak Ridge at Olde Point in the vicinity of Country Club Drive and US Hwy 17 in Hampstead, NC

The Owner-Applicant certifies that written notice of a public input meeting for the above-referenced master development plan (MDP) revision was mailed via First Class Mail to all property owners within 500 feet of the subject properties as listed on the County tax records on July 15, 2024, and also emailed to the Pender County Planning Department on July 15, 2024. A list of all adjacent property owners to whom written notice was mailed is attached hereto as Exhibit "A". A copy of the written notice is also attached as Exhibit "B".

The meeting was held at the following time and place: Friday, July 26, 2024, from 3:00 p.m. to 4:00 p.m. at the Pender County Hampstead Annex Auditorium, 15060 US Hwy 17, Hampstead, Pender County, NC.

The persons in attendance were:

The following people were in attendance: Mr. and Mrs. Steve Cokor, 102 Ravenswood Rd., Hampstead, NC; Mr. Jeffrey Karako, 110 Widgeon Circle, Hampstead, NC; and Mr. Bob Zambrowski, 1832 Corcus Ferry Rd., Hampstead, NC. On behalf of the Applicant/Property Owner the following people were in attendance: David Sneeden and Glenn Lea.

Issues Discussed at Public Input Meeting:

The Applicant explained the proposed modification to the MDP, which is limited to adding two proposed additional permitted uses, including real estate office and bank uses. The following feedback was received from those in attendance.

- Mr. and Mrs. Cokor: General concerns with traffic in the area of Country Club Rd. They feel that the proposed additional uses of a real estate office and a bank/financial office would generate less traffic and be an improvement.
- Mr. Karako: Came to meeting to understand what uses are being proposed and thinks the development is good so far. He thinks the area needs more restaurants.
- Mr. Zambrowski: He thought the Applicant was proposing a rezoning creating additional commercial property. He has no objection to the proposed additional uses of a real estate office and a bank/financial institution. He does object in general to any more building until more roads and infrastructure are in place.

As a result of the meeting the following changes were made to proposed project:

No proposed changes at this time.

PROPERTY OWNERS WITHIN 500 FEET

PIN	NAME	ADDRESS	CITY/STATE/ZIP	PROPERTY_ADDRESS
3293-65-9627-0000	DOUGLAS P HEFFERNAN	1205 WIND SOFT CT	LELAND NC 28451	16865 US HWY 17
3293-66-7089-0000	DOUGLAS P HEFFERNAN	1205 WIND SOFT CT	LELAND NC 28451	OFF ST JOHNS CHURCH RD
3293-74-8903-0000	JUDITH A TRAVERSE ET AL	104 RAVENS WOOD ROAD	HAMPSTEAD NC 28443	104 RAVENSWOOD RD
3293-75-1248-0000	TOM LEASING LLC	26 CAMELOT DR	SURF CITY NC 28445	17 HWY
3293-75-1872-0000	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH NC 27611	27 JENKINS RD
3293-75-1902-0000	JOHN I HAYNES	1408 VALMEAD CT	FAYETTEVILLE NC 28312	LTS 15 & 16 SPRING BRANCH VILLAGE
3293-75-3250-0000	VICTORIA ROJAS	106 RIDGE RD	HAMPSTEAD NC 28443-2341	106 RIDGE RD
3293-75-3964-0000	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH NC 27611	28 JENKINS RD
3293-75-4247-0000	VICTORIA ROJAS	106 RIDGE ROAD	HAMPSTEAD NC 28443	LT 272 PB 13/69 OLDE POINT
3293-75-4428-0000	RILP NC2 LP	ATT: LEGAL DEPARTMENT	SAN DIEGO CA 92130	24 COUNTRY CLUB DR
3293-75-4817-0000	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH NC 27611	17 HWY & JENKINS RD
3293-75-5195-0000	PAUL RAYMOND TRIFOLI	102 RIDGE ROAD	HAMPSTEAD NC 28443	102 RIDGE RD
3293-75-6042-0000	CHARLES EDWARD MUMAW JR	100 RIDGE ROAD	HAMPSTEAD NC 28443	100 RIDGE RD
3293-75-6309-0000	BRONWIN FUTCH CLARK	309 BARBERRY DR	KNOXVILLE TN 37912	L273 PB 13/69 OLDE POINT
3293-75-6381-0000	BRONWIN FUTCH CLARK	309 BARBERRY DR	KNOXVILLE TN 37912	84 COUNTRY CLUB DR
3293-75-6761-0000	OAK RIDGE PROPERTIES AT OLDE POINT LLC	PO BOX 4014	WILMINGTON NC 28406	16988 US HWY 17
3293-75-7234-0000	HOLLIE FIELDS	104 COUNTRY CLUB DRIVE	HAMPSTEAD NC 28443	104 COUNTRY CLUB DR
3293-75-8062-0000	STEVEN M COKOR	102 RAVENSWOOD RD	HAMPSTEAD NC 28443	102 RAVENSWOOD RD
3293-75-8105-0000	MICHAEL J VAN FOSSEN ET AL	100 RAVENSWOOD ROAD	HAMPSTEAD NC 28443	L276 PB 13/69 OLDE POINT
3293-75-8455-0000	POPE PROPERTIES ON 17 LLC	PO BOX 4014	WILMINGTON NC 28406	83 COUNTRY CLUB DR
3293-75-8990-0000	OAK RIDGE PROPERTIES AT OLDE POINT LLC	PO BOX 4014	WILMINGTON NC 28406	17064 US HWY 17
3293-75-9150-0000	MICHAEL J VAN FOSSEN	100 RAVENSWOOD RD	HAMPSTEAD NC 28443	100 RAVENSWOOD RD
3293-76-0035-0000	RICHARD JOSEPH WASIELEWSKI	1232 MALLARD BAY ROAD	HAMPSTEAD NC 28443	JENKINS RD
3293-76-2056-0000	CEDAR ON THE GREEN RENTALS LLC	256 OSPREY PLACE	WILMINGTON NC 28411	L 3 PB 10/4 SPRING BRANCH VILLAGE
3293-76-2124-0000	CEDAR ON THE GREEN RENTALS LLC	256 OSPREY PLACE	WILMINGTON NC 28411	L 4 PB 10/4 SPRING BRANCH VILLAGE
3293-76-3001-0000	CEDAR ON THE GREEN RENTALS LLC	256 OSPREY PLACE	WILMINGTON NC 28411	L 2 PB 10/4 SPRING BRANCH VILLAGE
3293-76-4263-0000	CEDAR ON THE GREEN RENTALS LLC	256 OSPREY PLACE	WILMINGTON NC 28411	17007 US HWY 17
3293-76-5585-0000	CEDAR ON THE GREEN MINI STORAGE LLC	256 OSPREY PLACE	WILMINGTON NC 28411	17077 US 17 HWY
3293-76-8304-0000	JLCP LLC	320 SIMMONS DR	WILMINGTON NC 28411	17097 US HWY 17
3293-76-8473-0000	ALLAN J BETAG L/E	1300 HOLLIBEN ROAD	SEVERNA PARK MD 21146	17117 US HWY 17
3293-76-9844-0000	HAMPSTEAD BAC LLC	1022 ASHES DR SUITE 201	WILMINGTON NC 28405	PT TR 1B & 6 PB 38/128
3293-84-8556-0000	OLDE POINT VILLAS INC	P O BOX 4038	HAMPSTEAD NC 28443	COMMON AREA PB 19/67 OLDE POINT
3293-85-0295-0000	CAROLINA WATER SERVICE INC	500 W MONROE ST STE 3600	CHICAGO IL 60661	90 RAVENSWOOD RD
3293-85-1523-0000	CAROLINA WATER SERVICE INC	500 W MONROE ST STE 3600	CHICAGO IL 60661	TRACT A PB 22/45 PB 25/77
3293-85-1925-0000	OAK RIDGE PROPERTIES AT OLDE POINT LLC	PO BOX 4014	WILMINGTON NC 28406	US HWY 17
3293-85-2836-0000	OAK RIDGE PROPERTIES AT OLDE POINT LLC	PO BOX 4014	WILMINGTON NC 28406	40 RAVENSWOOD RD
3293-85-3076-2030	LAURA VIELE MILLER	235 JACKLINE DRIVE	HAMPSTEAD NC 28443	113 EGRET CT
3293-85-3079-2020	AMELIA S SHEALY	12 WEST RIDGE	SURF CITY NC 28445	111 EGRET CT
3293-85-3159-1040	ELIZABETH ZIMMERMAN SMITH	306 SENEXET RD	WOODSTOCK CT 06281	107 EGRET CT
3293-85-3162-2010	STEPHEN W NELLIGAN	109 EGRET COURT	HAMPSTEAD NC 28443	109 EGRET CT
3293-85-3223-1020	CHRISTY CARROLL LANGDON	103 EGRET COURT	HAMPSTEAD NC 28443	103 EGRET CT
3293-85-3225-1010	THOMAS J TOMLINSON	211 WIDGEON CIR	HAMPSTEAD NC 28443	101 EGRET CT
3293-85-3241-1030	FRANCES R FRENCH	105 EGRET COURT	HAMPSTEAD NC 28443	105 EGRET CT
3293-85-3750-0000	OAK RIDGE PROPERTIES AT OLDE POINT LLC	PO BOX 4014	WILMINGTON NC 28406	US HWY 17
3293-85-5800-0000	ANTHONY MIGLIARA	7025 MURRAYVILLE RD	WILMINGTON NC 28405	L100 PB 25/103 POINT HAVEN
3293-85-5817-0000	KINGSLEY M MINER	102 WIDGEON CIRCLE	HAMPSTEAD NC 28443	102 WIDGEON CIR

3293-85-5932-0000	ROBIN H GRAHAM	104 WIDGEON CIR	HAMPSTEAD NC 28443	104 WIDGEON CIR
3293-85-5987-0000	CHARLES FRANKLIN SESSOMS	106 WIDGEON CIRCLE	HAMPSTEAD NC 28443	106 WIDGEON CIR
3293-85-6736-0000	ROY W SHORT L/E	101 WIDGEON CIRCLE	HAMPSTEAD NC 28443	101 WIDGEON CIR
3293-85-6853-0000	KAREN L SCOTT	214 HERRON AVE	CHESWICK PA 15024	103 WIDGEON CIR
3293-85-6888-0000	JEANNINE P WINKELMANN	105 WIDGEON CIRCLE	HAMPSTEAD NC 28443	105 WIDGEON CIR
3293-85-7932-0000	KATHLEEN CORBETT	107 WIDGEON CIR	HAMPSTEAD NC 28443	107 WIDGEON CIR
3293-85-7994-0000	JOHN B DUFSETH	109 WIDGEON CIR	HAMPSTEAD NC 28443	109 WIDGEON CIR
3293-85-8953-0000	JANET CREWS	111 WIDGEON CIRCLE	HAMPSTEAD NC 28443	111 WIDGEON CIR
3293-85-9347-0000	OLDE POINT VILLAS III OWNERS	P O BOX 521	HAMPSTEAD NC 28443	COMMON AREA PB 21/35 OLDE POINT VILLAS II
3293-85-9535-0000	CHARLES T MARGOTTA	201 WIDGEON CENTER	HAMPSTEAD NC 28443	201 WIDGEON CENTER
3293-85-9856-0000	KERMIT SHAULIS	115 WIDGEON CR	HAMPSTEAD NC 28443	115 WIDGEON CIR
3293-85-9900-0000	ANTHONY MIGLIARA	7025 MURRAYVILLE RD	WILMINGTON NC 28405	113 WIDGEON CIR
3293-86-0069-0000	OAK RIDGE PROPERTIES AT OLDE POINT LLC	PO BOX 4014	WILMINGTON NC 28406	US HWY 17
3293-86-1860-0000	PENDER COUNTY	805 S WALKER ST	BURGAW NC 28425	75 LIBRARY DR
3293-86-2278-0000	1315 ORANGE LLC	PO BOX 181860	CORONADO CA 92178	17160 US HWY 17
3293-86-4401-0000	G3 FUTURES LLC	10049 RAMSEY ST	LINDEN NC 28356	17200 US HWY 17
3293-86-5521-0000	HAMPSTEAD TOWN CENTER LLC	188 WIND CHIME CT SUITE 201	RALEIGH NC 27615	17220 US HWY 17
3293-86-6021-0000	KATHLEEN M MUSCHLITZ	108 WIDGEON CIR	HAMPSTEAD NC 28443	108 WIDGEON CIR
3293-86-6075-0000	JEFFREY KARAKO	110 WIDGEON CIRCLE	HAMPSTEAD NC 28443	110 WIDGEON CIR
3293-86-7037-0000	CHARLES W DARDEN	644 SAWGRASS RD	HAMPSTEAD NC 28443	112 WIDGEON CIR
3293-86-7087-0000	ROBERT A ZAMBROWSKI TRUSTEES	1832 CORCUS FERRY ROAD	HAMPSTEAD NC 28443	114 WIDGEON CIR
3293-86-7168-0000	POINTE HAVEN V AT OLDE POINT HOMEOWNERS	C/O PAMELA MURPHY TREASURER	HAMPSTEAD NC 28443	COMMON AREA PB 24/12 POINT HAVEN
3293-86-8057-0000	CAROLE EHLEBEN	116 WIDGEON CIR	HAMPSTEAD NC 28443	116 WIDGEON CIR
3293-86-8057-0000	CAROLE EHLEBEN	116 WIDGEON CIR	HAMPSTEAD NC 28443	116 WIDGEON CIR
3293-86-8315-0000	HAMPSTEAD TOWN CENTER LLC	188 WIND CHIME CT SUITE 201	RALEIGH NC 27615	17230 US HWY 17
3293-94-4679-0000	NEW OLDE POINT CC LLC	211 LAKE CIRCLE	HAMPSTEAD NC 28443	513 COUNTRY CLUB DR
3293-95-0139-4160	MIGUELINA RAY	C/O JENNIE JACKSON	HAMPSTEAD NC 28443	416 WIDGEON DR
3293-95-0168-4180	CHARLES C MILLS	14004 POPLAR GROVE RD	HAGERSTOWN MD 21742	418 WIDGEON DR
3293-95-0187-4200	MARILYN A SCOTT TRUSTEE OF MARILYN A SC	147 WOODSHIRE DRIVE	PITTSBURGH PA 15215	420 WIDGEON DR
3293-95-1108-4220	JENNIFER W MARKS	422 WIDGEON DR	HAMPSTEAD NC 28443	422 WIDGEON DR
3293-95-2115-4240	DOUGLAS M HURRY	424 WIDGEON DR	HAMPSTEAD NC 28443	424 WIDGEON DR
3293-95-2146-4260	EDWARD CHAPMAN	426 WIDGEON DR	HAMPSTEAD NC 28443	426 WIDGEON DR
3293-95-2177-4280	AI IT HO	428 WIDGEON DR	HAMPSTEAD NC 28443	428 WIDGEON DR
3293-95-2198-4300	BRADLEY EDWARD KAEMMER	58 AVON COURT	HAMPSTEAD NC 28443	430 WIDGEON DR
3293-95-3262-4320	JOANN PALAZZO	432 WIDGEON DR	HAMPSTEAD NC 28443	432 WIDGEON DR
3293-95-3284-4340	MICHAEL J FORBES	434 WIDGEON DR	HAMPSTEAD NC 28443	434 WIDGEON DR
3293-95-4208-4360	RICHARD S GRUB	436 WIDGEON DR	HAMPSTEAD NC 28443	436 WIDGEON DR
3293-95-4237-4380	GEOFFREY PORTLAND	438 WIDGEON DR	HAMPSTEAD NC 28443	438 WIDGEON DR

EXHIBIT
tabbies
B

NOTICE OF PUBLIC INPUT MEETING

TO: Adjacent and Nearby Property Owners and Residents

FROM: Oak Ridge Properties at Olde Point, LLC

RE: **Public Input Meeting Regarding Proposed Master Development Plan Revision**
Friday, July 26, 2024, from 3:00 p.m. to 4:00 p.m.
Pender County Hampstead Annex Auditorium, 15060 US Hwy 17, Hampstead, NC

Dear Neighbors:

This is a notice for a public input meeting regarding a request by Oak Ridge Properties at Olde Point, LLC, the property owner and applicant, for a proposed revision to an existing Master Development Plan in the vicinity of Country Club Drive and US Hwy 17 in Hampstead, Pender County, NC.

The subject parcels include Pender County Parcel ID Nos. 3293-75-6761-0000, 3293-75-8990-0000, 3293-86-0069-0000, 3293-85-1925-0000, 3293-85-2836-0000, and 3293-85-3750-0000, and are generally shown as those properties shaded in blue on the attached Exhibit 1. The purpose of the proposed revision is to add the following two new proposed uses to the list of permitted uses for this development: NAICS 531210 - Offices of Real Estate Agents and Brokers, and NAICS 522110 - Commercial Banks.

The purpose of the public input meeting is to explain the proposal and answer questions from meeting attendees. This meeting is also open to the general public. The public input meeting will be held at the **Pender County Hampstead Annex Auditorium, 15060 US Hwy 17, Hampstead, NC, 28443 from 3:00 p.m. to 4:00 p.m. on Friday, July 26, 2024.**

For directions or for further information, or if you are unable to attend the public input meeting and have any questions, comments or concerns about this matter, please feel free to contact the undersigned managers, and we will be glad to speak or meet with you individually at your convenience.

Glenn Lea and David Sneeden
Managers
Oak Ridge Properties at Olde Point, LLC
(910) 232-6376
(910) 520-7522

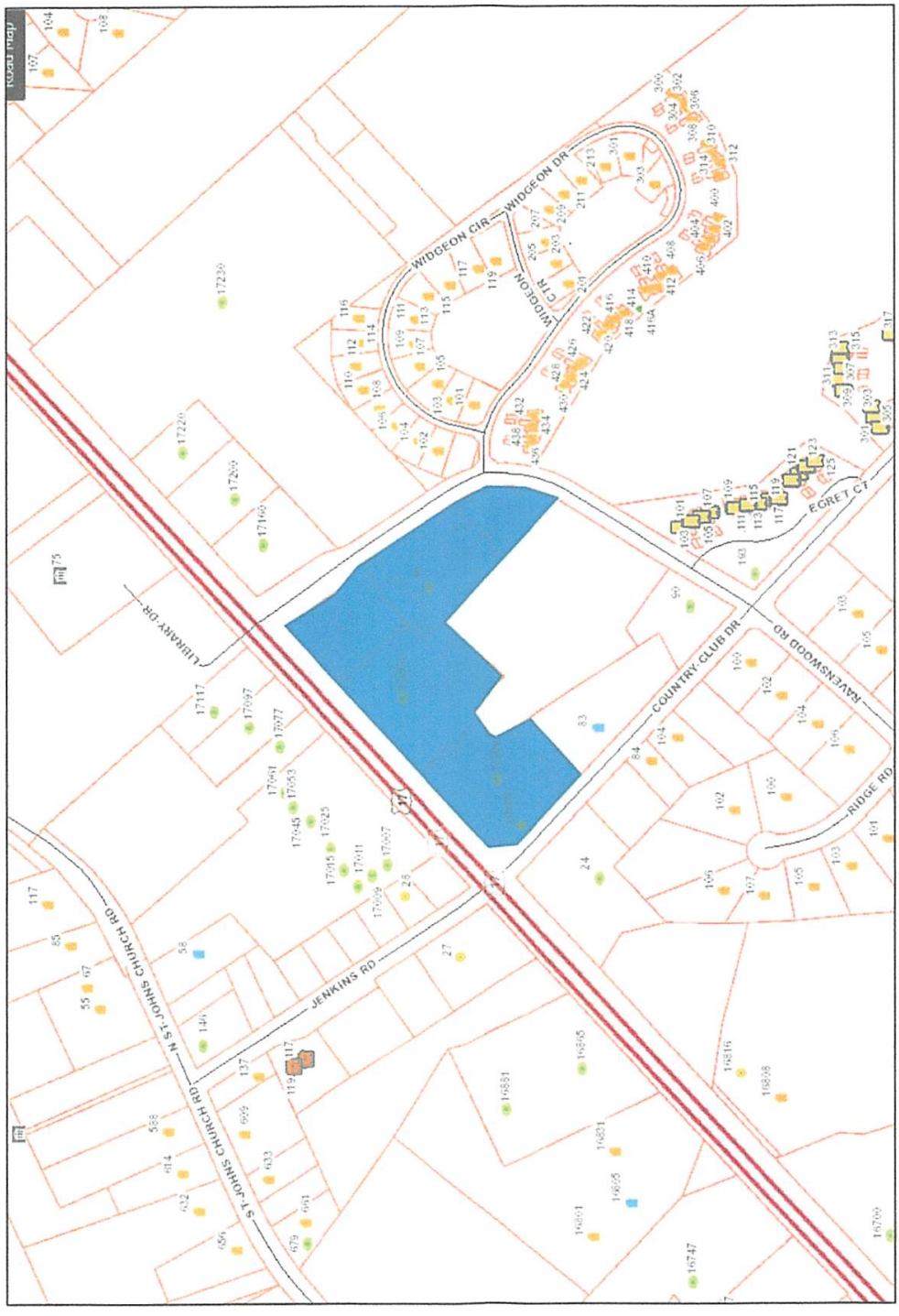

WIDGEON CIR
WIDGEON DR
WIDGEON CT
EGRET CT
RAVENSWOOD RD
COUNTRY CLUB DR
RIDGE RD
LIBRARY DR
JENKINS RD
N ST JOHNS CHURCH RD

EXHIBIT 1

MDP 2024-70

Attachment 4

TRC Comments

Technical Review Committee Review and Response

Project Title: Oak Ridge, Oak Ridge Properties at Olde Point, LLC
Case Number: MDP 2024-70 (Master Development Plan Revision)
Board Hearing: Planning Board Meeting 8/6/2024
Date of Review: 7/15/2024
Reviewer: Justin Brantley, Deputy Planning Director, 910-259-1529, jbrantley@pendercountync.gov

TRC Comments:

Mike Dickson, Pender County Addressing, 910-259-1442, mdickson@gmail.com

- The multi-tenant building has already been addressed at 17064 US HWY 17. The unit numbers should be assigned as A, B, C, etc.

Katie Leubner, Pender County Utilities, 910-663-3776, kleubner@pendercountync.gov

- A change or addition to occupants does not change PCU's original comments.

Jason Turner, Pender Soil and Water, 910-259-9123#3, Jason.Turner@nc.nacdnet.net

- Pender SWCD sees no problem/concerns with this request for revision to Master Development Plan.

Bill McDow, WMPO, 910-341-7819, Bill.McDow@wilmingtonnc.gov

- This project is subject to the conditions of approval identified in the Oak Ridge (Hampstead Town Center Expansion) TIA. Please contact Pender County Planning to discuss the conditions of the approved TIA.
- The project is proposing changes to the approved Land Uses in the Oak Ridge Master Development Plan, (existing LU 960, LU 720, LU 937, and LU 934) to Real Estate Office -LU 710, Walk-In Bank LU 911. Please provide the proposed land use and intensity for each retail space.
- The proposed intersection at Ravenswood Road does not meet minimum MUTCD and NCDOT standards. Please provide Stop Bars, Stop Signs, and pavement markings (edge line, and/ or centerline on Ravenswood Road) for the intersection.
- Please provide gateway signs and markings for the proposed drive-thru.
- Please provide Stop Bars to ensure Drive-Thru traffic does not hinder ingress and egress movements on the site.
- The site does not have public sidewalks along adjacent streets, (Country Club Dr., Ravenswood Road and US Hwy 17). Please revise.

- Label the dimensions for pedestrian crossings.

NCDOT Projects: U-5732 Convert US 17 to Superstreet.

WMPO 2045 Projects: n/a

Pender County CTP: n/a

TIA: The Oak Ridge (Hampstead Town Center Expansion TIA will be used for this development.

Tyler Benson, NCDENR, 910-796-7336, Tyler.Benson@ncdenr.gov

- It appears that the sewer permit will need to be updated as the one in our system (if correct - Permit No. WQ0038264) is only allocated for:
  - A 20,000 SF retail without food preparation
  - A 4-practitioner medical office
  - A 55-seat restaurant

Prior to issuing any building permits, please be sure to have the sanitary sewer extension permit/authorization to construct State issuance confirmed.

Pender County
Update on the Comprehensive Land Use Plan

TO:	Planning Board
FROM:	Adam Moran
DATE:	August 6, 2024
SUBJECT:	Update on the Comprehensive Land Use Plan

SUMMARY:
Staff will provide an update on the Comprehensive Land Use Plan project.