



# Pender County

## Agenda

**Pender County Technical Review Committee Meeting  
Thursday, February 1, 2024 @ 9:00 AM  
Pender County Public Assembly Room**

---

	Presenter	Page
1.	CALL TO ORDER	
2.	CASES	
	SUBMIN 2024-41	3 - 13
	<a href="#">SUBMIN 2024-41 - Pdf</a>	
	REZONE 2024-62	15 - 25
	<a href="#">REZONE 2024-62 - Pdf</a>	
	MDP 2024-62	27 - 38
	<a href="#">MDP 2024-62 - Pdf</a>	
	MDP 2024-63	39 - 62
	<a href="#">MDP 2024-63 - Pdf</a>	





**Pender County  
Keswick Farms Minor Subdivision**

---

**TO:** Technical Review Committee  
**FROM:** Tucker Cherry  
**DATE:** February 1, 2024  
**SUBJECT:** SUBMIN 2024-41

---

**SUMMARY:**

Proposed land subdivision creating 9 lots to be used for single-family residential

**ACTION REQUESTED:**

Case to be reviewed by the TRC

**ATTACHMENTS:**

1. Application
2. Narrative
3. Site Plan

# 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](http://www.pendercountync.gov)

## **Preliminary Plat Subdivision Application**

### **Major Subdivision**

Proposed subdivisions consisting of eleven (11) lots or more are classified as Major Subdivisions and are required to follow the Master Development Plan review process found in Figure 2 and 3 at the end of Section 3.4. All major subdivisions shall include a preliminary and final plat. Upon approval of the Master Development Plan by the Planning Board, the applicant may proceed with the preparation of the preliminary plat.

### **Pre-application Conference**

Applicants proposing a major subdivision site plan shall request a pre-application conference with the Administrator prior to submitting the documents for review.

- 1) The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of all adopted Land Use Plans and Unified Development Ordinance and to obtain advice on the preparation of the preliminary plan.
- 2) If applicable, the applicant shall provide a copy of the approved Master Development Plan for discussion at the pre-application conference.

### **Review**

- A. Completed plats, application, fees and other required data must be submitted 45 days before a scheduled Planning Board meeting.
- B. When required submission material is submitted as noted above, it shall be placed on the next scheduled Planning Board agenda, if applicable.
- C. The Administrator will forward the Major Subdivision application and site plan 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
- D. Major subdivision plans must meet all the requirements prescribed in Section 6.4, Preliminary Plat Contents and Section 6.5, Final Plat Contents.
- E. The preliminary plat must be submitted in digital format to the Administrator within the time frame indicated above. The digital submission of the plat will be considered proprietary information. The digital layout will be made available to the Tax Supervisor for parcel update and the digital submission may be returned to the person submitting it.
- F. The plat will be reviewed for compliance with this Ordinance.
- G. Due to the subdivision of land for residential purposes a portion of land must be dedicated to open space by means of providing recreational area to the residents or payments in lieu of dedication to the County. Open space requirements may be referenced in Section 7.6, Open Space.
- H. Planning Board will take action on the plat submission within 65 days after completed submission.
- I. Planning Board Master Development Plan approval shall be valid for two years. If all conditions of preliminary plat are met and a phase of the final plat is recorded, the preliminary plat status shall remain valid perpetually for all remaining phases.
- J. Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accord with the approved plat, conditions attached to the approval, and submittal of required permits.

- K. All conditions of preliminary plat approval must be completed and submitted within two (2) years of the approval date.
- L. If a preliminary plat is not approved, the reasons for disapproval must be specified and provided to the developer in writing. Disapproval of a preliminary plat may be appealed to the Pender County Board of Commissioners.
- M. A preliminary plat will not be scheduled for review that is incomplete or does not have the required documents submitted with it.

**Minor Subdivision**

Proposed subdivisions of ten (10) lots or less, except family and three lot divisions are classified as a minor subdivision and shall follow the preliminary plat review process. Proposed minor subdivisions located in PD, Planned Development district must follow the Master Development Plan review process which requires Planning Board approval.

**Pre-application Conference**

Applicants who are proposing a residential site development plan shall request a pre-application conference with the Administrator prior to submitting the documents for review.

- 1) The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of any adopted Land Use Plans and Unified Development Ordinance and to obtain advice on the preparation of the preliminary plat.
- 2) If applicable, the applicant shall provide a copy of the approved Master Development Plan for discussion at the pre-application conference.

**Review**

- A. Application form must be completed and fee paid at the time of submission.
- B. Minor subdivision plans must meet all the requirements prescribed in Section 6.4, Preliminary Plat Contents and Section 6.5, Final Plat Contents.
- C. The Administrator will forward the Minor Subdivision application and site plan 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 within five (5) business days.
- D. For projects in the PD zoning district, the administrator may request that the site plan be presented to the Planning Board for its review.
  - 1) The Planning Board may make recommendations to the Administrator concerning the site plan.
  - 2) The Administrator shall incorporate such recommendations into the review of the site plan.
- E. When required submission material is submitted, the Administrator shall review and provide comments or approval to the applicant within fifteen (15) working days.
- F. The plat will be reviewed for compliance with this Ordinance.
- G. Plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accord with the approved plat and any conditions attached to the approval.
- H. If a plat is not approved, the reasons for disapproval must be specified and provided to the applicants in writing. Disapproval of a plat may be appealed to the Pender County Zoning Board of Adjustment.
- I. Approval of the preliminary plat shall be valid for two (2) years of the approval date unless building permits have been obtained for construction.

## APPLICATION FOR SUBDIVISION

### THIS SECTION FOR OFFICE USE

<b>Application No.</b>	<b>SUB</b>	<b>Date</b>	
<b>Application Fee</b>	<b>\$</b>	<b>Invoice Number:</b>	
<b>Master Plan Hearing Date</b>		<b>Preliminary Plat Hearing Date</b>	

### SECTION 1: APPLICANT INFORMATION

<b>Applicant's Name:</b>	DAVID L. MENIUS, STROUD ENGINEERING, P.A.	<b>Owner's Name:</b>	ROBERT JACKSON, ROCKY POINT PENDER, LLC
<b>Applicant's Address:</b>	102-D CINEMA DRIVE	<b>Owner's Address:</b>	3900 BARRETT DRIVE, SUITE 101
<b>City, State, &amp; Zip</b>	WILMINGTON, NC 28403	<b>City, State, &amp; Zip</b>	RALEIGH, NC 27609
<b>Phone Number:</b>	910-815-0775	<b>Phone Number:</b>	919-676-8100 x21
<b>Email Address:</b>	LMENIUS@STROUDENGINEER.COM	<b>Email Address:</b>	RJACKSON.NC@GMAIL.COM

**Legal relationship of applicant to landowner:** AUTHORIZED AGENT

### SECTION 2: PROJECT INFORMATION

<b>Preliminary Plat</b>	<input checked="" type="checkbox"/> <b>Residential</b> <i>RP, PD, RM, MH District</i>	<input type="checkbox"/> <b>Mixed Use</b> <i>PD</i>	
<b>Subdivision Type</b>	<input type="checkbox"/> Major (11 lots or more)	<input checked="" type="checkbox"/> Minor (10 lots or less)	
<b>Number of Lots</b>	10		
<b>Property Identification Number (PIN):</b>		<b>Total property acreage:</b>	10.16
<b>Zoning Classification:</b>	RP	<b>Acreage to be disturbed:</b>	9.9
<b>Water Provider:</b>	INDIVIDUAL WELLS	<b>Wastewater Provider:</b>	INDIVIDUAL SEPTIC

**Additional Information:**

### SECTION 3: SIGNATURES

<b>Applicant's Signature</b>	<i>David L. Menius</i>	<b>Date:</b>	11-6-2023
<b>Applicant's Name Printed</b>	David L. Menius	<b>Date:</b>	11-6-2023
<b>Owner's Signature</b>		<b>Date:</b>	11-6-2023
<b>Owner's Name Printed</b>	Robert H Jackson, Member/Manager	<b>Date:</b>	11-06-2023

### NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

#### Office Use Only

<input type="checkbox"/>	<b>Subdivision Fees:</b> \$500 + \$10/lot-unit for the first 100 lots/units; \$5/lot-unit thereafter (Major Subdivision) \$150 + \$10 per lot (Minor Subdivision)	<b>Total Fee Calculation: \$</b>
<b>Attachments Included with Application: (Please include # of copies)</b>		
CD /other digital version	Page <input type="checkbox"/> Y of 11 <input type="checkbox"/> N	Plan Sets # of large # of 11X17 Other documents/Reports <input type="checkbox"/> Y <input type="checkbox"/> N

<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<b>Check:</b> <input type="checkbox"/> Check # _____
Application received by:			Date:
Application completeness approved by:			Date:
Date scheduled for public hearing:			

**Project Narrative**  
**Keswick Farms—Lot 9 Division**

The 10.19 acre project area is located along Ashton Road (SR 1411) west of US 117 in an unincorporated portion of Pender County, NC. The site is zoned RP. The owner intends to subdivide the property into 9 lots to build single family homes. The proposed improvements are consistent with this zoning and adjacent land uses.

Access to the lots shall be by individual driveways off of Ashton Road, an existing 60' public R/W. An NCDOT driveway permit will be obtained for these driveways. Individual driveways are provided for the 9 proposed lots. Driveways will have 90' (minimum) edge to edge separation from one another per NCDOT requirements.

Water service will be provided by individual onsite wells. Sewer service will be provided by individual onsite septic systems. Permits shall be obtained from Pender County for these improvements.

An erosion control permit—PENDE-2023-001—was issued for the 19 acre parent tract. The site has been cleared accordingly. No modification to the permit is proposed.

A stormwater permit—SWA 000155—was issued for the 19 acre parent tract. The 19 acre parent tract has an overall BUA allocation of 201,816 sf. No modification to the permit is proposed.

GENERAL NOTES:

- PROPERTY IS ZONED RP, RESIDENTIAL PERFORMANCE AND WILL BE DEVELOPED FOR THE SALE OF INDIVIDUAL LOTS.
- ALL LOTS SHALL COMPLY WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- THE PROPOSED HOUSING TYPE IS SINGLE FAMILY DWELING-DETACHED CONVENTIONAL.
- NO COMMERCIAL USES ARE PROPOSED FOR THIS DEVELOPMENT.
- ACCESS TO LOTS SHALL BE PROVIDED BY ASHTON ROAD (SR 1411), A 60' PUBLIC R/W.
- SOLID WASTE DISPOSAL SHALL BE BY CONTRACT WITH INDIVIDUAL HOMEOWNERS. DUMPSTERS ARE NOT PROVIDED FOR SINGLE FAMILY HOMES.
- SEWER SERVICE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
- WATER SERVICE PROVIDED BY INDIVIDUAL ON-SITE WELLS.
- NOODT DRIVEWAY PERMIT IS REQUIRED FOR THE 9 PROPOSED ACCESS POINTS.
- NOODT EROSION CONTROL PERMIT IS REQUIRED.
- NOODT STORMWATER PERMIT IS REQUIRED. THE PROJECT SHALL BE LOW DENSITY.
- STORMWATER SHALL BE DESIGNED TO MEET SECTION 7.9 OF THE UDO.
- AVERAGE DAILY TRIPS ON US 117 AT ASHTON ROAD IS 9200 PER THE NOODT IN 2020.
- THE SUBJECT TO LOT DEVELOPMENT WILL ADD 86 TRIPS PER DAY INCLUDING:
  - 7 PEAK MORNING HOURLY TRIPS WHERE THE PEAK HOUR OCCURS BETWEEN 7-9 AM AND
  - 9 PEAK EVENING HOURLY TRIPS WHERE THE PEAK HOUR OCCURS BETWEEN 4-6 PM.
- NO OPEN SPACE IS REQUIRED FOR SUBDIVISIONS WITH 10 OR LESS LOTS.
- NO DEDICATION OF NEW R/W IS PROPOSED.

DRIVEWAY NOTES:

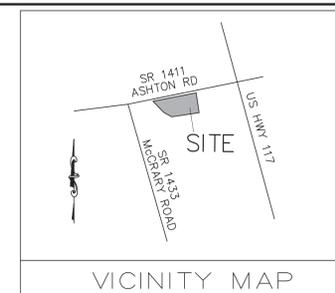
ALL EXISTING ROADS AND DRIVEWAYS WITHIN 500' OF THE PROPERTY ARE REPRESENTED ON THE DRAWING.  
 THE SPEED LIMIT ON ASHTON ROAD IS 55 MPH.  
 THE PROPOSED DRIVES SHALL SLOPE AWAY FROM THE EDGE OF TRAVEL LANE @ 2% FOR A MINIMUM DISTANCE OF 6 FEET.  
 THE PROPERTY HAS 1162' OF FRONTAGE ON ASHTON ROAD.  
 DRIVEWAYS SHALL BE SPACED OUT 90' (MIN) EDGE TO EDGE. SHARED DRIVEWAYS SHALL BE UTILIZED WHERE THIS IS NOT FEASIBLE.

PENDER COUNTY DRAINAGE PLAN NOTES:

A DRAINAGE PLAN THAT WILL INCLUDE ALL PORTIONS OF THE DEVELOPMENT SHALL BE SUBMITTED. THIS PLAN SHALL BE PREPARED AND SEALED BY A REGISTERED ENGINEER. THE PLAN AND FACILITIES SHALL PROVIDE FOR A DRAINAGE SYSTEM FOR THESE AREAS THAT WILL ACCOMMODATE THE TEN-YEAR STORM EVENT WITHOUT FLOODING OR SUBSTANTIAL PONDING OF WATER IN THE AREAS INCLUDED IN THE PLAN. THE PLAN MUST ALSO ACCOMMODATE ANY DISCHARGE FROM PROPERTIES IN UPLAND PORTIONS OF THE DRAINAGE BASIN THAT FLOWS THROUGH THE PROPERTY FOR THE SAME STORM EVENT FOR THE TYPE DEVELOPMENT FOR WHICH THAT PROPERTY IS ZONED. THE BOUNDARY OF ANY DRAINAGE AREA ON A PORTION OF THE SITE AND/OR UPLAND FROM THE SITE AND DRAINAGE AREAS BETWEEN STORMWATER DISCHARGE POINTS FROM THE SITE TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON A MAP (COPY OF 7.5 MIN USGS QUAD OR SIMILAR MAP). ANY DRAINAGE FACILITY RECEIVING STORMWATER DISCHARGE FROM THE DEVELOPMENT SHALL HAVE THE CAPACITY TO CARRY THE ANTICIPATED STORMWATER FLOW FROM AREAS THAT DISCHARGE THROUGH THEM FOR THE 10 YEAR STORM EVENT FROM THE POINT OF DISCHARGE AT THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM WITHOUT OVER FLOWING THEIR BANKS. THE LOCATION, SIZE AND/OR CAPACITY OF ALL STRUCTURES INCLUDED IN THE DRAINAGE SYSTEM AND RECEIVING DISCHARGE FROM THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON THE PLAN AND CALCULATIONS USED IN DESIGNING THE DRAINAGE SYSTEM SHALL BE SUBMITTED IN A LEGIBLE FORMAT. THIS PLAN MAY BE INCLUDED IN THE STREET AND DRAINAGE PLAN, STORMWATER MANAGEMENT PLAN OR ON THE PRELIMINARY PLAN, AS LONG AS THE DESIGN PROFESSIONAL CERTIFIES THAT THE SPECIFIC DRAINAGE PLAN SUBMITTED COMPLIES WITH THESE REQUIREMENTS AND THE INFORMATION REQUIRED IS SHOWN OR SUBMITTED.

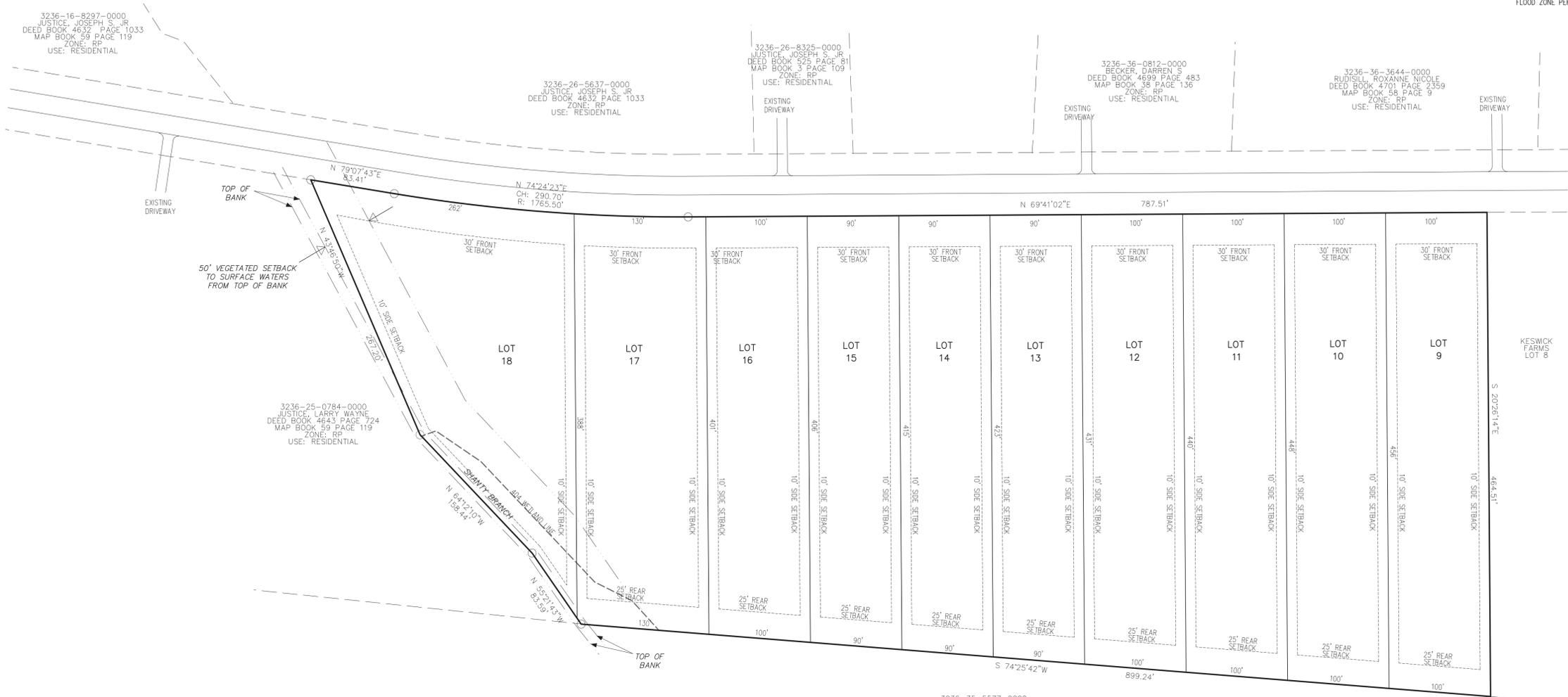
SITE DATA

PARENT PARCEL ID	3236-36-5211-0000
DEED BOOK/PAGE	4788/501
PLAT BOOK/PAGE	73/66
ZONING	RP
PROPERTY AREA	442,233 SF
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
TOTAL BUA (ON PARENT TRACT)	483 AC
% OF PROPERTY	201,816 SF
DISTURBANCE LIMITS (ON PARENT TRACT)	24 *
RECEIVING STREAM	PIKE CREEK
CLASSIFICATION	C-5*
STREAM INDEX	18-74-46
SOIL TYPES	FORESTON & NORFOLK
MINIMUM LOT AREA	15,000 SF
MINIMUM LOT WIDTH	80 FT
MINIMUM CHORD LENGTH	30 FT
MAXIMUM BLDG HEIGHT	35 FT
FRONT SETBACK	30 FT
REAR SETBACK	25 FT
SIDE SETBACK	10 FT
CORNER SETBACK	15 FT



SURVEY NOTES:

- BOUNDARY SURVEY BY STROUD ENGINEERING, P.A. PER DEED BOOK 1151 PAGE 301
- TOPOGRAPHICAL DATA IS NOT BASED ON A SURVEY BY STROUD ENGINEERING, P.A.
- NO PORTION OF THE PROPERTY IS LOCATED WITHIN 100 (AE) FLOOD ZONE PER FIRM PANEL 3720 3226 00L



CERTIFICATE OF SUBMISSION

A COPY OF THIS PLAT HAS BEEN SUBMITTED. APPROVAL IS SUBJECT TO REVIEW, THIS DOES NOT CONSTITUTE AN APPROVAL.

PENDER COUNTY UTILITIES: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PENDER COUNTY ENVIRONMENTAL HEALTH: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PENDER COUNTY ADDRESSING COORDINATOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PENDER COUNTY FIRE MARSHAL: \_\_\_\_\_ DATE: \_\_\_\_\_

LEGEND

- PROJECT BOUNDARY
- EX WATER MAIN
- EX FORCE MAIN
- STORMDRAIN
- EX CONTOURS
- SILT FENCE
- DISTURBED AREA

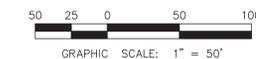
CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PRELIMINARY PLAT APPROVED BY PENDER COUNTY FOR A PERIOD OF TWO (2) YEARS SUBJECT TO THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL.

PLANNING STAFF: \_\_\_\_\_ DATE: \_\_\_\_\_

3236-35-5577-0000  
 MARTIN, JAMES R.  
 DEED BOOK 485 PAGE 91  
 ZONE: RP  
 USE: RESIDENTIAL

PRELIMINARY



PRELIMINARY PLANS FOR: <b>KESWICK FARMS LOT 9 DIVISION</b> ROCKY POINT TOWNSHIP PENDER COUNTY, NC	OWNER: ROCKY POINT PENDER, LLC 3900 BARRETT DRIVE, SUITE 101 RALEIGH, NC 27609 (919) 676-8100 x21	STROUD ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775 LICENSE NO.C-0647	DATE: 11/6/2023 REVISIONS:	SCALE: 1" = 50' SHEET: 1 OF 5 COVER
--	---	--	-------------------------------	---

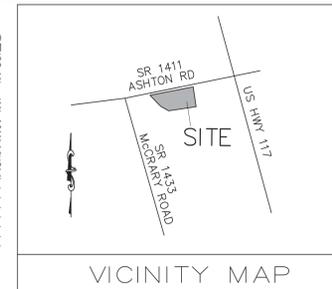
GENERAL NOTES:

1. PROPERTY IS ZONED RP, RESIDENTIAL PERFORMANCE AND WILL BE DEVELOPED FOR THE SALE OF INDIVIDUAL LOTS.
2. ALL LOTS SHALL COMPLY WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
3. THE PROPOSED HOUSING TYPE IS SINGLE FAMILY DWELING-DETACHED CONVENTIONAL.
4. NO COMMERCIAL USES ARE PROPOSED FOR THIS DEVELOPMENT.
5. ACCESS TO LOTS SHALL BE PROVIDED BY ASHTON ROAD (SR 1411), A 60' PUBLIC R/W.
6. SOLID WASTE DISPOSAL SHALL BE BY CONTRACT WITH INDIVIDUAL HOMEOWNERS. DUMPSTERS ARE NOT PROVIDED FOR SINGLE FAMILY HOMES.
7. SEWER SERVICE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
8. WATER SERVICE PROVIDED BY INDIVIDUAL ON-SITE WELLS.
9. NCDOT DRIVEWAY PERMIT IS REQUIRED FOR THE 9 PROPOSED ACCESS POINTS.
10. NCDOT EROSION CONTROL PERMIT IS REQUIRED.
11. NCDOT STORMWATER PERMIT IS REQUIRED. THE PROJECT SHALL BE LOW DENSITY.
12. STORMWATER SHALL BE DESIGNED TO MEET SECTION 7.9 OF THE UDD.
13. AVERAGE DAILY TRIPS ON US 117 AT ASHTON ROAD IS 9200 PER THE NCDOT IN 2020.
14. THE SUBJECT TO LOT DEVELOPMENT WILL ADD 86 TRIPS PER DAY INCLUDING:
  - 7 PEAK MORNING HOURLY TRIPS WHERE THE PEAK HOUR OCCURS BETWEEN 7-9 AM AND
  - 9 PEAK EVENING HOURLY TRIPS WHERE THE PEAK HOUR OCCURS BETWEEN 4-6 PM.
15. NO OPEN SPACE IS REQUIRED FOR SUBDIVISIONS WITH 10 OR LESS LOTS.
16. NO DEDICATION OF NEW R/W IS PROPOSED.

PIPE SCHEDULE									
PIPE ID	PIPE DESC	PIPE LENGTH	WEST INV.	DIR OF FLOW	EAST INV.	EP EL AT	PIPE CL	PIPE COVER	
LOT 9	15" CL III RCP	24 LF	50.9	-->	50.7	53.3		1.2	
LOT 10	15" CL III RCP	24 LF	51.4	-->	51.2	54.1		1.3	
LOT 11	15" CL III RCP	24 LF	52.0	-->	51.8	54.9		1.5	
LOT 12	15" CL III RCP	24 LF	52.7	-->	52.5	55.6		1.5	
LOT 13	15" CL III RCP	24 LF	53.4	-->	53.2	56.3		1.5	
LOT 14	15" CL III RCP	24 LF	54.1	-->	54.1	56.8		1.2	
LOT 15	15" CL III RCP	24 LF	53.4	<--	53.6	56.5		1.5	
LOT 16	15" CL III RCP	24 LF	52.6	<--	52.8	56.2		2.0	
LOT 17	15" CL III RCP	24 LF	53.1	-->	52.9	56.0		1.7	
LOT 18	15" CL III RCP	24 LF	52.5	<--	52.7	55.6		1.7	

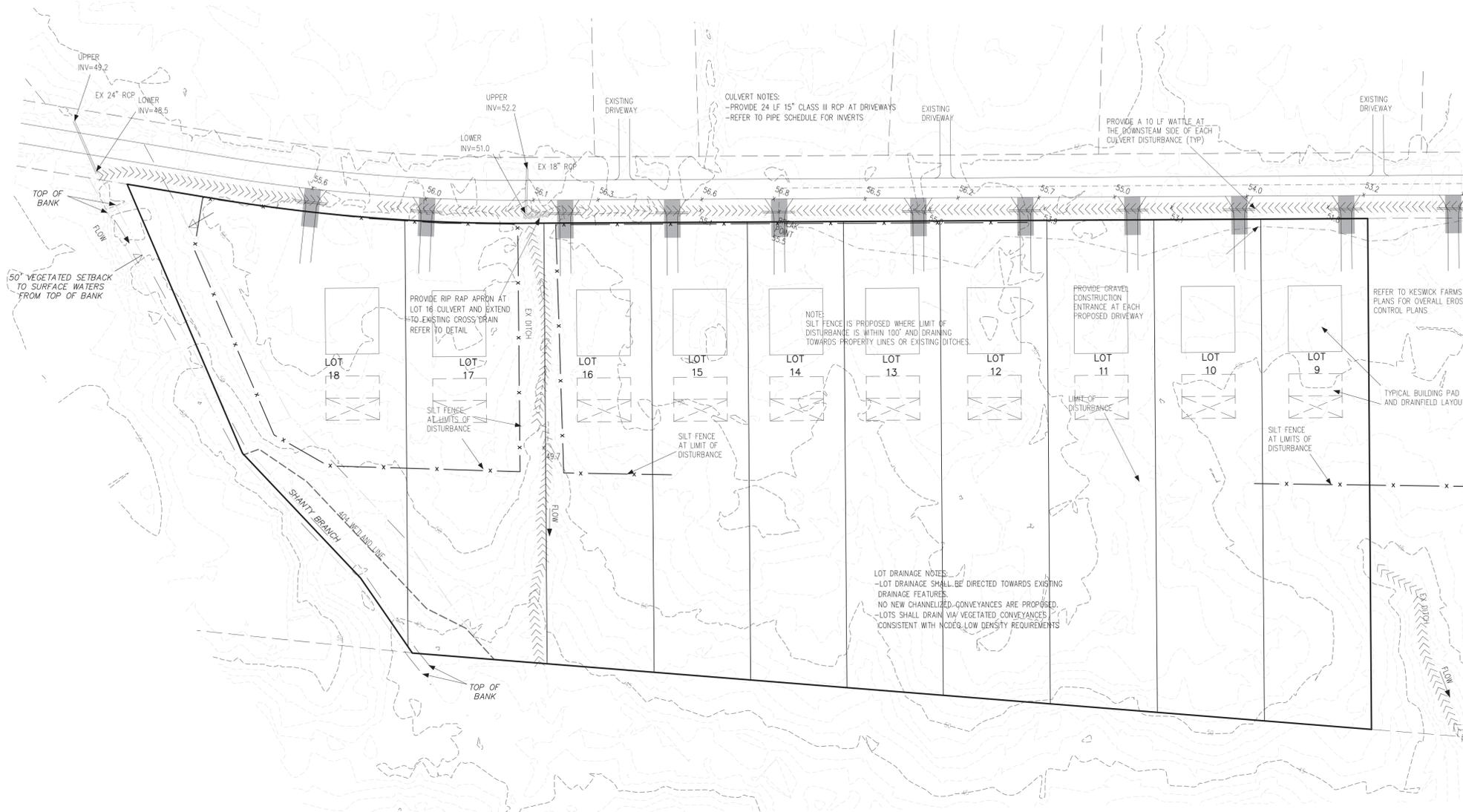
SITE DATA

PARENT PARCEL ID	3236-36-5211-0000
DEED BOOK/PAGE	4789/501
PLAT BOOK/PAGE	74/66
ZONING	RP
PROPERTY AREA	10.16 AC
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
TOTAL BUA (ON PARENT TRACT)	4.83 AC
% OF PROPERTY DISTURBANCE LIMITS (ON PARENT TRACT)	201.816 SF
RECEIVING STREAM	PIKE CREEK
CLASSIFICATION	6.5
STREAM INDEX	18-74-46
SOIL TYPES	FORESTON & NORFOLK
MINIMUM LOT AREA	15,000 SF
MINIMUM LOT WIDTH	60 FT
MINIMUM CHORD LENGTH	30 FT
MAXIMUM BLDG HEIGHT	35 FT
FRONT SETBACK	30 FT
REAR SETBACK	25 FT
SIDE SETBACK	10 FT
CORNER SETBACK	15 FT

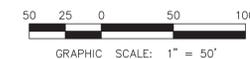


SURVEY NOTES:

1. BOUNDARY SURVEY BY STROUD ENGINEERING, P.A. PER DEED BOOK 1151 PAGE 301
2. TOPOGRAPHICAL DATA IS NOT BASED ON A SURVEY BY STROUD ENGINEERING, P.A.
3. NO PORTION OF THE PROPERTY IS LOCATED WITHIN 100 (AE) FLOOD ZONE PER FIRM PANEL 3720 3226 00J.



LEGEND	
PROJECT BOUNDARY	---+---
EX WATER MAIN	---+---
EX FORCE MAIN	---+---
STORMDRAIN	---+---
EX CONTOURS	---+---
SILT FENCE	---+---
DISTURBED AREA	---+---



PRELIMINARY

PRELIMINARY PLANS FOR: <b>KESWICK FARMS LOT 9 DIVISION</b> ROCKY POINT TOWNSHIP PENDER COUNTY, NC	OWNER: ROCKY POINT PENDER, LLC 3900 BARRETT DRIVE, SUITE 101 RALEIGH, NC 27609 (919) 676-8100 x21	DESIGNER: STROUD ENGINEERING, P.A. 102-D CHENNA DRIVE WILMINGTON, NC 28403 (910) 815-0775 LICENSE NO.C-0647	DATE: 11/6/2023 REVISIONS:	SCALE: 1" = 50' SHEET: 2 OF 5 DRAINAGE PLAN
--	---	---	-------------------------------	---

GENERAL NOTES:

1. PROPERTY IS ZONED RP, RESIDENTIAL PERFORMANCE AND WILL BE DEVELOPED FOR THE SALE OF INDIVIDUAL LOTS.
2. ALL LOTS SHALL COMPLY WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
3. THE PROPOSED HOUSING TYPE IS SINGLE FAMILY DWELLING-DETACHED CONVENTIONAL.
4. NO COMMERCIAL USES ARE PROPOSED FOR THIS DEVELOPMENT.
5. ACCESS TO LOTS SHALL BE PROVIDED BY ASHTON ROAD (SR 1411).
6. A 60' PUBLIC R/W.
7. SOLID WASTE DISPOSAL SHALL BE BY CONTRACT WITH INDIVIDUAL HOMEOWNERS. TRUMPSTERS ARE NOT PROVIDED FOR SINGLE FAMILY HOMES.
8. SEWER SERVICE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
9. WATER SERVICE PROVIDED BY INDIVIDUAL ON-SITE WELLS.
10. NCDOT DRIVEWAY PERMIT IS REQUIRED FOR THE 9 PROPOSED ACCESS POINTS.
11. NCDOT EROSION CONTROL PERMIT IS REQUIRED.
12. NCDOT STORMWATER PERMIT IS REQUIRED. THE PROJECT SHALL BE LOW DENSITY.
13. THE SUBJECT TO LOT DEVELOPMENT WILL ADD 86 TRIPS PER DAY INCLUDING:
14. AVERAGE DAILY TRIPS ON US 117 AT ASHTON ROAD IS 9200 PER THE NCDOT IN 2020.
15. 7 PEAK MORNING HOURLY TRIPS WHERE THE PEAK HOUR OCCURS BETWEEN 7-9 AM AND
16. 9 PEAK EVENING HOURLY TRIPS WHERE THE PEAK HOUR OCCURS BETWEEN 4-6 PM.
17. NO OPEN SPACE IS REQUIRED FOR SUBDIVISIONS WITH 10 OR LESS LOTS.
18. NO DEDICATION OF NEW R/W IS PROPOSED.

DRIVEWAY NOTES:

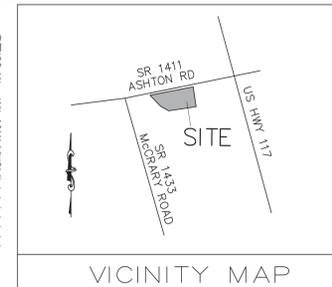
ALL EXISTING ROADS AND DRIVEWAYS WITHIN 500' OF THE PROPERTY ARE REPRESENTED ON THE DRAWING. THE SPEED LIMIT ON ASHTON ROAD IS 55 MPH.

THE PROPOSED DRIVES SHALL SLOPE AWAY FROM THE EDGE OF TRAVEL LANE @ 2% FOR A MINIMUM DISTANCE OF 6 FEET.

THE PROPERTY HAS 1162' OF FRONTAGE ON ASHTON ROAD. DRIVEWAYS SHALL BE SPACED OUT 90' (MIN) EDGE TO EDGE. SHARED DRIVEWAYS SHALL BE UTILIZED WHERE THIS IS NOT FEASIBLE.

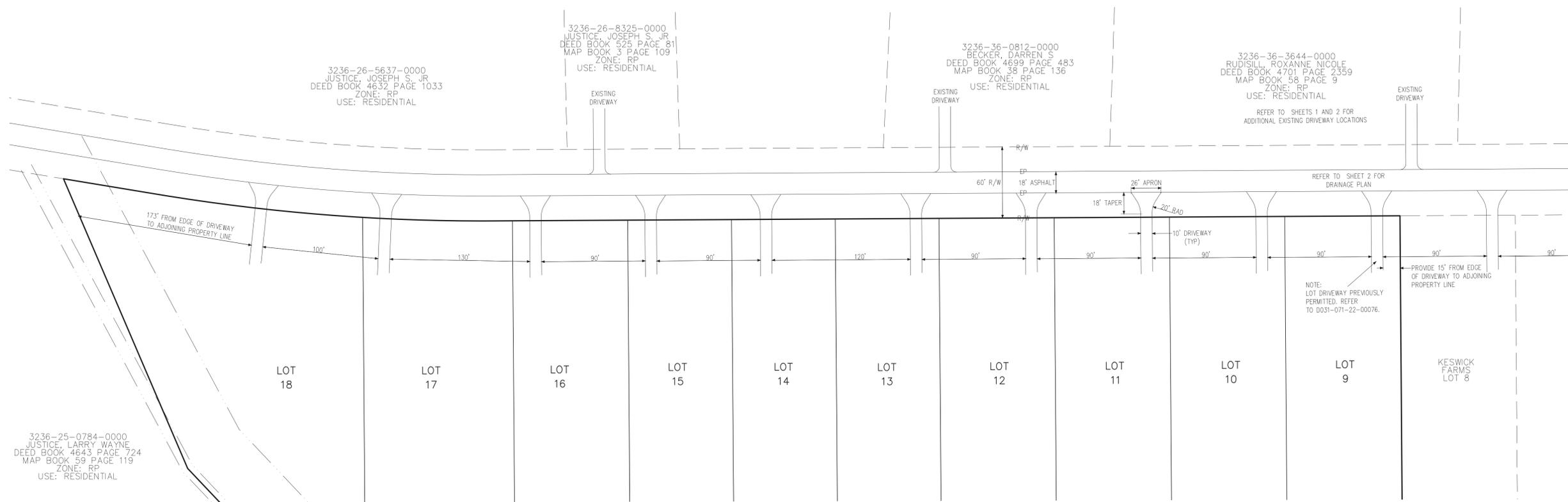
SITE DATA

PARENT PARCEL ID	3236-36-5211-0000
DEED BOOK/PAGE	4789/501
PLAT BOOK/PAGE	74/66
ZONING	RP
PROPERTY AREA	10.16 AC
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
TOTAL BUA (ON PARENT TRACT)	4.63 AC
% OF PROPERTY DISTURBANCE LIMITS (ON PARENT TRACT)	201,816 SF
RECEIVING STREAM	PIKE CREEK
CLASSIFICATION	C-5
STREAM INDEX	18-74-46
SOIL TYPES	FORESTON & NORFOLK
MINIMUM LOT AREA	15,000 SF
MINIMUM LOT WIDTH	60 FT
MINIMUM CHORD LENGTH	30 FT
MAXIMUM BLDG HEIGHT	35 FT
FRONT SETBACK	30 FT
REAR SETBACK	25 FT
SIDE SETBACK	10 FT
CORNER SETBACK	15 FT



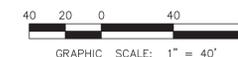
SURVEY NOTES:

1. BOUNDARY SURVEY BY STROUD ENGINEERING, P.A. PER DEED BOOK 1151 PAGE 301
2. TOPOGRAPHICAL DATA IS NOT BASED ON A SURVEY BY STROUD ENGINEERING, P.A.
3. NO PORTION OF THE PROPERTY IS LOCATED WITHIN 100 (AE) FLOOD ZONE PER FIRM PANEL 3720 3226 00J.



LEGEND	
PROJECT BOUNDARY	---
EX WATER MAIN	—+—+—
EX FORCE MAIN	—+—+—
STORMDRAIN	—+—+—
EX CONTOURS	—+—+—
SILT FENCE	—+—+—
DISTURBED AREA	---

PRELIMINARY



PRELIMINARY PLANS FOR: <b>KESWICK FARMS LOT 9 DIVISION</b> ROCKY POINT TOWNSHIP PENDER COUNTY, NC	OWNER: ROCKY POINT PENDER, LLC 3900 BARRETT DRIVE, SUITE 101 WALTON, NC 27659 (919) 676-8100 x21	STROUD ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775 LICENSE NO. C-0647	DATE: 11/6/2023 REVISIONS:	SCALE: 1" = 100' SHEET: 3 OF 5 DRIVEWAY PLAN
--	--	---	-------------------------------	--

EROSION & SEDIMENT CONTROL MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2" OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED, OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
3. SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION, ROCK PIPE INLET PROTECTION, AND GUTTERBUDDY INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS/SOCKS, AND GUTTERBUDDIES ONCE A WEEK AND AFTER EVERY RAIN EVENT. NOTE THAT THE GUTTERBUDDY IS REUSABLE SHOULD BE STORED OUT OF DIRECT SUNLIGHT BETWEEN JOBS.
4. DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE RESTABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
5. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FILLED. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET (MAX) WITH THE USE OF EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET (MAX) WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE USED AT LOW POINTS IN THE SEDIMENT FENCE, THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED, OR IS DAMAGED.
6. SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND BASINS WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE FIRST BAFFLE. IN SKIMMER BASINS, FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
7. ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.
8. FLOCCULANTS WILL BE USED TO ADDRESS TURBIDITY ISSUES. THE PUMPS, TANKS, HOSES AND INJECTION SYSTEMS WILL BE CHECKED FOR PROBLEMS OR TURBO DISCHARGES DAILY.

NOTE:  
WETLANDS IN DISTURBED PORTIONS OF SITE SHALL BE PERMITTED BY USACE AND NCEQS AS REQUIRED.

CONSTRUCTION SEQUENCE

1. INSTALL INLET PROTECTION, SILT FENCE, AND STONE CONSTRUCTION ENTRANCES.
2. CLEAR & GRADE
3. INSTALL UNDERGROUND UTILITIES
4. INSTALL PAVEMENT
5. PROVIDE 100% VEGETATIVE COVER OF ALL DISTURBED SOILS.
6. CLEAN SEDIMENT FROM PIPES AFTER STABILIZATION.

COASTAL PLAIN SITE STABILIZATION SCHEDULE

1. Fertilize and lime per recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.
2. Incorporate lime/fertilizer 4-6 inches.
3. Roughen steep slopes by tracked machinery.
4. Select species based on season. Refer to tables.
5. Broadcast seeds evenly and cover by raking or dragging a chain. Firm soil by rolling.
6. Apply straw mulch at a rate 1-2 tons per acre. Anchor straw by locking with asphalt, netting, or a mulch anchoring tool.  
A disk with blades set nearly straight can be used as a mulch anchoring tool.
7. Refertilize if growth is not fully adequate. Re-seed, refertilize and mulch immediately following erosion or other failure.

Seeding Dates	Recommended Planting	Rate (lb/acre)
Feb. 15 - Apr. 1	Tall Fescue Mixture	see table 2
Sep. 1 - Nov. 1	Hybrid Bermudagrass	see table 2
Apr. 1 - Aug. 1	Common Bermudagrass	see table 2
Apr. 1 - Jul. 15	Common Bermudagrass	see table 2
May 1 - Jul. 1	Centipede grass	see table 2

Site Description	Recommended Planting	Rate (lb/acre)
Well to poorly drained soils	Tall Fescue Mixture Pensacola Bahiagrass	80 20
Dry to well drained soils	Pensacola Bahiagrass Common Bermudagrass Kobe Lespedeza	50 30 10
Swales	Common Bermudagrass	40-80

Site Description	Recommended Planting	Rate (lb/acre)
Well to poorly drained soils	Tall Fescue Mixture Rye Grain	200 25
Dry to well drained soils	Hybrid Bermudagrass	50
Well drained sandy loam to sand, loess	Centipede grass	10-20

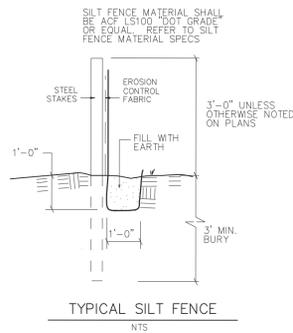
Notes:  
For seeding outside of recommended dates and/or for temporary stabilization, refer to temporary seeding table.

For highly erosive areas or as directed by an engineer, sod shall be provided.

Seeding Dates	Recommended Planting	Rate (lb/acre)
Dec. 1 - Apr. 15	Kobe Lespedeza with Rye Grain	50 120
Apr. 15 - Aug. 15	German Millet	40
Aug. 15 - Dec. 1	Rye Grain	120

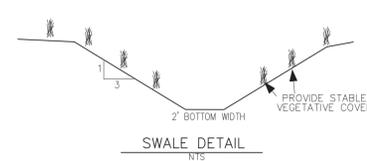
SOD INSTALLATION

1. Fertilize and lime per recommendations of soil tests or apply 100 lb/1,000 sq ground agricultural limestone and 25 lb/1,000 of fertilizer. In the fall, use 10-10-10. In the spring, use 5-10-10.
2. Incorporate lime/fertilizer 4-6 inches.
3. Rake or harrow to achieve a smooth final grade.
4. Roll to achieve a smooth, firm surface on which to lay the sod.
5. Lightly rake and irrigate top layer of soil just prior to installation.
6. Lay sod in a staggered, brick-like pattern with the longest dimension perpendicular to the slope. Avoid gaps. Use a knife to fit irregular shapes.
7. Roll sod lightly after installation to ensure good soil to soil contact.
8. Irrigate initially to wet soil to a depth of 4". Keep soil moist for 2-3 weeks thereafter or until sod has taken root.



NOTE: POSTS TO BE SPACED 6 FT O.C. OR 8 FT O.C. W/ 14 GAUGE 6 X 6 WIRE MESH REINFORCEMENT. WOODEN POSTS ARE NOT ACCEPTABLE

Grab Strength	ASTM D 4632		
Machine Direction	90 lbs	MARV	
X-Machine Direction	90 lbs	MARV	
Permittivity	ASTM D 4491	0.05 sec <sup>-1</sup>	MARV
Apparent Opening Size	ASTM D 4751	#10 Sieve	Max MARV
UV Stability	ASTM D 4355	70% after 500h of exposure	Typical

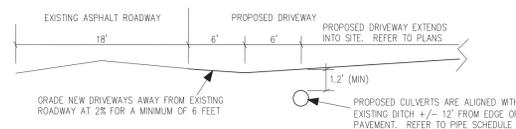


NOTES:

SIDE SLOPES OF SWALES SHALL NOT EXCEED 3:1.

SWALES AND OTHER AREAS SUBJECT TO EROSION FLOWS SHALL BE PERMANENTLY SEED OR SODED WITH BERMUDAGRASS OR APPROVED EQUAL IN ACCORDANCE WITH STABILIZATION SCHEDULE.

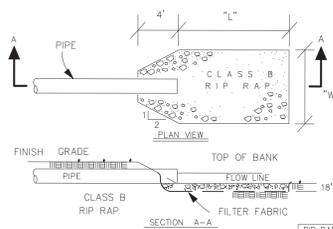
EITHER SOD OR TEMPORARY SEEDING SHALL BE PROVIDED FOR STABILIZATION OUTSIDE OF THE RECOMMENDED PERMANENT SEEDING DATES.



TYPICAL DRIVEWAY PROFILE

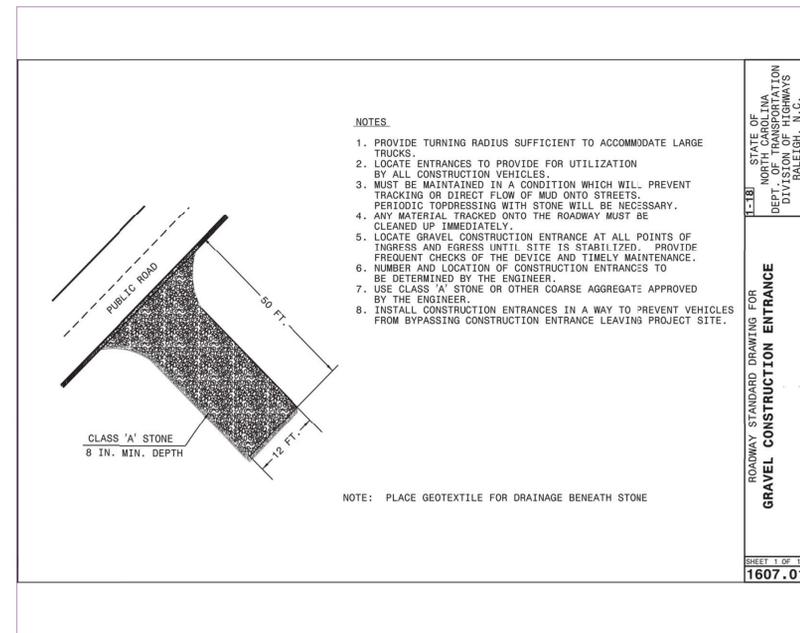
NTS

PIPE ID	PIPE DESC	PIPE LENGTH	WEST INV	DIR OF FLOW	EAST INV	EP EL AT PIPE COVER	PIPE
LOT 9	15" CL III RCP	24 LF	50.9	-->	50.7	53.3	1.2
LOT 10	15" CL III RCP	24 LF	51.4	-->	51.2	54.1	1.3
LOT 11	15" CL III RCP	24 LF	52.0	-->	51.8	54.9	1.5
LOT 12	15" CL III RCP	24 LF	52.7	-->	52.5	55.6	1.5
LOT 13	15" CL III RCP	24 LF	53.4	-->	53.2	56.3	1.5
LOT 14	15" CL III RCP	24 LF	54.1	-->	54.1	56.8	1.7
LOT 15	15" CL III RCP	24 LF	53.4	<--	53.6	56.5	1.5
LOT 16	15" CL III RCP	24 LF	52.6	<--	52.8	56.2	2.0
LOT 17	15" CL III RCP	24 LF	53.1	-->	52.9	56.0	1.7
LOT 18	15" CL III RCP	24 LF	52.5	<--	52.7	55.6	1.7



NOTE: FILTER FABRIC TO BE TREVIRA SPUNBOND TYPE 11/120  
RIP RAP APRONS SHALL BE PROVIDED ON DOWNSTREAM ENDS OF CULVERT  
TOP OF RIP RAP SHALL BE AT OR BELOW PIPE FLOW LINE

PIPE LENGTH	WIDTH
12"	6.0' 3.0'
15"	7.5' 3.8'
18"	9.0' 4.5'
24"	12.0' 6.0'
30"	15.0' 7.5'
36"	18.0' 9.0'

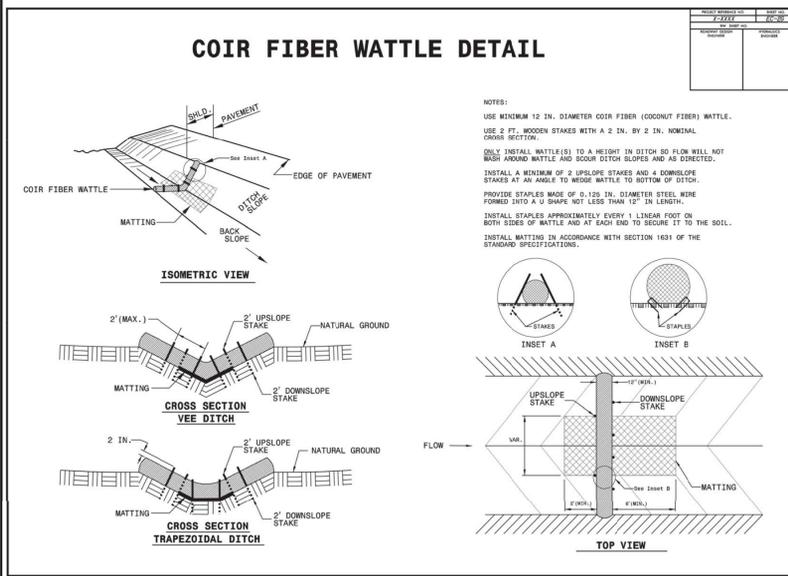


NOTES:

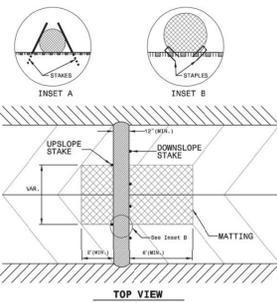
1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
2. LOCATE ENTRANCES TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
5. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE ENGINEER.
6. USE CLASS 'A' STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.
7. INSTALL CONSTRUCTION ENTRANCES IN A WAY TO PREVENT VEHICLES FROM BYPASSING CONSTRUCTION ENTRANCE LEAVING PROJECT SITE.

NOTE: PLACE GEOTEXTILE FOR DRAINAGE BENEATH STONE

COIR FIBER WATTLE DETAIL



NOTES:  
USE MINIMUM 12 IN. DIAMETER COIR FIBER (COCONUT FIBER) WATTLE.  
USE 8 FT. WOODEN STAKES WITH A 2 IN. BY 2 IN. NOMINAL CROSS SECTION.  
ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT BUSH AROUND WATTLE AND SOIL SETON SLOPES AND AS DIRECTED.  
INSTALL A MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.  
PROVIDE STAPLES MADE OF 6/16S IN. DIAMETER STEEL WIRE FORMED INTO A U SHAPE NOT LESS THAN 12" IN LENGTH.  
INSTALL STAPLES APPROXIMATELY EVERY 1' LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.  
INSTALL WATTLES IN ACCORDANCE WITH SECTION 1631 OF THE STANDARD SPECIFICATIONS.



<p>PRELIMINARY PLANS FOR: <b>KESWICK FARMS LOT 9 DIVISION</b> ROCKY POINT TOWNSHIP PENDER COUNTY, NC</p>	<p>OWNER: ROCKY POINT PENDER, LLC 3900 BARRETT DRIVE, SUITE 101 RALEIGH, NC 27609 (919) 676-8100 x21</p>	<p>STROUD ENGINEERING, P.A. 102-D CINEMA DRIVE WILMINGTON, NC 28403 (910) 815-0775 LICENSE NO.C-0647</p>	<p>DATE: 11/6/2023 REVISIONS:</p>	<p>SCALE: AS NOTED SHEET: 4 OF 5 DETAILS</p>
--	--	--	---------------------------------------	--

ROADWAY STANDARD DRAWING FOR  
 GRAVEL CONSTRUCTION ENTRANCE  
 CITY OF WILMINGTON  
 DEPT. OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 WAREHO, N.C.  
 SHEET 1 OF 1  
**1607.01**

PRELIMINARY







## Pender County Stroud Boat Storage

---

**TO:** Technical Review Committee  
**FROM:** Tucker Cherry  
**DATE:** February 1, 2024  
**SUBJECT:** REZONE 2024-62

---

**SUMMARY:**

Conditional Rezoning application for the construction of 93 metal covered RV and boat storage units (NAICS 493). Other uses include Transportation Equipment Manufacturing (NAICS 336) and Miscellaneous Manufacturing

**ACTION REQUESTED:**

Case to be reviewed by the TRC

**ATTACHMENTS:**

1. Application
2. Narrative
3. Site Plan

## Wilmington Storage Narrative

The property in discussion was neglected for 30 years while being operated as a boat manufacturing facility. The property, over the past three years, has been much improved by removing overgrown trees and buildings that were not only an eye sore to the community, but were unsafe to enter due to structural water damage and neglect. The existing building has been improved with new doors, a roof, paint and general maintenance.

The objective with the existing property, is to enhance the current use by creating 93 covered boat and RV storage units. As many homeowners who live in HOA communities or live on small parcel lots do not have a place to store their boats or RVs, this would be a solution to the problem. The land is not currently being utilized to its full potential. The proposed construction will include 93 metal covered storage units, 6 feet chain link fencing with privacy slats, required buffer to adjacent properties, wash station, lights designed by duke energy. With the addition of landscaping which will exceed that required by Pender County the property will enhance the area. The creation of a retention pond as part of the upgraded site plan will help relieve the water load on the neighboring properties. The storage facility will work cohesively with the StroudCraft Marine manufacturing business and their trained personnel to provide customers with on-site maintenance or boat needs they may have. Activities to take place on the 5-acre proposed lot include parking and storage of boats, boat trailers, RVs, and campers. We intend for customers to have 24-hour access to the property; However as there are only 93 covered units an increase in traffic in the area related to the storage lot will be minimal.

# 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](http://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 10-23-23

**Signed Application**

**Payment**

\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter

**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 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

Seth Stroud

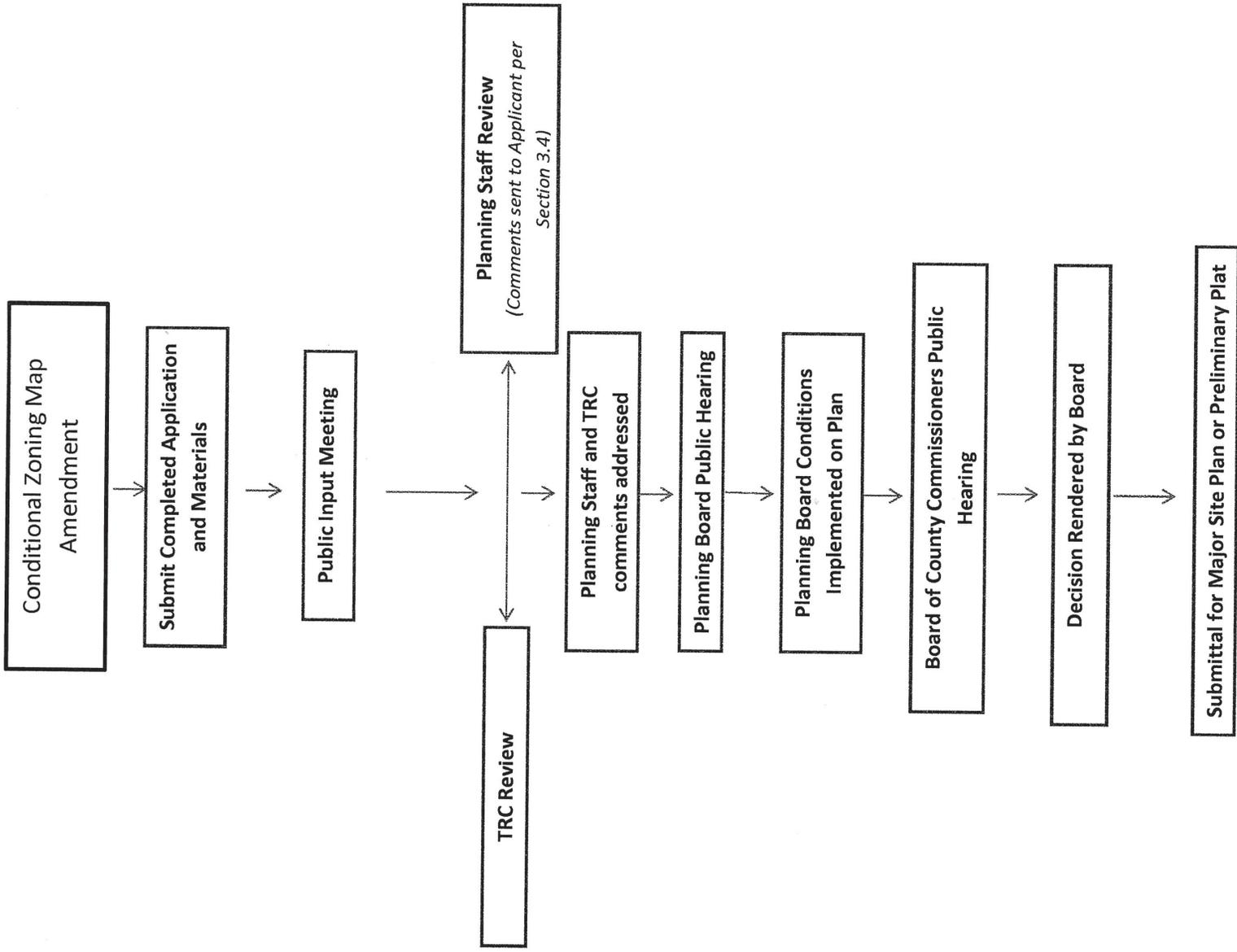
Printed Name

Seth Stroud

Date 1-5-24

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	
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	Seth F. Stroud	Owner's Name:	Stroud Holdings LLC
Applicant's Address:	13991 Hwy 210	Owner's Address:	←
City, State, & Zip	Rocky Point, NC 28457	City, State, & Zip	←
Phone Number:	910-202-4730	Phone Number:	←
Email Address:	stroudcorp@myline@gmail.com	Email Address:	←
Legal relationship of applicant to landowner:			
<b>SECTION 2: PROJECT INFORMATION</b>			
Property Identification Number (PIN):	3235-61-3629-0000	Total property acreage:	4.83
Current Zoning District:	GB	Proposed Zoning District:	GB
Project Address or Location:	13991 NC Hwy 210 Rocky Point, NC 28457		
Proposed Uses to be Considered (Include NAICS Code):			
Warehousing & Storage 493 Miscellaneous Mfg 339			
Transportation Equipment Mfg 336 Storage of boats & watercraft outdoors			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature	<i>Seth F Stroud</i>	Date:	1-5-24
Applicant's Name Printed	Seth F Stroud	Date:	1-5-24
Owner's Signature	<i>Seth F Stroud</i>	Date:	1-5-24
Owner's Name Printed	Seth F. Stroud	Date:	1-5-24
<b>NOTICE TO APPLICANT</b>			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Rezoning Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>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.</li> <li>4. All fees are non-refundable.</li> <li>5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda.</li> </ol>			

# 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](http://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.

## 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:

<input type="checkbox"/>	Maximum density
<input type="checkbox"/>	Setbacks (Front, side, rear, corner)
<input type="checkbox"/>	Minimum lot width/Minimum chord length at the right-of-way for cul de sacs
<input type="checkbox"/>	Structure separation
<input type="checkbox"/>	Minimum lot size
<input type="checkbox"/>	Maximum building height
<input type="checkbox"/>	Permitted uses (Including NAICS code)
<input type="checkbox"/>	Buffer standards (Depth, number and type of vegetation per 100 linear feet)
<input type="checkbox"/>	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.

**Conditional (Zoning Map) Amendment Checklist**

<input type="checkbox"/>	Signed application form
<input type="checkbox"/>	Application fee
<input type="checkbox"/>	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.
<input type="checkbox"/>	Two (2) business size envelopes legibly addressed with <b>first class</b> postage for each of the adjacent and abutting property owners on the above list.
<input type="checkbox"/>	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.
<input type="checkbox"/>	12 (11"x17") map copies to be distributed to the Planning Board
<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners
<input type="checkbox"/>	Digital (.pdf) submission of all application materials
<input type="checkbox"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
<input type="checkbox"/>	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.
<input type="checkbox"/>	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
<input type="checkbox"/>	A generalized site development plan shall include the following items: <input type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. <input type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. <input type="checkbox"/> All existing easements, reservations and rights of way. <input type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. <input type="checkbox"/> 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. <input type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. <input type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input type="checkbox"/> Phasing. <input type="checkbox"/> Signage. <input type="checkbox"/> Outdoor lighting. <input type="checkbox"/> Current zoning district designation and current land use status. <input type="checkbox"/> 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					
<b>ZMA-CD Fees: (\$500.00 for first 5 acres, \$10/acre thereafter up to 1,000 acres, \$5/acre thereafter)</b>			<b>Total Fee Calculation: \$</b>		
<b>Attachments Included with Application: (Please include # of copies)</b>					
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports
<b>Payment Method:</b>	<b>Cash:</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b>	<input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<b>Check:</b>	<input type="checkbox"/> Check # _____
<b>Application received by:</b>			<b>Date:</b>		
<b>Application completeness approved by:</b>			<b>Date:</b>		
Dates scheduled for public hearing:		<input type="checkbox"/> Planning Board:	<input type="checkbox"/> Board of Commissioners:		

# StroudCraft Marine

PENDER COUNTY, NORTH CAROLINA  
DEC. 12, 2023



PRELIMINARY

**HANOVER DESIGN SERVICES, P.A.**  
LAND SURVEYOR & LAND PLANNERS  
1000 W. HANOVER AVENUE  
SUITE 200  
HANOVER, NORTH CAROLINA 27630  
LICENSE # 12887

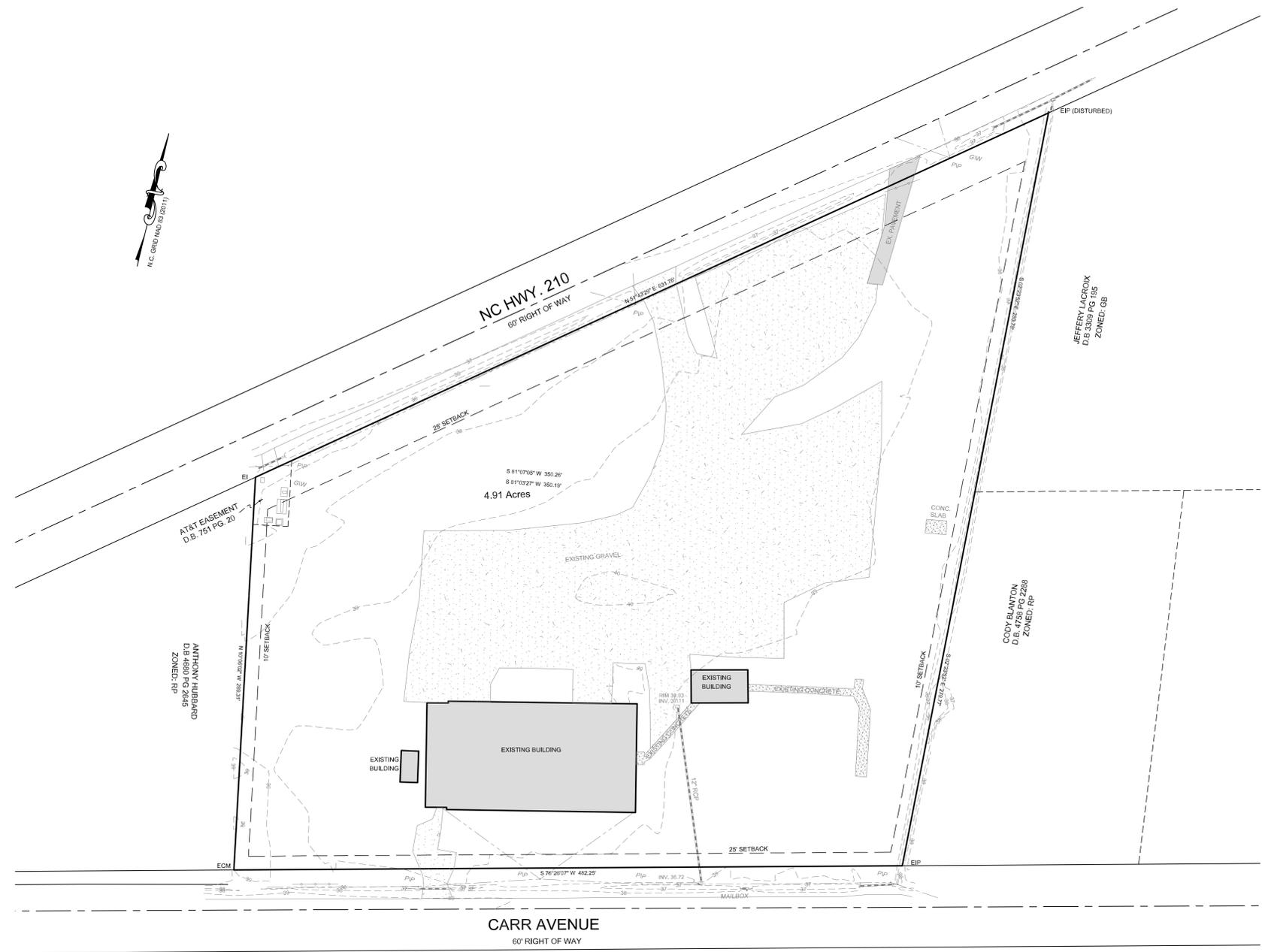
NO.	DATE	REVISIONS
1	4/26/22	EAST SIDE GRADING REVISION

PRELIMINARY PLAN FOR	
<b>StroudCraft Marine</b>	
LOCATED IN PENDER COUNTY, N.C.	
DATE:	12-12-23
Scale:	N/A
Drawn:	GW
Checked:	GW
Project No:	

OWNER: StroudCraft Marine  
13991 Hwy. 210  
Rocky Point, N.C. 28457

COVER SHEET

Sheet No:  
**1**  
of  
**3**



**HANOVER DESIGN SERVICES, P.A.**  
 LAND SURVEYORS & LAND PLANNERS  
 1000 EAST WASHINGTON STREET  
 WASHINGTON, N.C. 27883  
 LICENSE #24087

REVISIONS	DATE
1	4-28-23

THIS PLAN IS THE PROPERTY OF HANOVER DESIGN SERVICES, P.A. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HANOVER DESIGN SERVICES, P.A.

**PRELIMINARY PLAN FOR**  
**StroudCraft Marine**  
 LOCATED IN PENDER COUNTY, N.C.

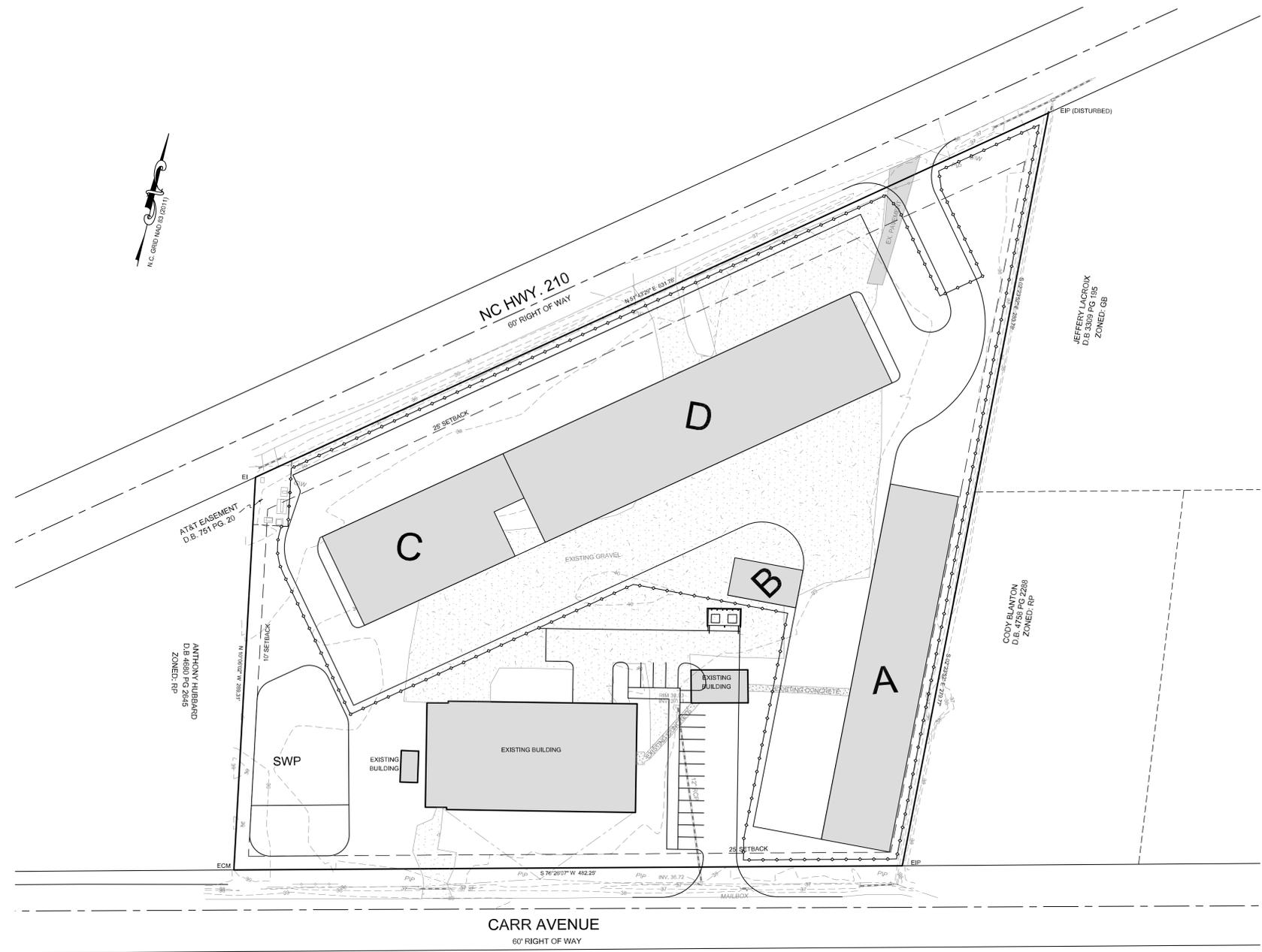
**OWNER: StroudCraft Marine**  
 13801 Hwy. 210  
 Rocky Point, N.C. 28457

DATE: 12-12-23  
 SCALE: 1" = 40'  
 DRAWN: gw  
 CHECKED: GW  
 PROJECT NO:

**SITE PLAN**

Sheet No:  
**1**  
 of  
**3**

**PRELIMINARY**



SITE DATA	SETBACKS
PACEL ID NO: 3235-61-3629-0000 ZONING: GB (GENERAL BUSINESS DISTRICT) PROPOSED USE: BOAT STORAGE	FRONT = 25' REAR = 10' SIDE = 10' MINIMUM REQUIRED STRUCTURE SEPERATION= 20' MAXIMUM BUILDING HEIGHT= 40'

**PRELIMINARY**

**PRELIMINARY PLAN FOR**  
**StroudCraft Marine**  
 LOCATED IN PENDER COUNTY, N.C.

**OWNER: StroudCraft Marine**  
 13901 Hwy. 210  
 Rocky Point, N.C. 28457

DATE	4-28-22
REVISIONS	
1	

**OWNER: HANOVER DESIGN SERVICES, P.A.**  
 LAND SURVEYING & LAND PLANNING  
 1005 CHAMBERSVILLE ROAD  
 WASHINGTON, N.C. 27880  
 LICENSE #20087

**SITE PLAN**

Sheet No: **1**  
 of **3**





## Pender County King Commercial

---

**TO:** Technical Review Committee  
**FROM:** Taylor Davis  
**DATE:** February 1, 2024  
**SUBJECT:** MDP 2024-62

---

**SUMMARY:**

Master Development Plan application for the development of 3 commercial buildings with retail, restaurant, and specialty contractor proposed uses.

**ACTION REQUESTED:**

Case to be reviewed by the TRC

**ATTACHMENTS:**

1. Application
2. Site Plan

# 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](http://www.pendercountync.gov)

## By- Right Master Development Plan Submission

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

- |    |          |   |
|----|----------|---|
| 1. | <u>✓</u> | <b>Pre-submittal Meeting</b><br>Date of Meeting <u>Dec 13, 2023</u>   |
| 2. | <u>✓</u> | <b>Signed Application</b>   |
| 3. | <u>✓</u> | <b>Payment</b><br>\$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter   |
| 4. | <u>✓</u> | <b>Paper Plan Sets</b><br>One (1) 24 x 36, Four (4) 11 x 17   |
| 5. | <u>✓</u> | <b>Digital Submission</b><br>For all documents submitted in paper copy, bring a digital copy with paper submission.   |
| 6. | <u>✓</u> | <b>Adjacent Property List</b><br>A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.   |
| 7. | <u>✓</u> | <b>Adjacent Property Envelopes</b><br>The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.   |
| 8. | <u>✓</u> | <b>Permits</b><br>Include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.  |
| 9. | <u>✓</u> | <b>Site Plan Requirements</b><br>A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.<br>(See Master Development Plan Checklist) |

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

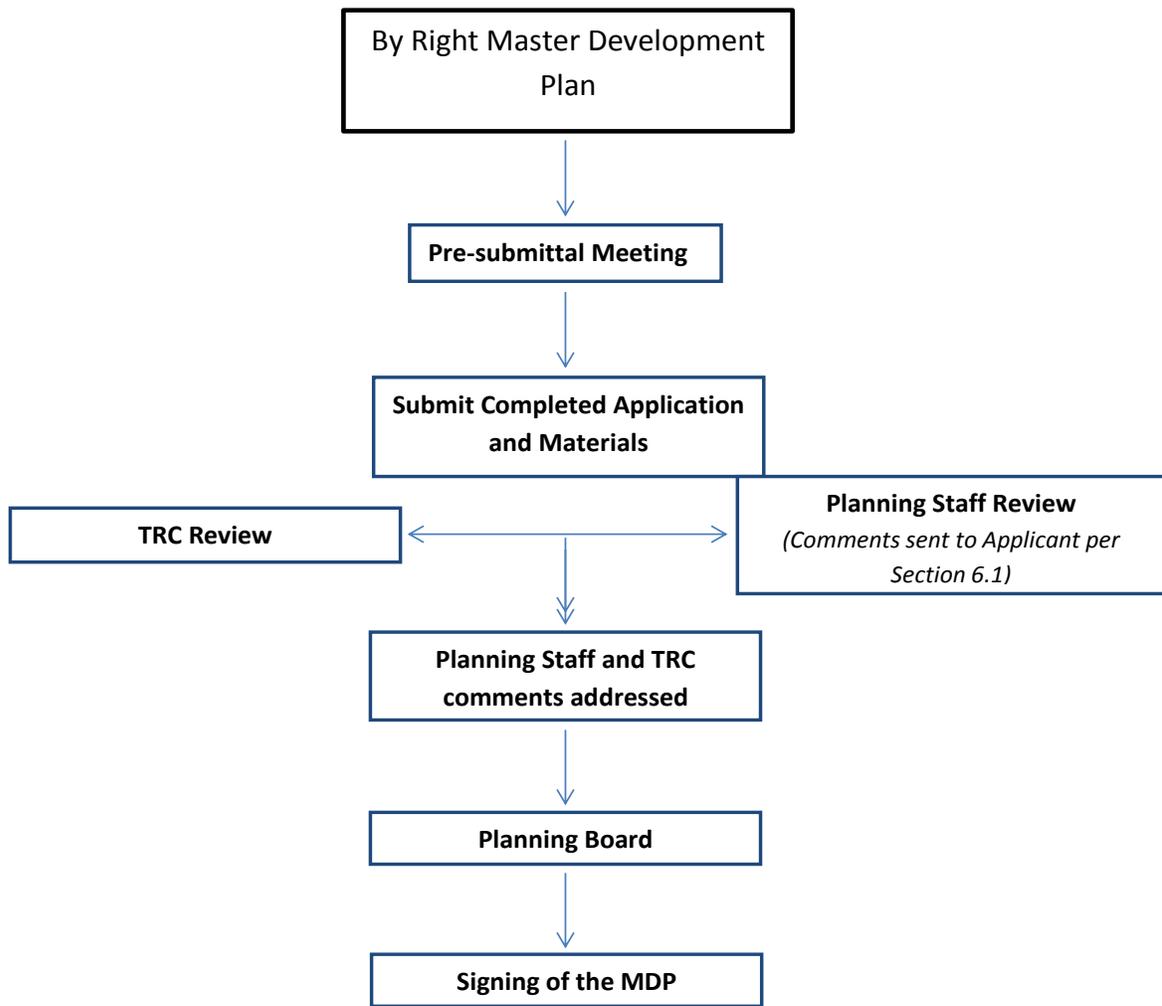
Signature of Applicant

*Charles C. Pender*  
Charles C. Pender

Date 1-3-24

Printed Name

Staff Initials:	
Date:	



Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

## **Master Development Plan Specific Requirements**

**1. Project Narrative** - Site plans shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:

- A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
- The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
- The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
- The location and approximate boundaries of existing environmental features as defined.
- The location of environmental protection land to be included in common open space.
- The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
- Open space labeled Cleary with Acreages (per Section 7.6)
  - Open Space
  - Passive Open Space acreage
  - Active Open Space acreage
- The location and general configuration of recreational facilities, with a general statement of the types of recreational facilities to be provided if applicable.
- The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.

### **2. Density**

- Non-Residential Acreage
- Wetlands Acreage
- Passive Open space Acreage
- Active Open Space Acreage
- Right of Way Acreage
- Total Units
- Developable Land
- Net Density

### **3. Location Guidelines**

- The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
- Letter of intent if a private wastewater service provider will be utilized
- A conceptual plan for stormwater management with the location of stormwater facilities designed to serve more than one lot.
- The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
- Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
- Location and timing of construction for all amenities.
- Landscaping and Buffer requirements per Article 8.

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

**4. Lot Design** (per Section 7.2)

- Access easements have not been included to meet any minimum lot area
- Lots shall be arranged to allow for the opening of future streets
- Lots that have double frontage on streets are prohibited except where it provides separation of residential development from traffic arteries. A buffer of at least 10 feet in width with no right of access abutting such traffic arteries shall be provided on these double frontage lots. - lots are near right angles or radial to street lines have been provided.
- Lot boundaries coincide with natural, existing and new drainage

**5. Roadways**

- The location and arrangement of street entrances, driveways and parking areas.
- The use of adjoining parcels and the location of adjoining streets and utilities.

**6. Traffic** - A Traffic Impact Analysis is required when the development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.

- Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
- Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.

**7. Access** (per Section 7.4)

- All lots shall have direct or indirect access to a public street, private street, or private access easement.
- Access must provide a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

**8. Private streets** - will be subject to requirements to construct public collector streets under any of the following conditions (per Section 7.5.3.C)

- Dimension of more than 5280 ft.,
- Any street in the subdivision has the potential to serve more than 200 residential or commercial units,
- Access to any lot or unit in the subdivision is more than 5280 ft. by a private street to a public street,
- Existing public streets have been dedicated or constructed to the property line of the subdivision,
- Access to adjacent properties will be hindered as a result of private streets being allowed in the subdivision.

**9. Public and Private Street Design** (per Section 7.5.1)

- Adjoining street systems
- Existing, planned and proposed streets, topographic, drainage and other natural features of the property
- Continuity in existing streets and proposed streets,
- Public roadways
- Both Public and Private streets designed must be constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

**10. Specific Standards**

- Adequate right-of-way for collector streets
- Reasonable access provided to adjacent properties for development
- No spite strips
- Street intersections are directly aligned if possible.
- If not aligned not offset centerline to centerline by not less than 125 ft.
- intersect as nearly as possible at right angles
- Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets are longer than 1,000 ft.
- Street name approval from the Pender County Addressing Coordinator.
- Sight triangles as required in the NCDOT

**11. Adopted Plan Compliance**

- Compliance with all adopted plans and Ordinances of Pender County
- Collector Roadways have been shown Per the Pender County Collector Street Plan

# 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](http://www.pendercountync.gov)

## **MASTER DEVELOPMENT PLAN**

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

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

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

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

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

### **Waivers to MDP – Residential Districts**

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

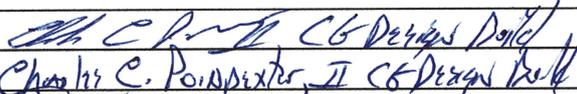
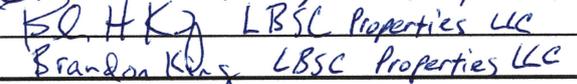
1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not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

### **Waivers to MDP – Commercial and Industrial Districts**

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

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

## APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 2024-62	Date	1.5.24
Application Fee	\$ 518.60	Invoice Number:	00037772
Pre-Application Conference	Completed	Hearing Date	TRC 2.1.24
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	CG Design Build Group, LLC	Owner's Name:	LBSC Properties, LLC
Applicant's Address:	7923 Reunion Road	Owner's Address:	887 Mallard Bay Rd
City, State, & Zip	Wilmington, NC 28411	City, State, & Zip	Hampstead, NC 28433
Phone Number:	(910) 791-6707 (rep)	Phone Number:	
Email Address:	bschuler@paramounte-eng.com (rep)	Email Address:	
Legal relationship of applicant to land owner: Developer for Owner			
<b>SECTION 2: PROJECT INFORMATION</b>			
Type of Master Development Plan	<input type="checkbox"/> Residential RP, PD, RM MH District	<input checked="" type="checkbox"/> Commercial GB, OI, IT, GI District	
Property Identification Number (PIN):	3282-31-1385-0000	Total property acreage:	+/- 1.86 Acres
Zoning Classification:	GB	Acreage to be disturbed:	+/- 1.7 Acres
Project Address :	13111 US Hwy 17		
Description of Project Location:	Parcel located on the northwest side of Hwy 17, between Whitebridge Road and Pearson Lane.		
Describe activities to be undertaken on project site:	Development of 3 commercial buildings		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	1-3-24
Applicant's Printed Name	Charles C. Poindexter, II CG Design Build	Date:	1-3-24
Owner's Signature		Date:	1-3-24
Owner's Printed Name	Brandon King LBSC Properties LLC	Date:	1-3-24

**NOTICE TO APPLICANT**

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

**Office Use Only**

<input type="checkbox"/>	<b>MDP Fees:</b> ( <i>\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter</i> )	<b>Total Fee Calculation: \$</b> 518.60				
<b>Attachments Included with Application: (Please include # of copies)</b>						
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
<b>Payment Method:</b>		<b>Cash :</b>		<b>Credit Card:</b>		<b>Check:</b>
		<input type="checkbox"/> \$ _____		<input type="checkbox"/> Master Card <input type="checkbox"/> Visa		<input checked="" type="checkbox"/> Check # <u>1816</u>
Application received by:			Taylor Davis			Date: 1/05/2024
Application completeness approved by:			Taylor Davis			Date: 1/05/2024
Date scheduled for public hearing: TRC 2/01/2024						

# KING PROJECT

US HIGHWAY 17  
PENDER COUNTY

## MASTER DEVELOPMENT PLAN JANUARY 2024

FOR  
CG DESIGN BUILD GROUP, LLC  
7923 REUNION ROAD  
WILMINGTON, NC 28411

**NOTICE REQUIRED**

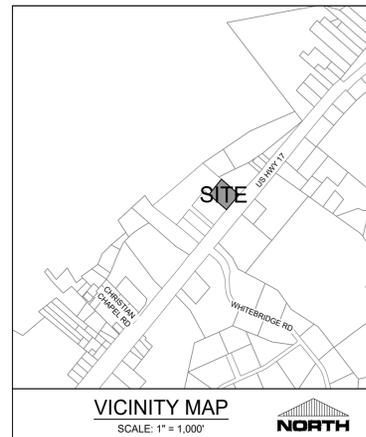
ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

**CONTACT THESE UTILITIES**

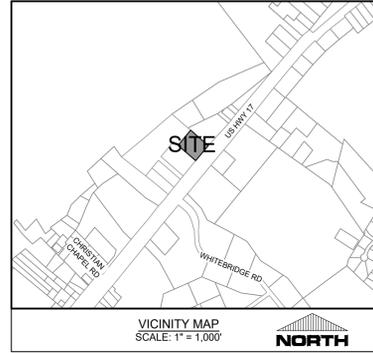
PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT PH: 910-259-1734	PENDER COUNTY UTILITIES (WATER & SEWER) PH: 910-259-0212
PIEDMONT NATURAL GAS PH: 910-350-2242	DUKE ENERGY PH: 910-602-4304
EMERGENCY DIAL 911 POLICE - FIRE - RESCUE	BELL SOUTH PH: 910-341-0741
	TIME WARNER CABLE PH: 910-763-4638

<b>KING PROJECT</b> PENDER COUNTY, NORTH CAROLINA											
PROJECT # 23234.PE	JANUARY 2024										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">SHEET INDEX</th> </tr> <tr> <th style="width: 30%;">SHEET NUMBER</th> <th>SHEET TITLE</th> </tr> </thead> <tbody> <tr> <td>C-0.0</td> <td>COVER SHEET</td> </tr> <tr> <td>EX-1</td> <td>EXISTING CONDITIONS</td> </tr> <tr> <td>C-2.0</td> <td>SITE PLAN</td> </tr> </tbody> </table>		SHEET INDEX		SHEET NUMBER	SHEET TITLE	C-0.0	COVER SHEET	EX-1	EXISTING CONDITIONS	C-2.0	SITE PLAN
SHEET INDEX											
SHEET NUMBER	SHEET TITLE										
C-0.0	COVER SHEET										
EX-1	EXISTING CONDITIONS										
C-2.0	SITE PLAN										
<b>APPROVALS:</b>  	<b>CONSULTANTS:</b>  <b>APPLICANT:</b> CIP CONSTRUCTION COMPANY 201 NORTH ELM STREET GREENSBORO, NC 27401  <b>ENGINEER / LANDSCAPE ARCHITECT:</b> PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 P: (910) 791-6707 ATTN: ROB BALLAND, PE (ENGINEERING) ATTN: ALLISON ENGBREITSON (LANDSCAPE)  <b>SURVEYOR:</b> PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403 P: (910) 791-6707 ATTN: JOSH TAYLOR, PLS										
PREPARED BY:  122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846											

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION





**SITE DATA TABULATION**

PROJECT ADDRESS: 13111 US HWY 17 HAMPSTEAD, NC 28443

PARCEL ID: 3282-31-1385-0000

PROPERTY OWNER: LBSC PROPERTIES, LLC 887 MALLARD BAY ROAD HAMPSTEAD, NC 28433

CURRENT ZONING: GB (GENERAL BUSINESS)

TOTAL SITE AREA: ±1.86 ACRES OR 80,996 SF

PROPOSED USE: SPECIALTY TRADE CONTRACTOR RETAIL RESTAURANT

FLOOD INFORMATION: THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720328200J, DATED FEBRUARY 16, 2007

**BUILDING DATA**

NUMBER OF BUILDINGS: 3

MAXIMUM ALLOWABLE BUILDING HEIGHT: 40'

PROPOSED BUILDING HEIGHT: 40'

TOTAL BUILDING AREA (FOOTPRINT): 13,300 SF

BUILDING LOT COVERAGE: 16.4% (13,300 / 80,966)

DISTURBED AREA: ±1.7 AC

**DIMENSIONAL REQUIREMENTS GB**

	REQUIRED	PROVIDED
FRONT SETBACK:	25'	25.9'+
SIDE SETBACK:	10'	11.4'+
REAR SETBACK:	10'	34.2'+
BUILDING SEPARATION:	20'	68'

**PARKING STANDARDS**

STANDARD

SPECIALTY TRADE CONTRACTOR: 1 SPACE PER 800 SF\*

RETAIL: 1 SPACE PER 250 SF

RESTAURANT: 1 SPACE PER 100 SF

\*STANDARD BASED ON THE MAXIMUM EXPECTED NUMBER OF EMPLOYEES (2) AND CUSTOMERS (2) THAT WOULD BE PRESENT AT THE BUILDING AT ANY GIVEN TIME. 6 SPACES IS ADEQUATE TO PROVIDE FOR EMPLOYEES AND CUSTOMERS WHILE ALSO PROVIDING FOR ONE ADA SPACE AND ONE OVERFLOW SPACE.

**REQUIRED**

SPECIALTY TRADE CONTRACTOR: 6 SPACES (5,000 SF / 800)

RETAIL: 26 SPACES (6,500 SF / 250)

RESTAURANT: 18 SPACES (1,800 SF / 100)

50 SPACES TOTAL

**PROVIDED:** 55 SPACES\*

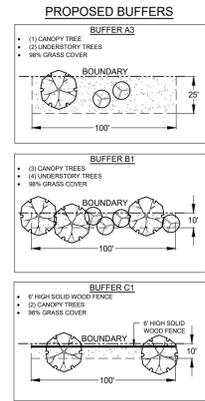
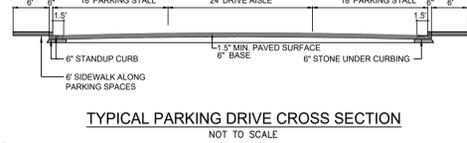
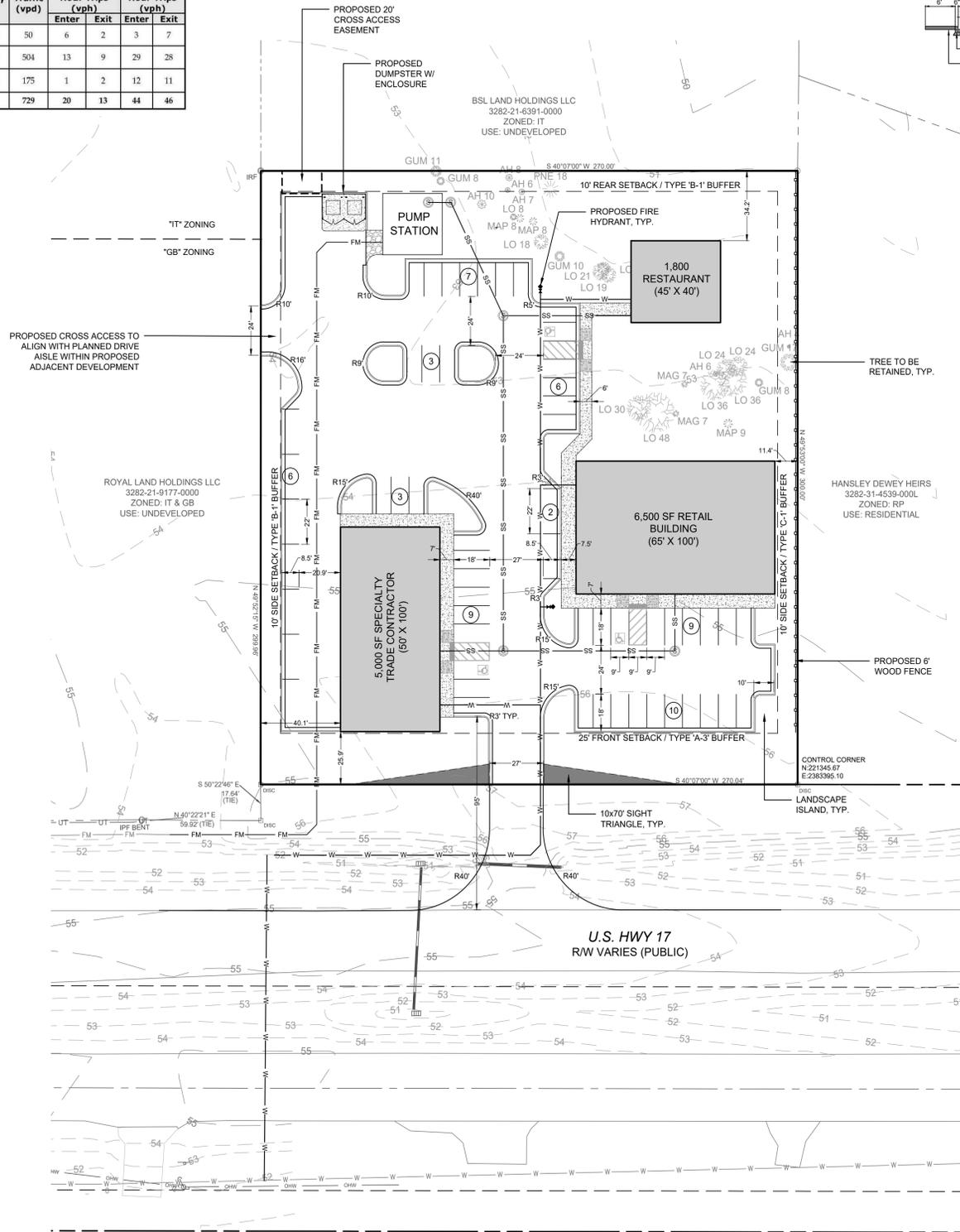
\*EXCESS PARKING WOULD ALLOW FOR A MAXIMUM 500 SF OUTDOOR SEATING AREA FOR PROPOSED RESTAURANT.

- STORMWATER NOTES**
- STORMWATER MANAGEMENT WILL BE DESIGNED IN ACCORDANCE WITH STATE AND PENDER COUNTY STANDARDS.
  - FULL PERMITS APPROVALS TO BE PROVIDED TO PENDER COUNTY WHEN RECEIVED.
  - STORMWATER WILL BE HANDLED UNDERGROUND ON SITE IN COMPLIANCE WITH ALL APPLICABLE STATE AND COUNTY STANDARDS.

- UTILITY NOTES**
- ALL WATER SERVICES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING AND PROVIDED BY PENDER COUNTY UTILITIES.
  - ALL SEWER SERVICES WILL BE PROVIDED BY ONWASA (PLURIS HAMPSTEAD, LLC).
  - HYDRANTS WILL BE PROVIDED PER PENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS.

- GENERAL NOTES**
- NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST ON THE SUBJECT PARCEL.
  - DUMPSTER MUST BE SCREENED FROM VIEW WITH THE USE OF EITHER A SOLID OPAQUE FENCE OR MASONRY WALL WITH A MINIMUM HEIGHT OF 6' OR A SOLID EVERGREEN HEDGE WITH A MINIMUM MATURITY HEIGHT OF 6 FEET.
  - BUFFERS AND PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 8.3 OF THE PENDER COUNTY UDO.

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Specialty Trade Contractor (180)	5,000 s.f.	50	6	2	3	7
Strip Retail Plaza (822)	6,500 s.f.	504	13	9	29	28
Fast Casual Restaurant (930)	1,800 s.f.	175	1	2	12	11
<b>Total Trips</b>		<b>729</b>	<b>20</b>	<b>13</b>	<b>44</b>	<b>46</b>



**LEGEND**

- IRON PIPE FOUND: ○ IPF
- IRON ROD FOUND: ○ IRF
- IRON ROD SET: ○ IRS
- PK NAIL FOUND: ○ PNF
- PK NAIL SET: ○ PNS
- NC DOT RIGHT OF WAY DISC: □ RW DISC
- COMPUTED POINT: ○ CP
- BOUNDARY LINE: ———
- ADJOINING BOUNDARY LINE: - - - - -
- RIGHT OF WAY: ———
- CONTOUR LINE: - - - - -



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p>	
<p>CLIENT INFORMATION</p> <p><b>CG DESIGN BUILD GROUP, LLC</b> 7923 REUNION ROAD WILMINGTON, NC 28411</p>	
<p><b>PARAMOUNT ENGINEERING, INC.</b> 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846</p>	
<p><b>SITE PLAN</b></p> <p><b>KING PROJECT</b> 13111 US HWY 17 HAMPSTEAD, NC 28443</p>	
<p>PROJECT STATUS</p> <p>CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: RELEASED FOR CONSTRUCTION</p>	<p>DRAWING INFORMATION</p> <p>DATE: 01/26/2024</p> <p>DESIGNED BY: BWS</p> <p>DRAWN BY: BWS</p> <p>CHECKED BY: BWS</p>
<p>SEAL</p>	<p>SCALE: 1"=30'</p>
<p><b>C-2.0</b></p> <p>PEI JOB#: 23353.PE</p>	



**Pender County  
PCS K-8**

---

**TO:** Technical Review Committee  
**FROM:** Taylor Davis  
**DATE:** February 1, 2024  
**SUBJECT:** MDP 2024-63

---

**SUMMARY:**

Master Development Plan application for the development of a K-8 school.

**ACTION REQUESTED:**

Case to be reviewed by the TRC

**ATTACHMENTS:**

1. Application
2. Site Plan

# 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](http://www.pendercountync.gov)

## By- Right Master Development Plan Submission

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

1.   X        **Pre-submittal Meeting**  
Date of Meeting      7/12/2023; 11/27/2023
2.   X        **Signed Application**
3.   N/A        **Payment**  
\$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter
4.   X        **Paper Plan Sets**  
~~One (1) 24 x 36, Fifteen (15) 11 x 17~~      **Two (2) 24x36; Five (5) 11x17**
5.   X        **Digital Submission**  
For all documents submitted in paper copy, bring a digital copy with paper submission.
6.   X        **Adjacent Property List**  
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7.   N/A        **Adjacent Property Envelopes**  
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8.   N/A        **Permits**  
Include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9.   X        **Site Plan Requirements**  
A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.  
(See Master Development Plan Checklist)

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

Signature of Applicant

Date 1/05/2024

Printed Name

Jonathan Blasco, PLA/ASLA

Staff Initials:	
Date:	

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

## **Master Development Plan Specific Requirements**

**1. Project Narrative** - Site plans shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:

- A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
- The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
- The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
- The location and approximate boundaries of existing environmental features as defined.
- The location of environmental protection land to be included in common open space.
- The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
- Open space labeled Clearly with Acreages (per Section 7.6)
  - Open Space
  - Passive Open Space acreage
  - Active Open Space acreage
- The location and general configuration of recreational facilities, with a general statement of the types of recreational facilities to be provided if applicable.
- The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.

### **2. Density**

- Non-Residential Acreage
- Wetlands Acreage
- Passive Open space Acreage
- Active Open Space Acreage
- Right of Way Acreage
- Total Units
- Developable Land
- Net Density

### **3. Location Guidelines**

- The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
- Letter of intent if a private wastewater service provider will be utilized
- A conceptual plan for stormwater management with the location of stormwater facilities designed to serve more than one lot.
- The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
- Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
- Location and timing of construction for all amenities.
- Landscaping and Buffer requirements per Article 8.

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

**4. Lot Design** (per Section 7.2)

- Access easements have not been included to meet any minimum lot area
- Lots shall be arranged to allow for the opening of future streets
- Lots that have double frontage on streets are prohibited except where it provides separation of residential development from traffic arteries. A buffer of at least 10 feet in width with no right of access abutting such traffic arteries shall be provided on these double frontage lots. - lots are near right angles or radial to street lines have been provided.
- Lot boundaries coincide with natural, existing and new drainage

**5. Roadways**

- The location and arrangement of street entrances, driveways and parking areas.
- The use of adjoining parcels and the location of adjoining streets and utilities.

**6. Traffic** - A Traffic Impact Analysis is required when the development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.

- Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
- Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.

**7. Access** (per Section 7.4)

- All lots shall have direct or indirect access to a public street, private street, or private access easement.
- Access must provide a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

**8. Private streets** - will be subject to requirements to construct public collector streets under any of the following conditions (per Section 7.5.3.C)

- Dimension of more than 5280 ft.,
- Any street in the subdivision has the potential to serve more than 200 residential or commercial units,
- Access to any lot or unit in the subdivision is more than 5280 ft. by a private street to a public street,
- Existing public streets have been dedicated or constructed to the property line of the subdivision,
- Access to adjacent properties will be hindered as a result of private streets being allowed in the subdivision.

**9. Public and Private Street Design** (per Section 7.5.1)

- Adjoining street systems
- Existing, planned and proposed streets, topographic, drainage and other natural features of the property
- Continuity in existing streets and proposed streets,
- Public roadways
- Both Public and Private streets designed must be constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

**10. Specific Standards**

- Adequate right-of-way for collector streets
- Reasonable access provided to adjacent properties for development
- No spite strips
- Street intersections are directly aligned if possible.
- If not aligned not offset centerline to centerline by not less than 125 ft.
- intersect as nearly as possible at right angles
- Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets are longer than 1,000 ft.
- Street name approval from the Pender County Addressing Coordinator.
- Sight triangles as required in the NCDOT

**11. Adopted Plan Compliance**

- Compliance with all adopted plans and Ordinances of Pender County
- Collector Roadways have been shown Per the Pender County Collector Street Plan

# 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](http://www.pendercountync.gov)

## **MASTER DEVELOPMENT PLAN**

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

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

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

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

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

### **Waivers to MDP – Residential Districts**

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

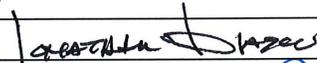
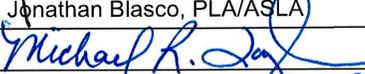
1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not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

### **Waivers to MDP – Commercial and Industrial Districts**

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

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

## APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 2024-63	Date	1/08/2024
Application Fee	\$ 1050.00	Invoice Number:	000378000
Pre-Application Conference	Yes	Hearing Date	TRC 2.1.24
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	Jonathan Blasco, PLA/ASLA	Owner's Name:	Michael Taylor
Applicant's Address:	137 S. Wilmington St, STE 200	Owner's Address:	965 Penderlea Hwy
City, State, & Zip	Raleigh, NC 27601	City, State, & Zip	Burgaw, NC 28425
Phone Number:	919.817.5356	Phone Number:	910.259.2187
Email Address:	jblasco@withersravenel.com	Email Address:	michael_taylor@pender.k12.nc.us
Legal relationship of applicant to land owner:			
<b>SECTION 2: PROJECT INFORMATION</b>			
Type of Master Development Plan	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input checked="" type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	
Property Identification Number (PIN):	3281-28-1109-0000 / 3282-29-4656-0000	Total property acreage:	~146 AC
Zoning Classification:	OI	Acreage to be disturbed:	~55 AC
Project Address :	NC Hwy 210, Hampstead, NC 28443		
Description of Project Location:	145 acres on B/S 210 N/W Hampstead		
Describe activities to be undertaken on project site:	Construction of a new K-8 County school, including parking, vehicular & pedestrian circulation, and athletic facilities		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	
Applicant's Printed Name	Jonathan Blasco, PLA/ASLA	Date:	1/05/2024
Owner's Signature		Date:	
Owner's Printed Name	Michael R. Taylor, Chief Ops Officer	Date:	1/5/2024

**NOTICE TO APPLICANT**

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

**Office Use Only**

<input type="checkbox"/>	<b>MDP Fees:</b> (\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter)	<b>Total Fee Calculation: \$</b>
--------------------------	--	----------------------------------

**Attachments Included with Application: (Please include # of copies)**

CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
---------------------------	--	-----------	------------	------------	-------------------------	--

<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<b>Check:</b> <input type="checkbox"/> Check # _____
------------------------	--	--	---

Application received by:	Date:
--------------------------	-------

Application completeness approved by:	Date:
---------------------------------------	-------

Date scheduled for public hearing:
------------------------------------

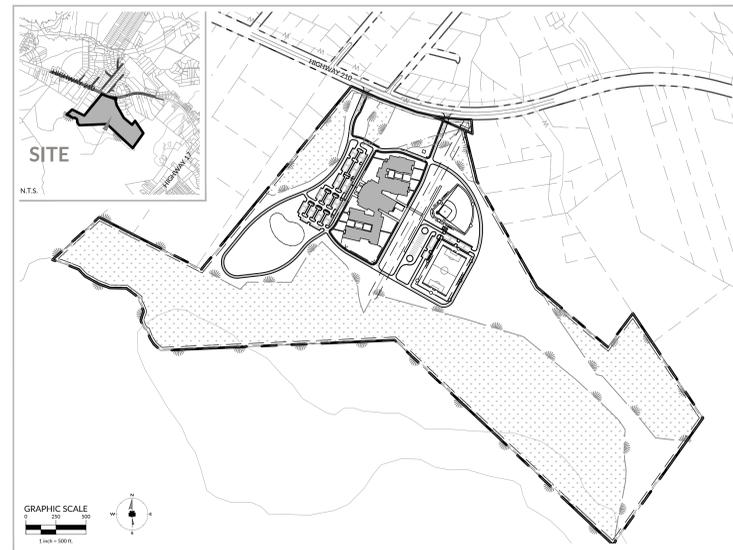
# MASTER DEVELOPMENT PLAN PENDER COUNTY SCHOOLS K-8 SCHOOL

HIGHWAY 210 | HAMPSTEAD, NC 28443 | PENDER COUNTY

JANUARY 5, 2023

### SITE DATA TABLE

PARCEL DATA	
OWNER	PENDER COUNTY
ADDRESS	NC HWY 210 HAMPSTEAD, NC 28443
NCPIN	3281-28-1109-0000 / 3282-29-4656-0000
DEED REFERENCE	DB 4820 PG 2685 / DB 4822 PG 1209
PARCEL AREA (ACRES)	±145 AC / 0.415 AC
ZONING DISTRICT	OI - OFFICE INSTITUTIONAL
EXISTING LAND USE	UNDEVELOPED (WOODED)
PROPOSED LAND USE	ELEMENTARY AND MIDDLE SCHOOL
RIVER BASIN	CAPE FEAR
WATERSHED (CLASSIFICATION)	HARRISONS CREEK (C; Sw)
FEMA DESIGNATED FLOODPLAIN	
FIRM PANEL	3720327200J & 3720328200J effective 2/16/2007
AREA WITHIN DESIGNATED FLOODPLAIN	0.00 AC
PROPERTY SETBACKS	
FRONT	25 FT
SIDE	10 FT
REAR	10 FT
BUILDING MAX HEIGHT	40 FT
BUFFERYARDS	
ALONG ALL STREET BOUNDARIES OF THE DEVELOPMENT	TYPE 'A' BUFFER
ALONG ALL BOUNDARIES ADJACENT TO SINGLE FAMILY RESIDENTIAL USES OR RESIDENTIAL LOTS WITH A PARCEL SIZE OF LESS THAN 1 ACRE AND WHEN A SINGLE FAMILY STRUCTURE IS WITHIN 50' OF THE BOUNDARY OF THE DEVELOPMENT	TYPE 'C' BUFFER
SCHOOL BUILDING INFORMATION	
TOTAL BUILDING SQUARE FOOTAGE	237,783 SF
TOTAL CLASSROOMS	102
TOTAL ADMINISTRATION SQUARE FOOTAGE	13,965 SF
TOTAL INDOOR RECREATION	4,880 SF
TOTAL SEATING FOR STAGE (THEATER)	9,000 SF
SEATING AT BALLFIELDS	200 SEATS
PARKING SUMMARY	
REQUIRED PER UDO	
1 SPACE PER CLASSROOM	102 SPACES
1 SPACE PER 300 SF OF ADM	47 SPACES
1 SPACE PER 250 SF OF INDOOR RECREATION	20 SPACES
1 SPACE PER 100 SF OF THEATER	90 SPACES
1 SPACE PER 4 SEATS (BALLFIELDS)	50 SPACES
TOTAL (125% MAX)	309 SPACES (387 SPACES)
PROVIDED	
FRONT PARKING LOT	296 SPACES (10 ACC SPACES)
BUS / BALLFIELD PARKING LOT	91 SPACES (4 ACC SPACES)
TOTAL	387 SPACES (14 ACC SPACES)
BUILT UPON AREA (BUA) SUMMARY	
EXISTING	0.00 AC
PROPOSED	14.61 AC (10.08%)



INDEX OF SHEETS	
Sheet Number	Sheet Title
C0.00	COVER
C0.02	KEY MAP
C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE LAYOUT PLAN
C2.01	SITE LAYOUT PLAN
C2.02	SITE LAYOUT PLAN
C2.03	SITE LAYOUT PLAN
C2.04	SITE LAYOUT PLAN
C2.05	SITE LAYOUT PLAN
C2.06	SITE LAYOUT PLAN
C2.07	SITE LAYOUT PLAN
C2.08	SITE LAYOUT PLAN
C2.09	SITE LAYOUT PLAN
C2.10	FIRE ACCESS PLAN
C3.00	OVERALL UTILITY PLAN
C9.10	SITE DETAILS



### CONTACT LIST:

<p>Senior Project Manager/Landscape Architect Jon Blank, P.L.A. AIA WithersRavenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27603 919-535-5200 jblank@withersravenel.com</p>	<p>Civil Engineer Sponsor Mokku, PE WithersRavenel 137 S Wilmington St, Suite 200 Raleigh, NC 27603 919-535-5200 smokku@withersravenel.com</p>	<p>Architect Moseley Architect 913 North West St, Suite 205 Raleigh, NC 27603 919-840-0091</p>
--	--	--

General Contractor  
Bordman Construction Company, Inc.  
4 Copley Parkway, Suite 100  
Morrisville, NC 27560  
919-220-1141



### PREPARED BY:

**WithersRavenel**  
115 MacKenan Drive | Cary, NC 27511  
License #: F-1479 | T: 919.469.3340 | www.withersravenel.com



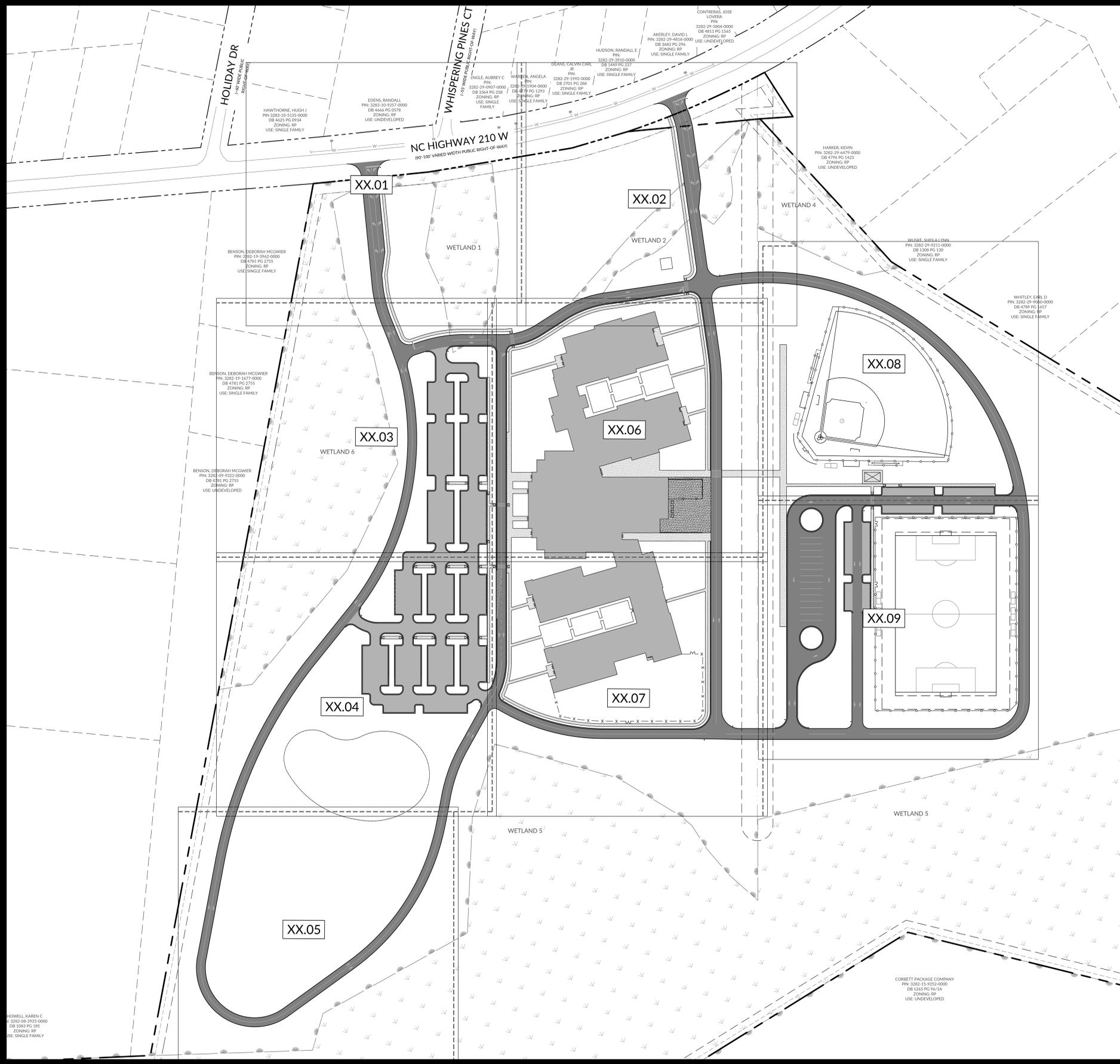
### CLIENT:

**PENDER COUNTY SCHOOLS**  
925 FENDERLEA HWY  
BURGAW, NC 28425  
PHONE #: 910-259-2187  
ATTENTION: MICHAEL TAYLOR, CHIEF OPERATIONS OFFICER



MASTER DEVELOPMENT PLAN  
PENDER COUNTY SCHOOLS  
# 8-50-HOOL  
WR PROJECT NO.23-0076  
Name:  
MUNI PROJ NO:Muni Proj. No.  
01/05/2023  
INITIAL PLAN DATE: 01/05/2023

HOWELL, KAREN C  
PIN: 3282-08-2955-0000  
DB 4381 PG 185  
ZONING: RP  
USE: SINGLE FAMILY



CORBETT PACKAGE COMPANY  
PIN: 3282-15-9282-0000  
DB 1215 PG 361/3A  
ZONING: RP  
USE: UNDEVELOPED

WHITLEY, EARL D  
PIN: 3282-29-9284-0000  
DB 4789 PG 1467  
ZONING: RP  
USE: SINGLE FAMILY

WISSE, SHERALYNN  
PIN: 3282-29-9281-0000  
DB 1208 PG 120  
ZONING: RP  
USE: SINGLE FAMILY

HARKER, KEVIN  
PIN: 3282-29-6479-0000  
DB 4796 PG 1423  
ZONING: RP  
USE: UNDEVELOPED

DEANS, CALVIN CASE  
PIN: 3282-29-1992-0000  
DB 2701 PG 288  
ZONING: RP  
USE: SINGLE FAMILY

WHELEN, ANGELA  
PIN: 3282-29-1994-0000  
DB 2701 PG 288  
ZONING: RP  
USE: SINGLE FAMILY

INGLE, AUBREY C  
PIN: 3282-29-0907-0000  
DB 3364 PG 258  
ZONING: RP  
USE: SINGLE FAMILY

HAWTHORNE, HUGH J  
PIN: 3283-10-1215-0000  
DB 4623 PG 0934  
ZONING: RP  
USE: SINGLE FAMILY

EDENS, RANDALL  
PIN: 3283-10-1037-0000  
DB 4664 PG 0578  
ZONING: RP  
USE: UNDEVELOPED

CONTRERAS, JOSE LOVERA  
PIN: 3282-29-5804-0000  
DB 4811 PG 1565  
ZONING: RP  
USE: UNDEVELOPED

AKERLEY, DAVID L  
PIN: 3282-29-4818-0000  
DB 3483 PG 274  
ZONING: RP  
USE: SINGLE FAMILY

CONRATT, JAMES  
PIN: 3282-15-9282-0000  
DB 1215 PG 361/3A  
ZONING: RP  
USE: UNDEVELOPED



**WithersRavenel**  
115 MacKenan Drive | Cary, NC 27511  
License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

WR PROJECT NO. 23-574

PROJECT NO:	631910
DATE:	JANUARY 5, 2024
REVISIONS:	
DATE:	
DESCRIPTION:	

KEY MAP

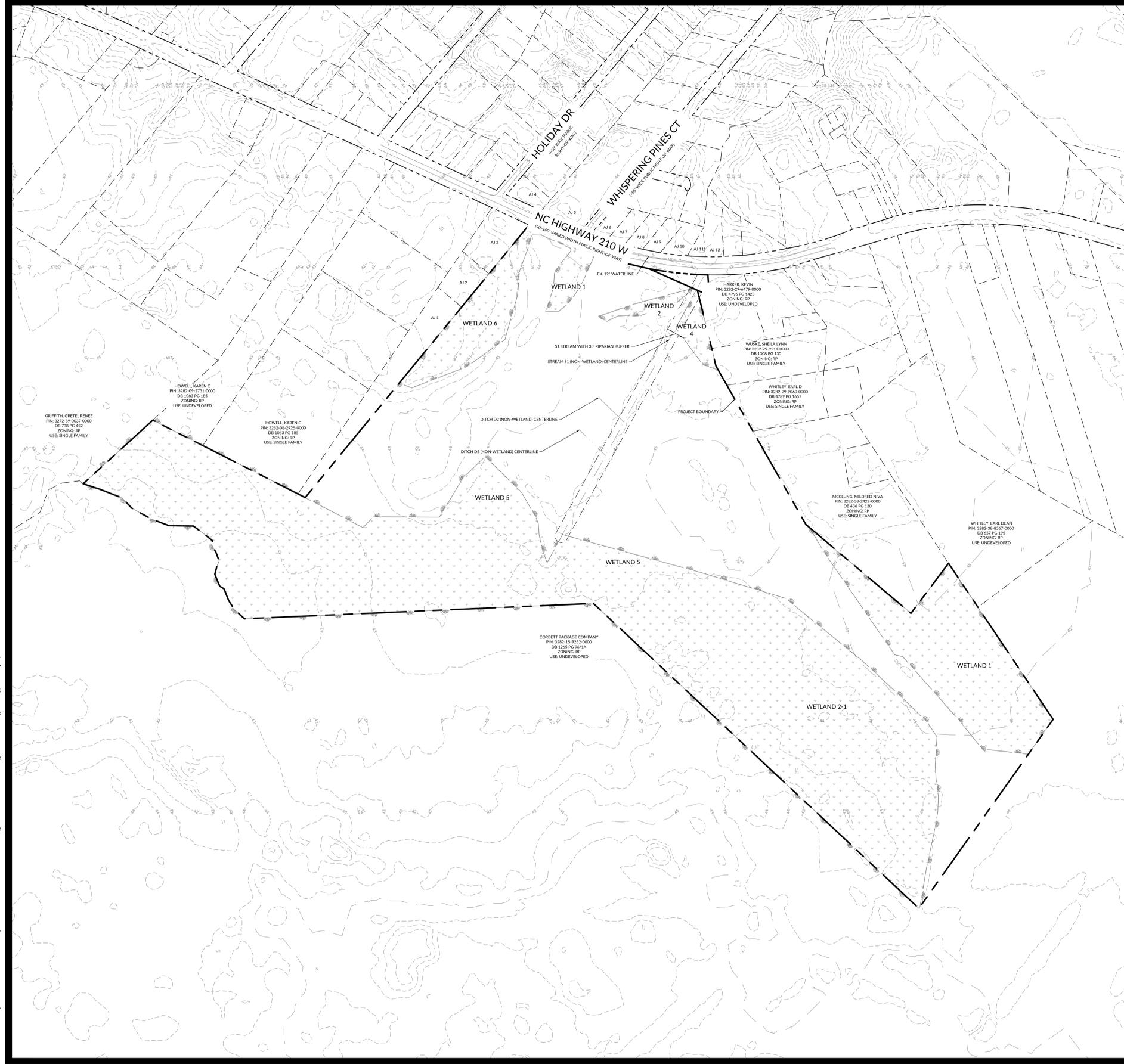
**MOSELEYARCHITECTS**

3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE: (804) 794-7555 FAX: (804) 355-6690  
MOSELEYARCHITECTS.COM

**PENDER COUNTY SCHOOLS K-8 SCHOOL**

Pender County Schools  
Highway 210, Hampstead, NC 28443

**C0.02**



**EXISTING CONDITIONS LEGEND**

SYMBOL	DESCRIPTION
BM	BENCHMARK
MAGN	MAGNETIC NAIL
RP	IRON PIPE
CO	CLEAN OUT
FH	FIRE HYDRANT
WV	WATER VALVE
LP	LIGHT POLE
EM	ELECTRIC METER
EB	ELECTRIC BOX
CB	CATV BOX
TP	TELEPHONE PEDESTAL
SM	STORM DRAIN MANHOLE
SB	SANITARY SEWER MANHOLE
AN	AREA INLET
CB	CATCH BASIN
FE	FLARED END SECTION
SI	SIGN
RO	ROOF DRAIN
AC	AIR CONDITIONER
BO	BLOW OFF
OT	ORNAMENTAL TREE
HP	HANDICAP PARKING SPACE

**EXISTING LINES LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	ADJOWNER NOT SURVEYED
---	STORM DRAINAGE PIPE
---	SEWER LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	SEWER EASEMENT
---	ACCESS EASEMENT
---	STREAM BUFFER
---	EXISTING TREENLINE
---	EXISTING CURB & GUTTER
---	EXISTING BUILDING
---	EXISTING SIDEWALK

**ADJOWNER PROPERTY DATA**

ADJOWNER	PROPERTY DATA	WETLANDS
AJ.1:	BENSON, DEBORAH MCGWIER PIN: 3282-09-9523-0000 DB 4781 PG 2755 ZONING: RP USE: UNDEVELOPED	WETLAND 1 - 1.30 AC WETLAND 2 - 0.67 AC WETLAND 3 - 1.50 AC WETLAND 4 - 1.50 AC WETLAND 5 - 37.00 AC WETLAND 6 - 4.50 AC
AJ.2:	BENSON, DEBORAH MCGWIER PIN: 3282-19-1677-0000 DB 4781 PG 2755 ZONING: RP USE: SINGLE FAMILY	TOTAL: 92.72 AC
AJ.3:	BENSON, DEBORAH MCGWIER PIN: 3282-19-962-0000 DB 4781 PG 2755 ZONING: RP USE: SINGLE FAMILY	
AJ.4:	HAWTHORNE, HUGH J PIN: 3282-15-2538-0000 DB 4625 PG 0954 ZONING: RP USE: SINGLE FAMILY	
AJ.5:	ESSEN, RANDALL PIN: 3282-10-7257-0000 DB 4664 PG 0271 ZONING: RP USE: UNDEVELOPED	
AJ.6:	ENGLE, ABBEY C PIN: 3282-29-0907-0000 DB 3564 PG 238 ZONING: RP USE: SINGLE FAMILY	
AJ.7:	WARREN, ANGELA PIN: 3282-29-1904-0000 DB 4779 PG 1293 ZONING: RP USE: SINGLE FAMILY	
AJ.8:	DEANS, CALVIN CARL JR PIN: 3282-29-1992-0000 DB 2761 PG 288 ZONING: RP USE: SINGLE FAMILY	
AJ.9:	RUDGON, RANDALLE PIN: 3282-29-3910-0000 DB 1449 PG 237 ZONING: RP USE: SINGLE FAMILY	
AJ.10:	ARLEY, DAVID L PIN: 3282-29-4818-0000 DB 3663 PG 296 ZONING: RP USE: SINGLE FAMILY	
AJ.11:	CONTRERAS, JOSE LOVERA PIN: 3282-29-3500-0000 DB 4811 PG 1563 ZONING: RP USE: UNDEVELOPED	
AJ.12:	WIRKE, MICHAEL ANTHONY PIN: 3282-29-5975-0000 DB 2340 PG 156 ZONING: RP USE: SINGLE FAMILY	

**EXISTING CONDITIONS NOTES**

1. TOPOGRAPHIC BOUNDARY AND LOCATION INFORMATION FROM PENDER COUNTY'S GEOGRAPHIC INFORMATION SYSTEM (GIS).
2. WETLANDS AND STREAM LOCATION FOR THE 145 ACRE TRACT (NCHN 2881-28-1109-0000) FROM AN EXHIBIT PREPARED BY ECS SOUTHEAST, LLC LOCATED AT 2504 GREENS DAIRY ROAD, RALEIGH NORTH CAROLINA, 27616 DATED 3/20/2023. WETLANDS LOCATED ON THE SITE ARE FRESHWATER WETLANDS (CLASS WLL).
3. WETLANDS WERE NOT FOUND FOR THE 0.415 ACRE TRACT (PG PIN 3282-29-4654-0000) FROM A SITE VISIT PERFORMED BY WITHERSRAVENEL IN NOVEMBER OF 2023.



**WithersRavenel**  
115 MacKenan Drive | Cary, NC 27511  
License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

**MOSELEY ARCHITECTS**  
3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE: (804) 794-7555 FAX: (804) 355-6690  
MOSELEYARCHITECTS.COM

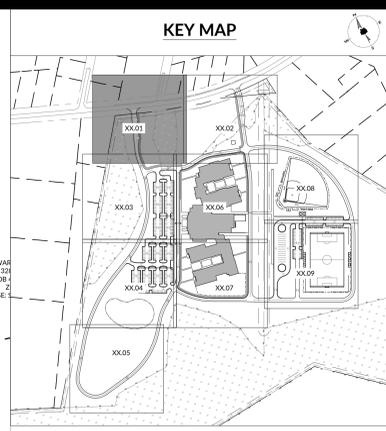
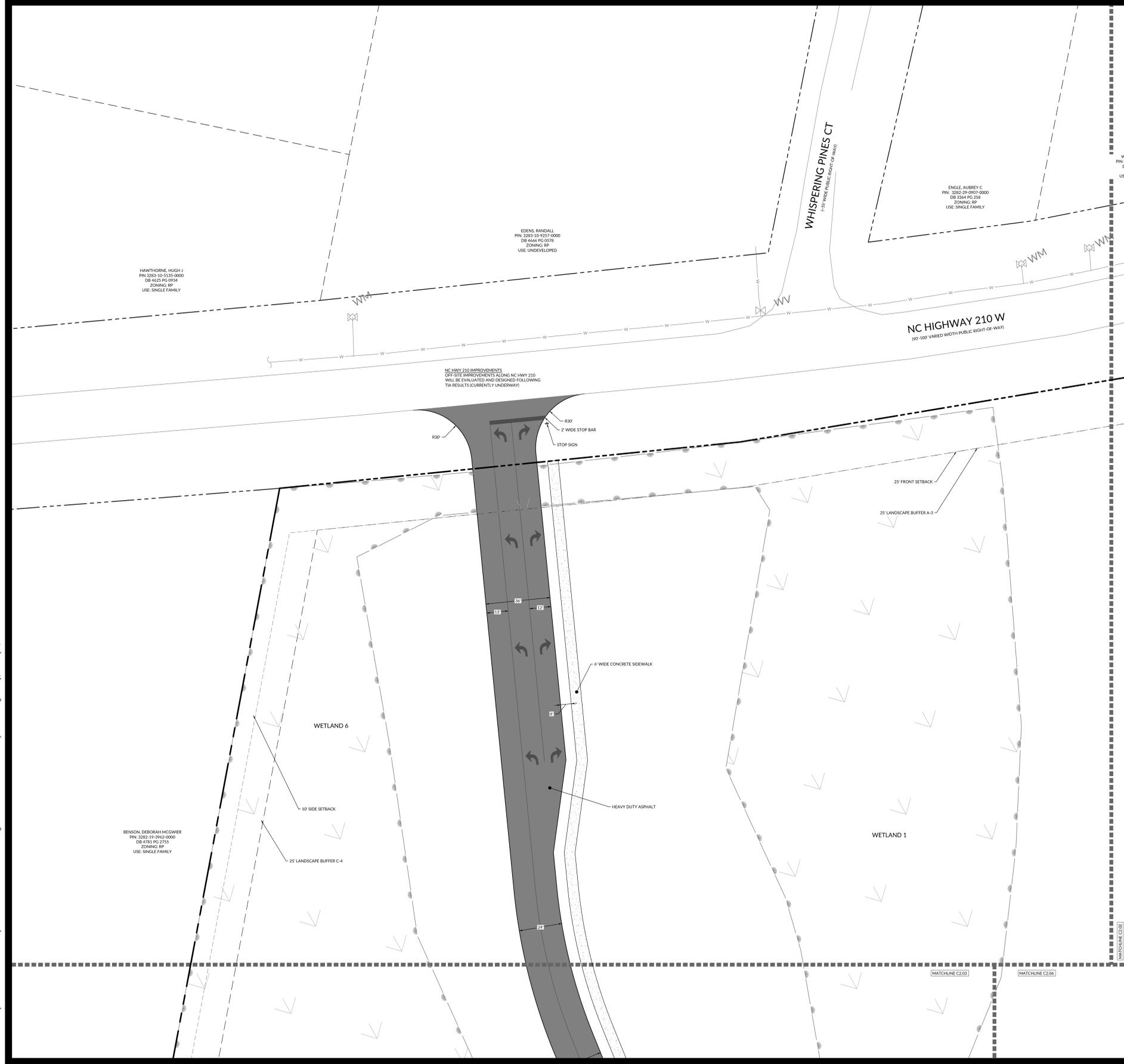
**PENDER COUNTY SCHOOLS K-8 SCHOOL**  
Pender County Schools  
Highway 210, Hampstead, NC 28443

PROJECT NO: 23076  
DATE: December 10, 2023

REVISIONS	DATE	DESCRIPTION

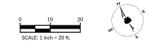
EXISTING CONDITIONS  
**C1.00**





**SITE LEGEND:**

NO.	DESCRIPTION	MATERIAL HATCH	DETAIL REF./ SHEET
1.0	PAVEMENTS, CURBS, CURB RAMPS		
1.1	PEDESTRIAN CONCRETE	[Hatch]	
1.2	HEAVY DUTY ASPHALT PAVEMENT	[Hatch]	
1.3	STANDARD ASPHALT PAVEMENT	[Hatch]	
1.4	CONCRETE PAVEMENT TYPE 1	[Hatch]	
1.5	CONCRETE PAVEMENT TYPE 2	[Hatch]	
1.6	CONCRETE CURB & GUTTER	[Hatch]	
1.7	CONCRETE FLUSH CURB	[Hatch]	
1.8	CONCRETE CURB RAMP TYPE 1	[Hatch]	
1.9	CONCRETE CURB RAMP TYPE 2	[Hatch]	
1.10	NO PARKING AREA	[Hatch]	
1.11	FIRE LANE STRIPING	[Hatch]	
1.12	TYPICAL PAVEMENT STRIPING	[Hatch]	
1.13	TYPICAL PAVEMENT MARKINGS	[Hatch]	
1.14	TRAFFIC SIGN	[Hatch]	
2.0	JOINTING		
2.1	CONTROL JOINT	[Hatch]	
2.2	EXPANSION JOINT	[Hatch]	
3.0	STEPS / RAMPS		
3.1	STEPS TYPE 1 (CONCRETE)	[Hatch]	
3.2	CONCRETE ACCESSIBLE RAMP	[Hatch]	
4.0	SITE WALLS / EMBANKMENTS		
4.1	DUMPSTER ENCLOSURE WALL	[Hatch]	
4.2	RETAINING WALL	[Hatch]	
5.0	RAILINGS, BARRIERS, FENCING / GATES		
5.1	HANDRAIL	[Hatch]	
5.2	GUARDRAIL	[Hatch]	
5.3	BLACK ALUM. FENCING	[Hatch]	
5.4	BLACK ALUM. GATE	[Hatch]	
5.5	CONCRETE FILLED BOLLARD	[Hatch]	
5.6	REMOVABLE BOLLARD	[Hatch]	
6.0	SITE FURNISHINGS		
6.1	WASTE RECEPTACLE TYPE 1	[Hatch]	
6.2	BIKE RACK	[Hatch]	
7.0	SITE LIGHTING		
7.1	VEHICULAR AREA LIGHT POLE	[Hatch]	
8.0	MISCELLANEOUS SITE FEATURES		
8.1	TREE PROTECTION AREA	[Hatch]	
8.2	TREE PROTECTION FENCE	[Hatch]	
8.3	LIMITS OF DISTURBANCE	[Hatch]	
8.4	LANDSCAPE YARD	[Hatch]	
8.5	CONCRETE FLUSH BAND	[Hatch]	
8.6	TRANSFORMER	[Hatch]	
8.7	ADA ACCESSIBLE ROUTE	[Hatch]	



**WithersRavenel**  
 115 MacKenan Drive | Cary, NC 27511  
 License #: F-1479 | T: 919.469.3340 | www.withersravenel.com  
 WR PROJECT NO. 23-576

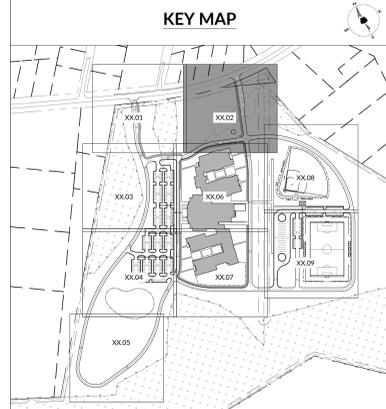
**MOSELEY ARCHITECTS**  
 3200 NORFOLK STREET, RICHMOND, VA 23230  
 PHONE (804) 794-7555 FAX (804) 355-6690  
 MOSELEYARCHITECTS.COM

**PENDER COUNTY SCHOOLS K-8 SCHOOL**  
 Pender County Schools  
 Highway 210, Hampstead, NC 28443

PROJECT NO: 631910  
 DATE: JANUARY 5, 2024  
 REVISIONS:  
 DATE DESCRIPTION

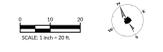
SITE LAYOUT PLAN

**C2.01**



**SITE LEGEND:**

NO.	DESCRIPTION	MATERIAL HATCH	DETAIL REF./ SHEET
1.0	PAVEMENTS, CURBS, CURB RAMPS		
1.1	PEDESTRIAN CONCRETE	[Hatch]	
1.2	HD VEHICULAR CONCRETE	[Hatch]	
1.3	STANDARD ASPHALT PAVEMENT	[Hatch]	
1.4	HD ASPHALT PAVEMENT	[Hatch]	
1.5	CONCRETE PAVEMENT TYPE 1	[Hatch]	
1.6	CONCRETE PAVEMENT TYPE 2	[Hatch]	
1.7	CONCRETE CURB & GUTTER	[Hatch]	
1.8	CONCRETE FLUSH CURB	[Hatch]	
1.9	CONCRETE CURB RAMP TYPE 1	[Hatch]	
1.10	CONCRETE CURB RAMP TYPE 2	[Hatch]	
1.11	NO PARKING AREA	[Hatch]	
1.12	FIRE LANE STRIPING	[Hatch]	
1.13	TYPICAL PAVEMENT STRIPING	[Hatch]	
1.14	TYPICAL PAVEMENT MARKINGS	[Hatch]	
1.15	TRAFFIC SIGN	[Hatch]	
2.0	JOINTING		
2.1	CONTROL JOINT	[Hatch]	
2.2	EXPANSION JOINT	[Hatch]	
3.0	STEPS / RAMPS		
3.1	STEPS TYPE 1 (CONCRETE)	[Hatch]	
3.2	CONCRETE ACCESSIBLE RAMP	[Hatch]	
4.0	SITE WALLS / EMBANKMENTS		
4.1	DUMPSTER ENCLOSURE WALL	[Hatch]	
4.2	RETAINING WALL	[Hatch]	
5.0	RAILINGS, BARRIERS, FENCING / GATES		
5.1	HANDRAIL	[Hatch]	
5.2	GUARDRAIL	[Hatch]	
5.3	BLACK ALUM. FENCING	[Hatch]	
5.4	BLACK ALUM. GATE	[Hatch]	
5.5	CONCRETE FILLED BOLLARD	[Hatch]	
5.6	REMOVABLE BOLLARD	[Hatch]	
6.0	SITE FURNISHINGS		
6.1	WASTE RECEPTACLE TYPE 1	[Hatch]	
6.2	BIKE RACK	[Hatch]	
7.0	SITE LIGHTING		
7.1	VEHICULAR AREA LIGHT POLE	[Hatch]	
8.0	MISCELLANEOUS SITE FEATURES		
8.1	TREE PROTECTION AREA	[Hatch]	
8.2	TREE PROTECTION FENCE	[Hatch]	
8.3	LIMITS OF DISTURBANCE	[Hatch]	
8.4	LANDSCAPE YARD	[Hatch]	
8.5	CONCRETE FLUSH BAND	[Hatch]	
8.6	TRANSFORMER	[Hatch]	
8.7	ADA ACCESSIBLE ROUTE	[Hatch]	



**WithersRavenel**  
115 MacKenan Drive | Cary, NC 27511  
License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

WR PROJECT NO. 23-574

**MOSELEY ARCHITECTS**  
3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE: (804) 794-7555 FAX: (804) 355-8690  
MOSELEYARCHITECTS.COM

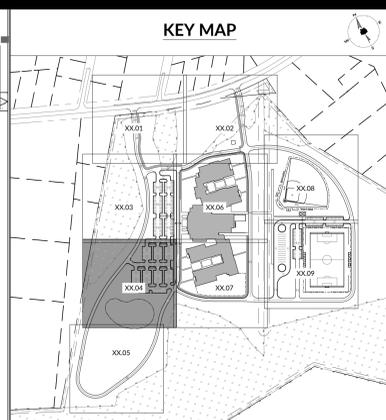
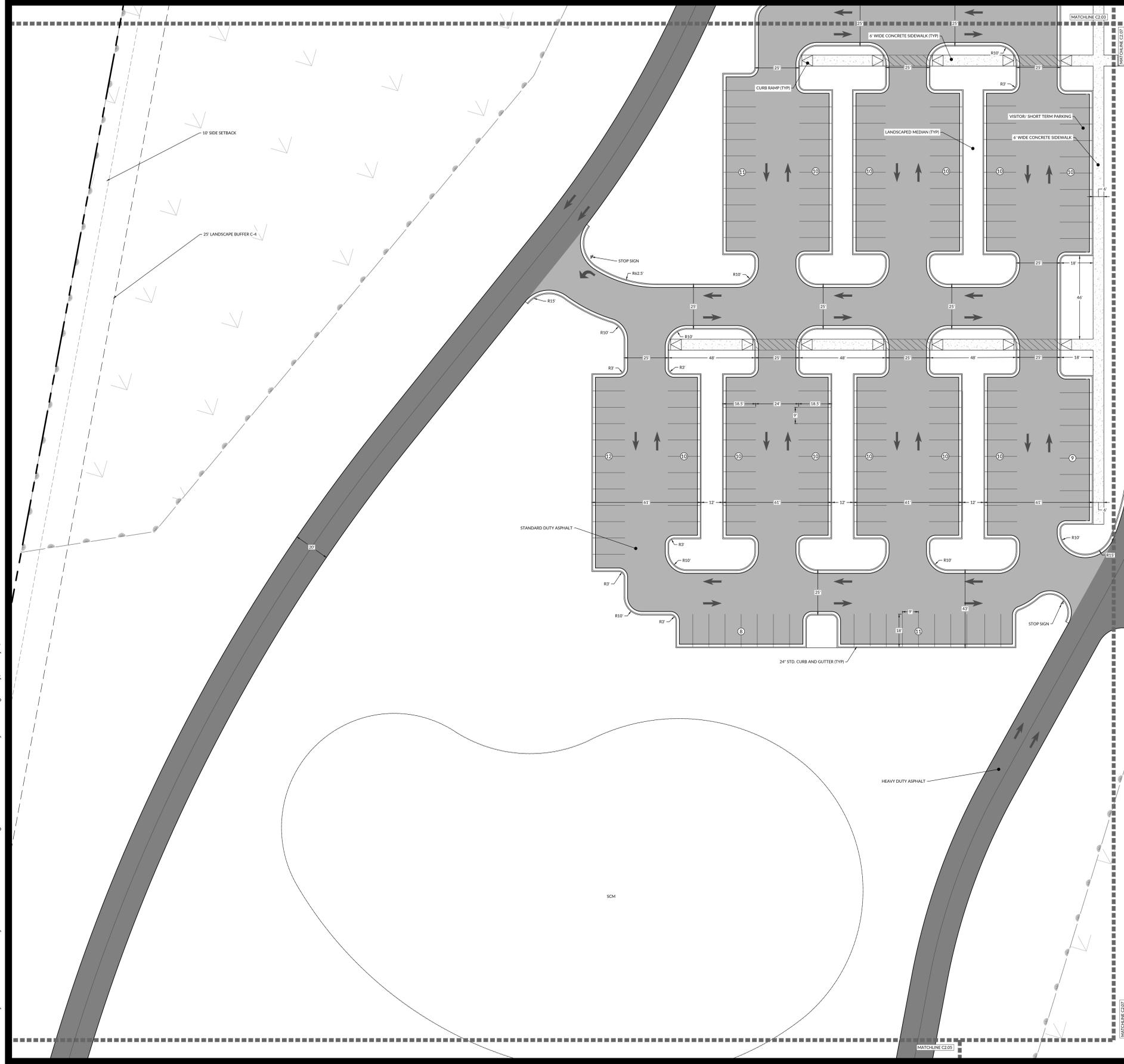
**PENDER COUNTY SCHOOLS K-8 SCHOOL**  
Pender County Schools  
Highway 210, Hampstead, NC 28443

PROJECT NO.	DATE	REVISIONS
631910	JANUARY 5, 2024	
		DATE DESCRIPTION

SITE LAYOUT PLAN

C2.02





**SITE LEGEND:**

NO.	DESCRIPTION	MATERIAL HATCH	DETAIL REF./ SHEET
1.0	PAVEMENTS, CURBS, CURB RAMPS		
1.1	PEDESTRIAN CONCRETE	[Hatch]	
1.2	HD VEHICULAR CONCRETE	[Hatch]	
1.3	STANDARD ASPHALT PAVEMENT	[Hatch]	
1.4	HD ASPHALT PAVEMENT	[Hatch]	
1.5	CONCRETE PAVER TYPE 1	[Hatch]	
1.6	CONCRETE PAVER TYPE 2	[Hatch]	
1.7	CONCRETE CURB & GUTTER	[Hatch]	
1.8	CONCRETE FLUSH CURB	[Hatch]	
1.9	CONCRETE CURB RAMP TYPE 1	[Hatch]	
1.10	CONCRETE CURB RAMP TYPE 2	[Hatch]	
1.11	NO PARKING AREA	[Hatch]	
1.12	FIRE LANE STRIPING	[Hatch]	
1.13	TYPICAL PAVEMENT STRIPING	[Hatch]	
1.14	TYPICAL PAVEMENT MARKINGS	[Hatch]	
1.15	TRAFFIC SIGN	[Hatch]	
2.0	JOINTING		
2.1	CONTROL JOINT	[Hatch]	
2.2	EXPANSION JOINT	[Hatch]	
3.0	STEPS / RAMPS		
3.1	STEPS TYPE 1 (CONCRETE)	[Hatch]	
3.2	CONCRETE ACCESSIBLE RAMP	[Hatch]	
4.0	SITE WALLS / EMBANKMENTS		
4.1	DUMPSTER ENCLOSURE WALL	[Hatch]	
4.2	RETAINING WALL	[Hatch]	
5.0	RAILINGS, BARRIERS, FENCING / GATES		
5.1	HANDRAIL	[Hatch]	
5.2	GUARDRAIL	[Hatch]	
5.3	BLACK ALUM. FENCING	[Hatch]	
5.4	BLACK ALUM. GATE	[Hatch]	
5.5	CONCRETE FILLED BOLLARD	[Hatch]	
5.6	REMOVABLE BOLLARD	[Hatch]	
6.0	SITE FURNISHINGS		
6.1	WASTE RECEPTACLE TYPE 1	[Hatch]	
6.2	BIKE RACK	[Hatch]	
7.0	SITE LIGHTING		
7.1	VEHICULAR AREA LIGHT POLE	[Hatch]	
8.0	MISCELLANEOUS SITE FEATURES		
8.1	TREE PROTECTION AREA	[Hatch]	
8.2	TREE PROTECTION FENCE	[Hatch]	
8.3	LIMITS OF DISTURBANCE	[Hatch]	
8.4	LANDSCAPE YARD	[Hatch]	
8.5	CONCRETE FLUSH BAND	[Hatch]	
8.6	TRANSFORMER	[Hatch]	
8.7	ADA ACCESSIBLE ROUTE	[Hatch]	



**WithersRavenel**  
 115 MacKenan Drive | Cary, NC 27511  
 License #: F-1479 | T: 919.469.3340 | www.withersravenel.com  
 WR PROJECT NO. 23-574

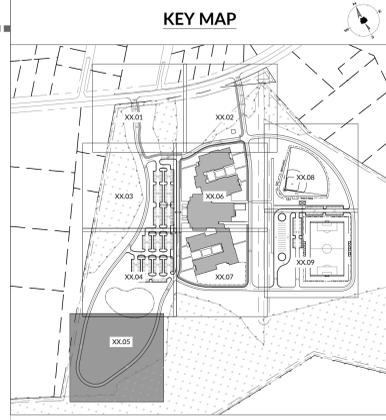
**MOSELEY ARCHITECTS**  
 3200 NORFOLK STREET, RICHMOND, VA 23230  
 PHONE (804) 794-7555 FAX (804) 355-6690  
 MOSELEYARCHITECTS.COM

**PENDER COUNTY SCHOOLS K-8 SCHOOL**  
 Pender County Schools  
 Highway 210, Hampstead, NC 28443

PROJECT NO: 631910  
 DATE: JANUARY 5, 2024  
 REVISIONS:  
 DATE DESCRIPTION

SITE LAYOUT PLAN

**C2.04**



**SITE LEGEND:**

NO.	DESCRIPTION	MATERIAL HATCH	DETAIL REF./ SHEET
1.0	PAVEMENTS, CURBS, CURB RAMPS		
1.1	PEDESTRIAN CONCRETE	[Hatch]	
1.2	HD VEHICULAR CONCRETE	[Hatch]	
1.3	STANDARD ASPHALT PAVEMENT	[Hatch]	
1.4	HD ASPHALT PAVEMENT	[Hatch]	
1.5	CONCRETE PAVER TYPE 1	[Hatch]	
1.6	CONCRETE PAVER TYPE 2	[Hatch]	
1.7	CONCRETE CURB & GUTTER	[Hatch]	
1.8	CONCRETE FLUSH CURB	[Hatch]	
1.9	CONCRETE CURB RAMP TYPE 1	[Hatch]	
1.10	CONCRETE CURB RAMP TYPE 2	[Hatch]	
1.11	NO PARKING AREA	[Hatch]	
1.12	FIRE LANE STRIPING	[Hatch]	
1.13	TYPICAL PAVEMENT STRIPING	[Hatch]	
1.14	TYPICAL PAVEMENT MARKINGS	[Hatch]	
1.15	TRAFFIC SIGN	[Hatch]	
2.0	JOINTING		
2.1	CONTROL JOINT	[Hatch]	
2.2	EXPANSION JOINT	[Hatch]	
3.0	STEPS / RAMPS		
3.1	STEPS TYPE 1 (CONCRETE)	[Hatch]	
3.2	CONCRETE ACCESSIBLE RAMP	[Hatch]	
4.0	SITE WALLS / EMBANKMENTS		
4.1	DUMPSTER ENCLOSURE WALL	[Hatch]	
4.2	RETAINING WALL	[Hatch]	
5.0	RAILINGS, BARRIERS, FENCING / GATES		
5.1	HANDRAIL	[Hatch]	
5.2	GUARDRAIL	[Hatch]	
5.3	BLACK ALUM. FENCING	[Hatch]	
5.4	BLACK ALUM. GATE	[Hatch]	
5.5	CONCRETE FILLED BOLLARD	[Hatch]	
5.6	REMOVABLE BOLLARD	[Hatch]	
6.0	SITE FURNISHINGS		
6.1	WASTE RECEPTACLE TYPE 1	[Hatch]	
6.2	BIKE RACK	[Hatch]	
7.0	SITE LIGHTING		
7.1	VEHICULAR AREA LIGHT POLE	[Hatch]	
8.0	MISCELLANEOUS SITE FEATURES		
8.1	TREE PROTECTION AREA	[Hatch]	
8.2	TREE PROTECTION FENCE	[Hatch]	
8.3	LIMITS OF DISTURBANCE	[Hatch]	
8.4	LANDSCAPE YARD	[Hatch]	
8.5	CONCRETE FLUSH BAND	[Hatch]	
8.6	TRANSFORMER	[Hatch]	
8.7	ADA ACCESSIBLE ROUTE	[Hatch]	



**WithersRavenel**  
 115 MacKenan Drive | Cary, NC 27511  
 License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

WR PROJECT NO. 23-574

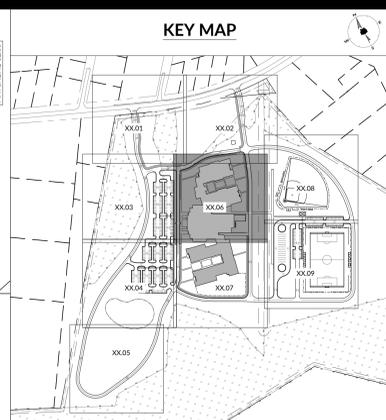
PROJECT NO.	631910
DATE	JANUARY 5, 2024
REVISIONS	
DATE	DESCRIPTION

SITE LAYOUT PLAN

**C2.05**

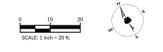
**MOSELEY ARCHITECTS**  
 3200 NORFOLK STREET, RICHMOND, VA 23230  
 PHONE (804) 794-7555 FAX (804) 355-6690  
 MOSELEYARCHITECTS.COM

**PENDER COUNTY SCHOOLS K-8 SCHOOL**  
 Pender County Schools  
 Highway 210, Hampstead, NC 28443



**SITE LEGEND:**

NO.	DESCRIPTION	MATERIAL HATCH	DETAIL REF./ SHEET
1.0	PAVEMENTS, CURBS, CURB RAMPS		
1.1	PEDESTRIAN CONCRETE	[Hatch]	
1.2	HD VEHICULAR CONCRETE	[Hatch]	
1.3	STANDARD ASPHALT PAVEMENT	[Hatch]	
1.4	HD ASPHALT PAVEMENT	[Hatch]	
1.5	CONCRETE PAVER TYPE 1	[Hatch]	
1.6	CONCRETE PAVER TYPE 2	[Hatch]	
1.7	CONCRETE CURB & GUTTER	[Hatch]	
1.8	CONCRETE FLUSH CURB	[Hatch]	
1.9	CONCRETE CURB RAMP TYPE 1	[Hatch]	
1.10	CONCRETE CURB RAMP TYPE 2	[Hatch]	
1.11	NO PARKING AREA	[Hatch]	
1.12	FIRE LANE STRIPING	[Hatch]	
1.13	TYPICAL PAVEMENT STRIPING	[Hatch]	
1.14	TYPICAL PAVEMENT MARKINGS	[Hatch]	
1.15	TRAFFIC SIGN	[Hatch]	
2.0	JOINTING		
2.1	CONTROL JOINT	[Hatch]	
2.2	EXPANSION JOINT	[Hatch]	
3.0	STEPS / RAMPS		
3.1	STEPS TYPE 1 (CONCRETE)	[Hatch]	
3.2	CONCRETE ACCESSIBLE RAMP	[Hatch]	
4.0	SITE WALLS / EMBANKMENTS		
4.1	DUMPSTER ENCLOSURE WALL	[Hatch]	
4.2	RETAINING WALL	[Hatch]	
5.0	RAILINGS, BARRIERS, FENCING / GATES		
5.1	HANDRAIL	[Hatch]	
5.2	GUARDRAIL	[Hatch]	
5.3	BLACK ALUM. FENCING	[Hatch]	
5.4	BLACK ALUM. GATE	[Hatch]	
5.5	CONCRETE FILLED BOLLARD	[Hatch]	
5.6	REMOVABLE BOLLARD	[Hatch]	
6.0	SITE FURNISHINGS		
6.1	WASTE RECEPTACLE TYPE 1	[Hatch]	
6.2	BIKE RACK	[Hatch]	
7.0	SITE LIGHTING		
7.1	VEHICULAR AREA LIGHT POLE	[Hatch]	
8.0	MISCELLANEOUS SITE FEATURES		
8.1	TREE PROTECTION AREA	[Hatch]	
8.2	TREE PROTECTION FENCE	[Hatch]	
8.3	LANDSCAPE YARD	[Hatch]	
8.4	CONCRETE FLUSH BAND	[Hatch]	
8.5	TRANSFORMER	[Hatch]	
8.6	ADA ACCESSIBLE ROUTE	[Hatch]	



**WithersRavenel**  
 115 MacKenan Drive | Cary, NC 27511  
 License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

WR PROJECT NO. 23-574

**MOSELEY ARCHITECTS**

3200 NORFOLK STREET, RICHMOND, VA 23230  
 PHONE: (804) 794-7555 FAX: (804) 355-6690  
 MOSELEYARCHITECTS.COM

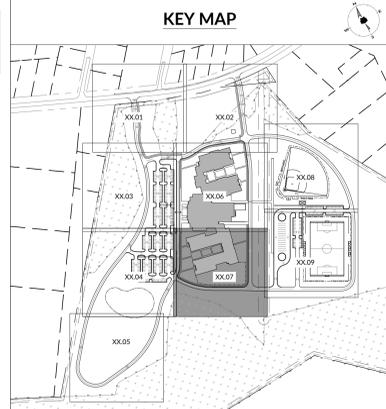
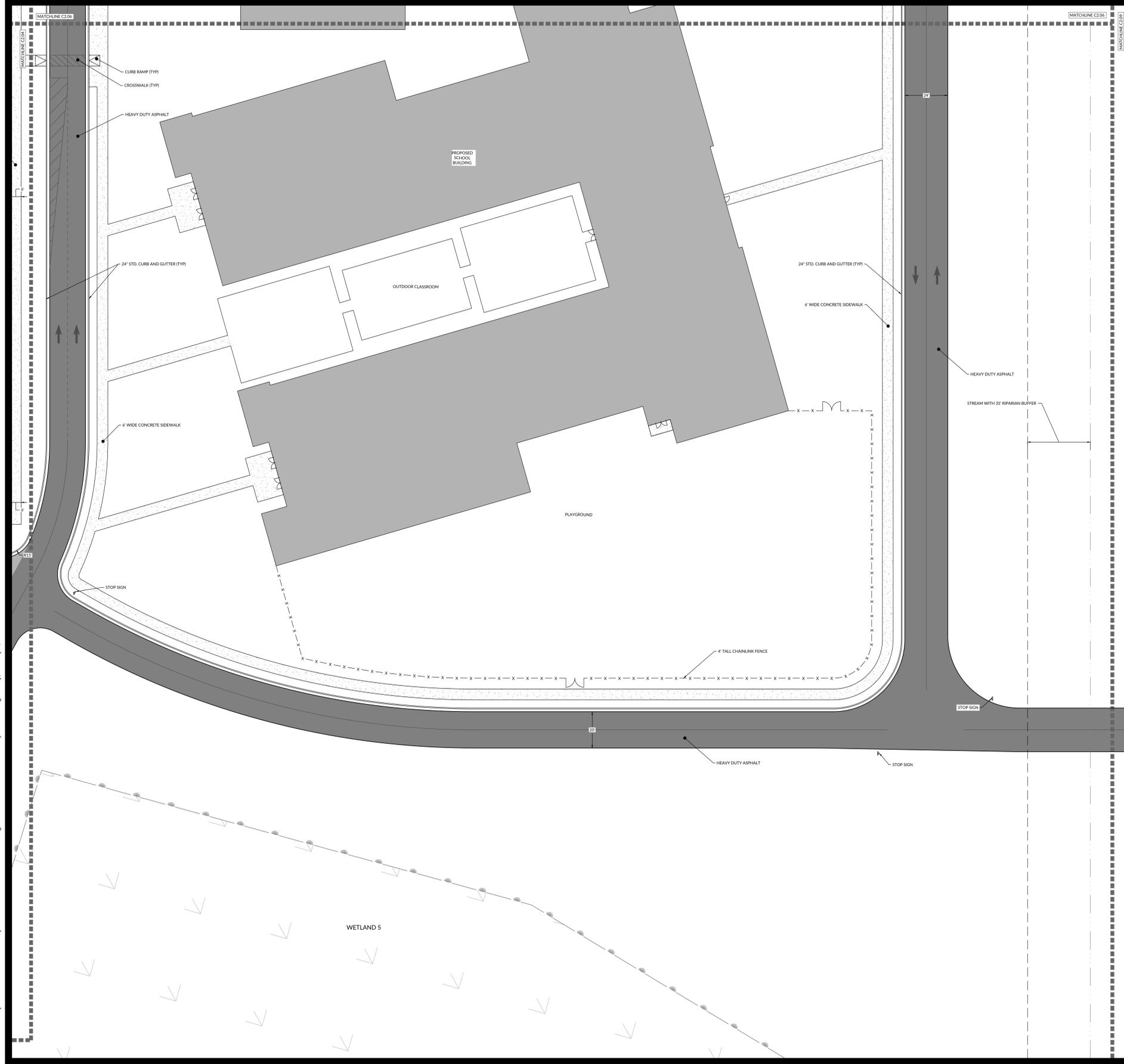
**PENDER COUNTY SCHOOLS K-8 SCHOOL**

Pender County Schools  
 Highway 210, Hampstead, NC 28443

PROJECT NO.	631910
DATE	JANUARY 5, 2024
REVISIONS	
DATE	DESCRIPTION

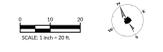
SITE LAYOUT PLAN

**C2.06**



**SITE LEGEND:**

NO.	DESCRIPTION	MATERIAL HATCH	DETAIL REF./ SHEET
1.0	PAVEMENTS, CURBS, CURB RAMPS		
1.1	PEDESTRIAN CONCRETE	[Hatch]	
1.2	HD VEHICULAR CONCRETE	[Hatch]	
1.3	STANDARD ASPHALT PAVEMENT	[Hatch]	
1.4	HD ASPHALT PAVEMENT	[Hatch]	
1.5	CONCRETE PAVER TYPE 1	[Hatch]	
1.6	CONCRETE PAVER TYPE 2	[Hatch]	
1.7	CONCRETE CURB & GUTTER	[Hatch]	
1.8	CONCRETE CURB RAMP TYPE 1	[Hatch]	
1.9	CONCRETE CURB RAMP TYPE 2	[Hatch]	
1.10	NO PARKING AREA	[Hatch]	
1.11	FIRE LANE STRIPING	[Hatch]	
1.12	TYPICAL PAVEMENT STRIPING	[Hatch]	
1.13	TYPICAL PAVEMENT MARKINGS	[Hatch]	
1.14	TRAFFIC SIGN	[Hatch]	
2.0	JOINTING		
2.1	CONTROL JOINT	[Hatch]	
2.2	EXPANSION JOINT	[Hatch]	
3.0	STEPS / RAMPS		
3.1	STEPS TYPE 1 (CONCRETE)	[Hatch]	
3.2	CONCRETE ACCESSIBLE RAMP	[Hatch]	
4.0	SITE WALLS / EMBANKMENTS		
4.1	DUMPSTER ENCLOSURE WALL	[Hatch]	
4.2	RETAINING WALL	[Hatch]	
5.0	RAILINGS, BARRIERS, FENCING / GATES		
5.1	HANDRAIL	[Hatch]	
5.2	GUARDRAIL	[Hatch]	
5.3	BLACK ALUM. FENCING	[Hatch]	
5.4	BLACK ALUM. GATE	[Hatch]	
5.5	CONCRETE FILLED BOLLARD	[Hatch]	
5.6	REMOVABLE BOLLARD	[Hatch]	
6.0	SITE FURNISHINGS		
6.1	WASTE RECEPTACLE TYPE 1	[Hatch]	
6.2	BIKE RACK	[Hatch]	
7.0	SITE LIGHTING		
7.1	VEHICULAR AREA LIGHT POLE	[Hatch]	
8.0	MISCELLANEOUS SITE FEATURES		
8.1	TREE PROTECTION AREA	[Hatch]	
8.2	TREE PROTECTION FENCE	[Hatch]	
8.3	LIMITS OF DISTURBANCE	[Hatch]	
8.4	LANDSCAPE YARD	[Hatch]	
8.5	CONCRETE FLUSH BAND	[Hatch]	
8.6	TRANSFORMER	[Hatch]	
8.7	ADA ACCESSIBLE ROUTE	[Hatch]	



**WithersRavenel**  
 115 MacKenan Drive | Cary, NC 27511  
 License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

WR PROJECT NO. 23-576

PROJECT NO.	631910
DATE	JANUARY 5, 2024
REVISIONS	
DATE	DESCRIPTION

SITE LAYOUT PLAN

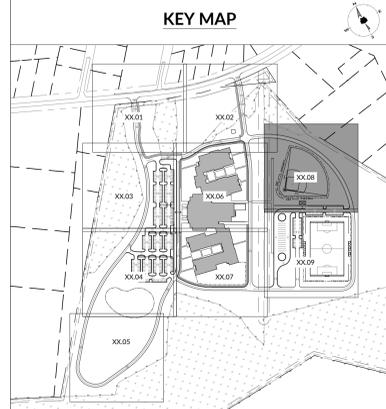
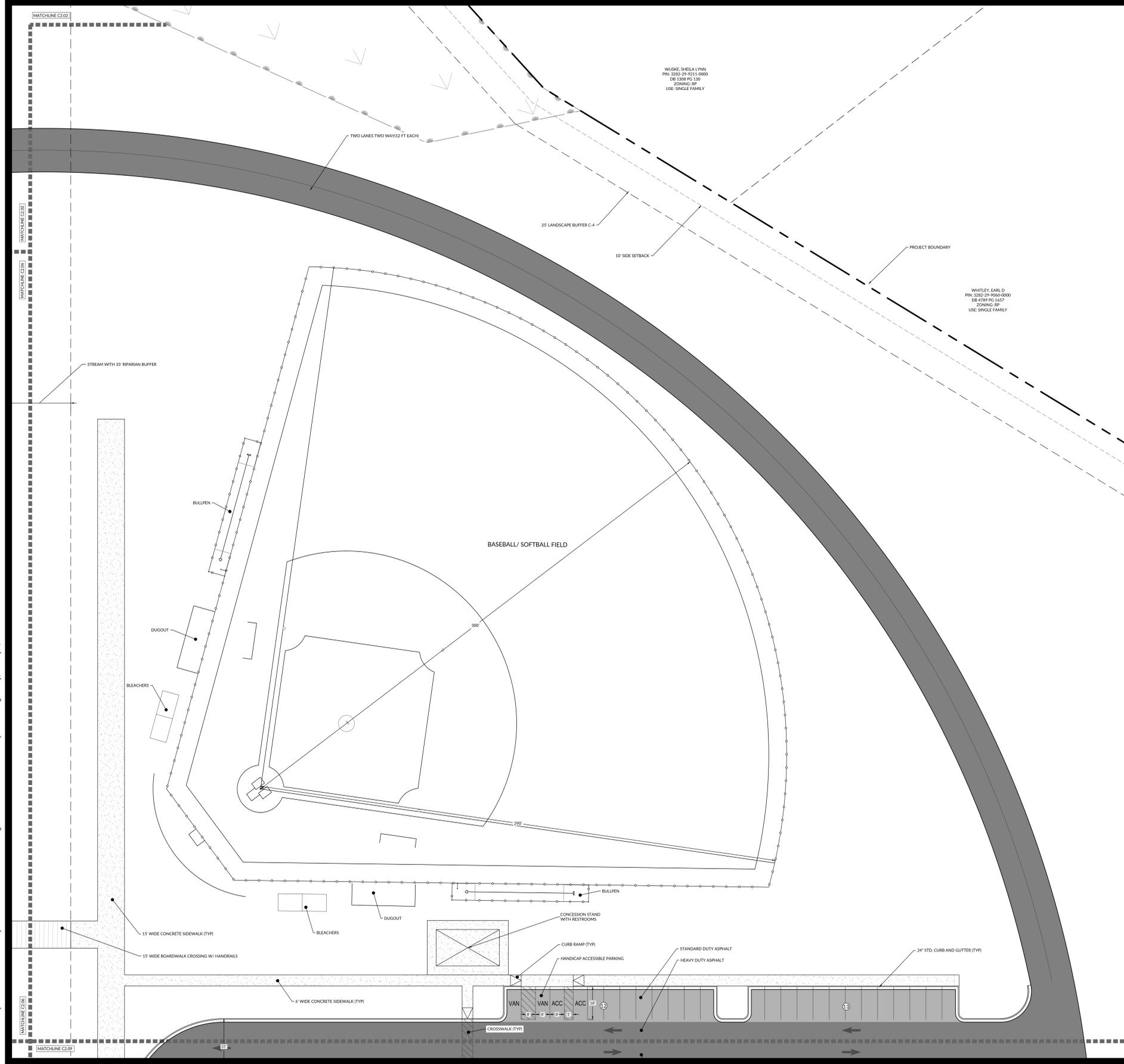
**MOSELEYARCHITECTS**

3200 NORFOLK STREET, RICHMOND, VA 23230  
 PHONE (804) 794-7555 FAX (804) 355-6690  
 MOSELEYARCHITECTS.COM

**PENDER COUNTY SCHOOLS K-8 SCHOOL**

Pender County Schools  
 Highway 210, Hampstead, NC 28443

C2.07



**SITE LEGEND:**

NO.	DESCRIPTION	MATERIAL HATCH	DETAIL REF./ SHEET
1.0	PAVEMENTS, CURBS, CURB RAMPS		
1.1	PEDESTRIAN CONCRETE	[Hatch]	
1.2	HD VEHICULAR CONCRETE	[Hatch]	
1.3	STANDARD ASPHALT PAVEMENT	[Hatch]	
1.4	HD ASPHALT PAVEMENT	[Hatch]	
1.5	CONCRETE PAVER TYPE 1	[Hatch]	
1.6	CONCRETE PAVER TYPE 2	[Hatch]	
1.7	CONCRETE CURB & GUTTER	[Hatch]	
1.8	CONCRETE FLUSH CURB	[Hatch]	
1.9	CONCRETE CURB RAMP TYPE 1	[Hatch]	
1.10	CONCRETE CURB RAMP TYPE 2	[Hatch]	
1.11	NO PARKING AREA	[Hatch]	
1.12	FIRE LANE STRIPING	[Hatch]	
1.13	TYPICAL PAVEMENT STRIPING	[Hatch]	
1.14	TYPICAL PAVEMENT MARKINGS	[Hatch]	
1.15	TRAFFIC SIGN	[Hatch]	
2.0	JOINTING		
2.1	CONTROL JOINT	[Hatch]	
2.2	EXPANSION JOINT	[Hatch]	
3.0	STEPS / RAMPS		
3.1	STEPS TYPE 1 (CONCRETE)	[Hatch]	
3.2	CONCRETE ACCESSIBLE RAMP	[Hatch]	
4.0	SITE WALLS / EMBANKMENTS		
4.1	DUMPSTER ENCLOSURE WALL	[Hatch]	
4.2	RETAINING WALL	[Hatch]	
5.0	RAILINGS, BARRIERS, FENCING / GATES		
5.1	HANDRAIL	[Hatch]	
5.2	GUARDRAIL	[Hatch]	
5.3	BLACK ALUM. FENCING	[Hatch]	
5.4	BLACK ALUM. GATE	[Hatch]	
5.5	CONCRETE FILLED BOLLARD	[Hatch]	
5.6	REMOVABLE BOLLARD	[Hatch]	
6.0	SITE FURNISHINGS		
6.1	WASTE RECEPTACLE TYPE 1	[Hatch]	
6.2	BIKE RACK	[Hatch]	
7.0	SITE LIGHTING		
7.1	VEHICULAR AREA LIGHT POLE	[Hatch]	
8.0	MISCELLANEOUS SITE FEATURES		
8.1	TREE PROTECTION AREA	[Hatch]	
8.2	TREE PROTECTION FENCE	[Hatch]	
8.3	LIMITS OF DISTURBANCE	[Hatch]	
8.4	LANDSCAPE YARD	[Hatch]	
8.5	CONCRETE FLUSH BAND	[Hatch]	
8.6	TRANSFORMER	[Hatch]	
8.7	ADA ACCESSIBLE ROUTE	[Hatch]	



**WithersRavenel**  
115 MacKenan Drive | Cary, NC 27511  
License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

WR PROJECT NO. 23-574

PROJECT NO:	631910
DATE:	JANUARY 5, 2024
REVISIONS:	
DATE:	
DESCRIPTION:	

SITE LAYOUT PLAN

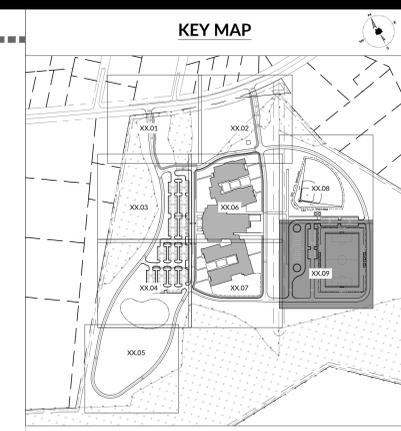
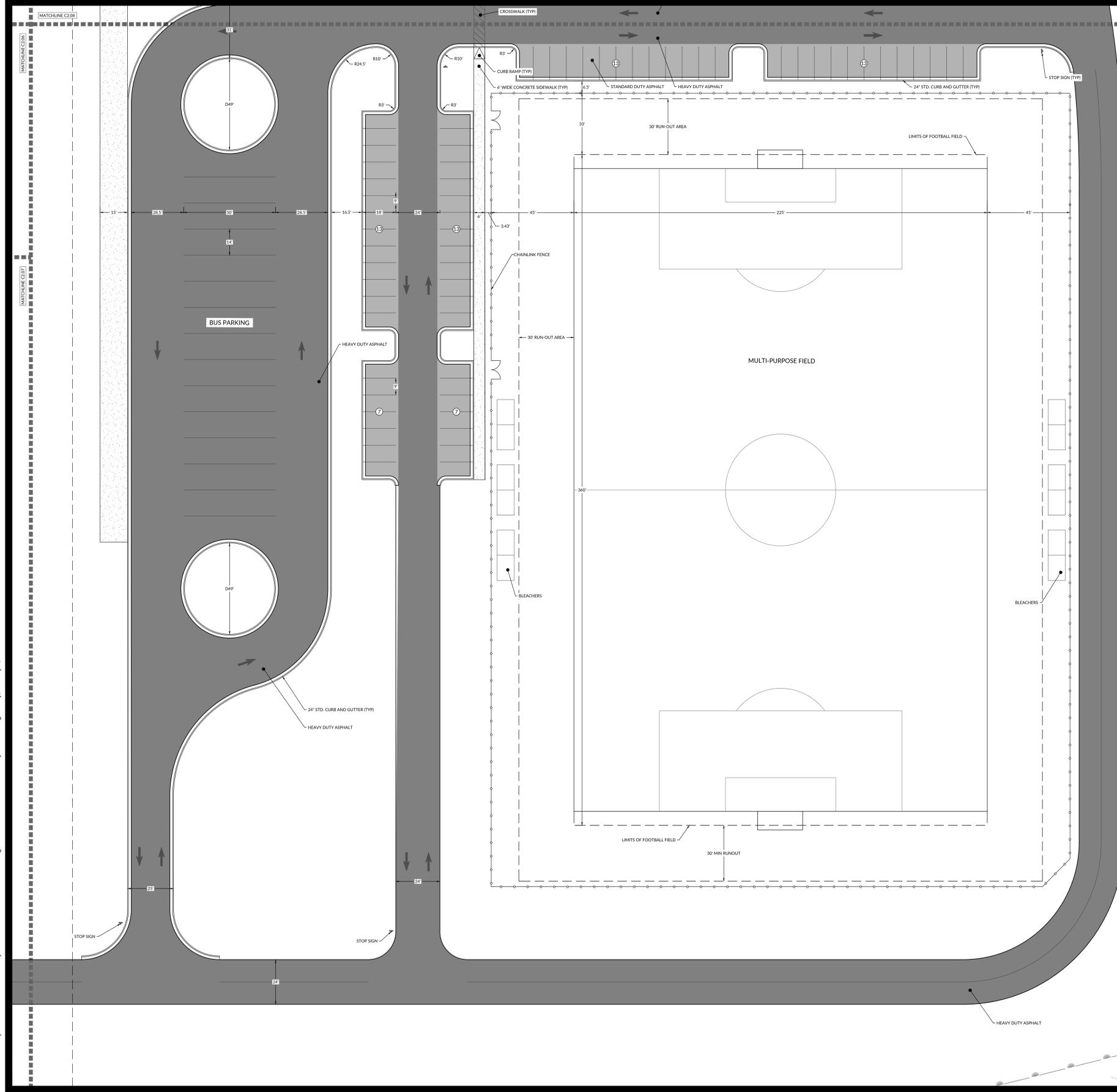
**MOSELEYARCHITECTS**

3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE: (804) 794-7555 FAX: (804) 355-6690  
MOSELEYARCHITECTS.COM

**PENDER COUNTY SCHOOLS K-8 SCHOOL**

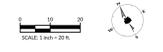
Pender County Schools  
Highway 210, Hampstead, NC 28443

**C2.08**



**SITE LEGEND:**

NO.	DESCRIPTION	MATERIAL HATCH	DETAIL REF./ SHEET
1.0	PAVEMENTS, CURBS, CURB RAMPS		
1.1	PEDESTRIAN CONCRETE	[Hatch]	
1.2	HD VEHICULAR CONCRETE	[Hatch]	
1.3	STANDARD ASPHALT PAVEMENT	[Hatch]	
1.4	HD ASPHALT PAVEMENT	[Hatch]	
1.5	CONCRETE PAVER TYPE 1	[Hatch]	
1.6	CONCRETE PAVER TYPE 2	[Hatch]	
1.7	CONCRETE CURB & GUTTER	[Hatch]	
1.8	CONCRETE FLUSH CURB	[Hatch]	
1.9	CONCRETE CURB RAMP TYPE 1	[Hatch]	
1.10	CONCRETE CURB RAMP TYPE 2	[Hatch]	
1.11	NO PARKING AREA	[Hatch]	
1.12	FIRE LANE STRIPING	[Hatch]	
1.13	TYPICAL PAVEMENT STRIPING	[Hatch]	
1.14	TYPICAL PAVEMENT MARKINGS	[Hatch]	
1.15	TRAFFIC SIGN	[Hatch]	
2.0	JOINTING		
2.1	CONTROL JOINT	[Hatch]	
2.2	EXPANSION JOINT	[Hatch]	
3.0	STEPS / RAMPS		
3.1	STEPS TYPE 1 (CONCRETE)	[Hatch]	
3.2	CONCRETE ACCESSIBLE RAMP	[Hatch]	
4.0	SITE WALLS / EMBANKMENTS		
4.1	DUMPSTER ENCLOSURE WALL	[Hatch]	
4.2	RETAINING WALL	[Hatch]	
5.0	RAILINGS, BARRIERS, FENCING / GATES		
5.1	HANDRAIL	[Hatch]	
5.2	GUARDRAIL	[Hatch]	
5.3	BLACK ALUM. FENCING	[Hatch]	
5.4	BLACK ALUM. GATE	[Hatch]	
5.5	CONCRETE FILLED BOLLARD	[Hatch]	
5.6	REMOVABLE BOLLARD	[Hatch]	
6.0	SITE FURNISHINGS		
6.1	WASTE RECEPTACLE TYPE 1	[Hatch]	
6.2	BIKE RACK	[Hatch]	
7.0	SITE LIGHTING		
7.1	VEHICULAR AREA LIGHT POLE	[Hatch]	
8.0	MISCELLANEOUS SITE FEATURES		
8.1	TREE PROTECTION AREA	[Hatch]	
8.2	TREE PROTECTION FENCE	[Hatch]	
8.3	LIMITS OF DISTURBANCE	[Hatch]	
8.4	LANDSCAPE YARD	[Hatch]	
8.5	CONCRETE FLUSH BAND	[Hatch]	
8.6	TRANSFORMER	[Hatch]	
8.7	ADA ACCESSIBLE ROUTE	[Hatch]	



**MOSELEY ARCHITECTS**  
3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE: (804) 794-7555 FAX: (804) 355-6600  
MOSELEYARCHITECTS.COM

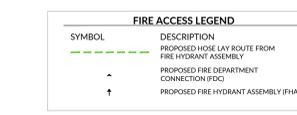
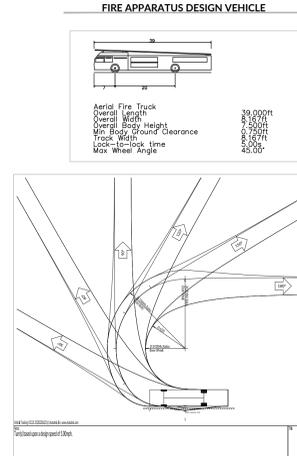
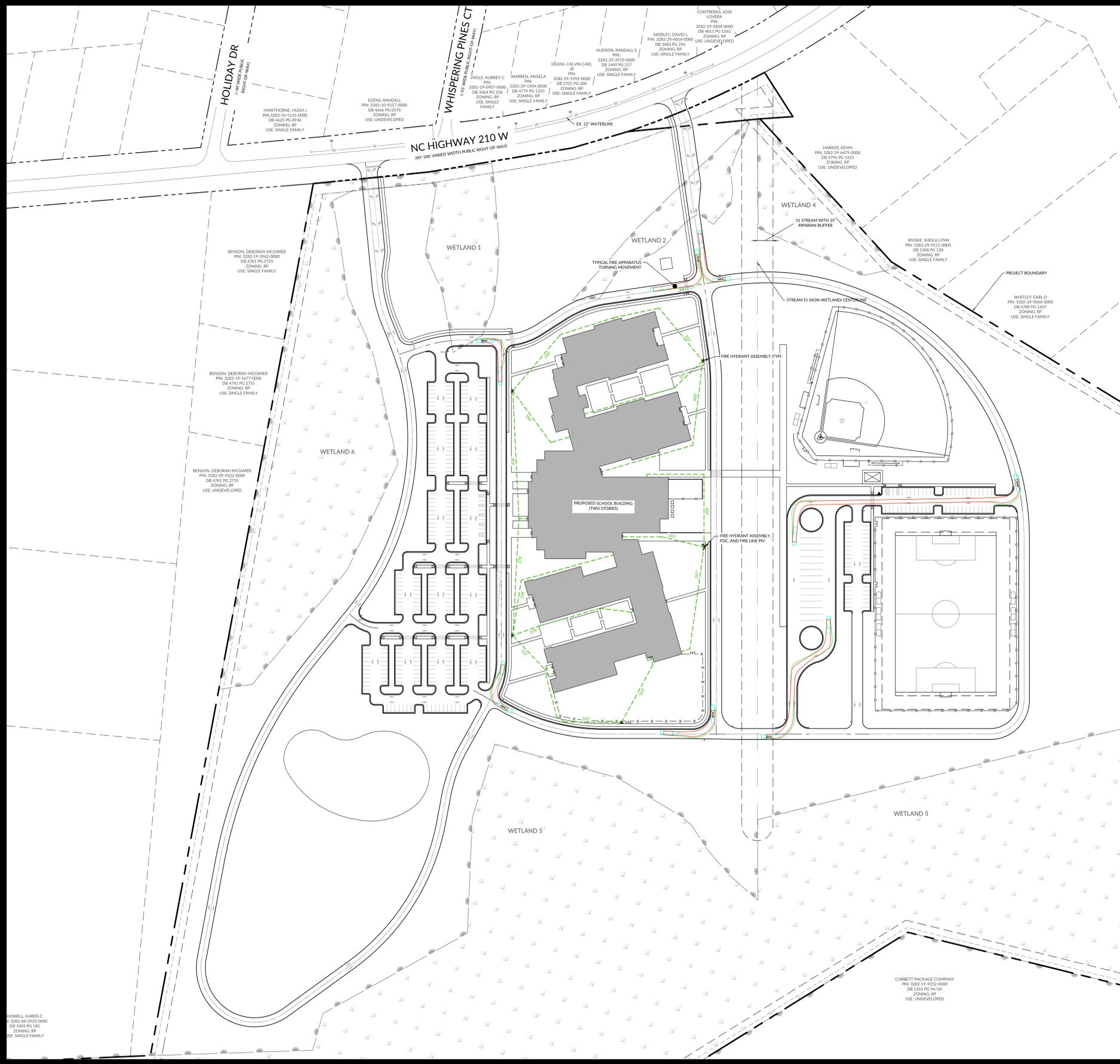
**PENDER COUNTY SCHOOLS K-8 SCHOOL**  
Pender County Schools  
Highway 210, Hampstead, NC 28443

PROJECT NO:	631910
DATE:	JANUARY 5, 2024
REVISIONS:	
DATE:	DESCRIPTION

SITE LAYOUT PLAN

**C2.09**

HOWELL, KAREN C  
PIN: 3282-08-2955-0000  
DB: 4781 PG 185  
ZONING: RP  
USE: SINGLE FAMILY



**WithersRavenel**  
115 MacKenan Drive | Cary, NC 27511  
License #: F-1479 | E: 919.469.3340 | www.withersravenel.com

WR PROJECT NO. 23-574

PROJECT NO:	631910
DATE:	JANUARY 5, 2024
REVISIONS:	
DATE:	
DESCRIPTION:	

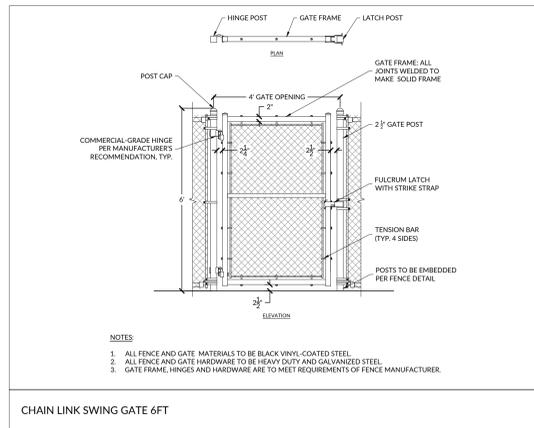
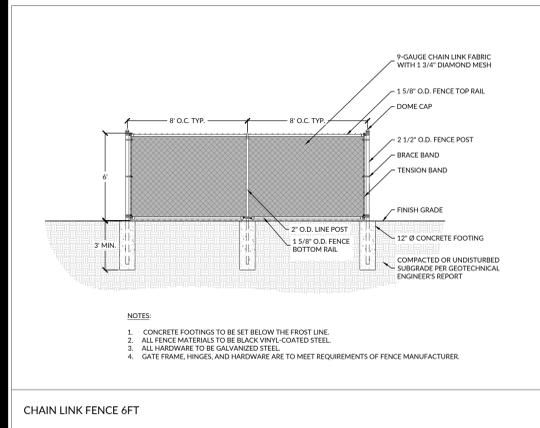
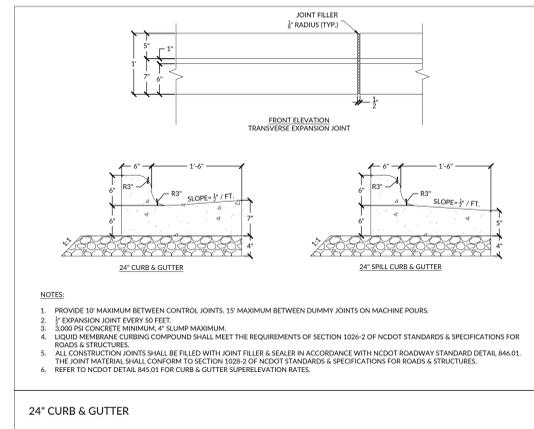
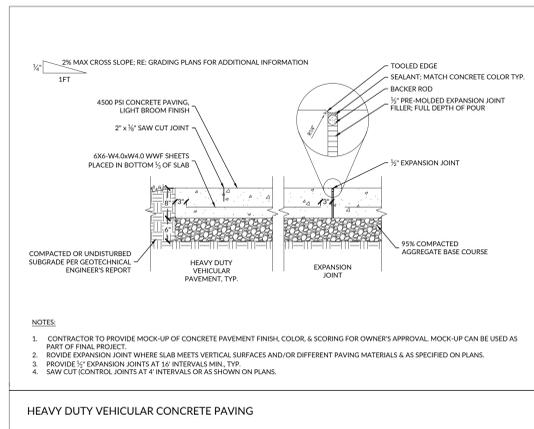
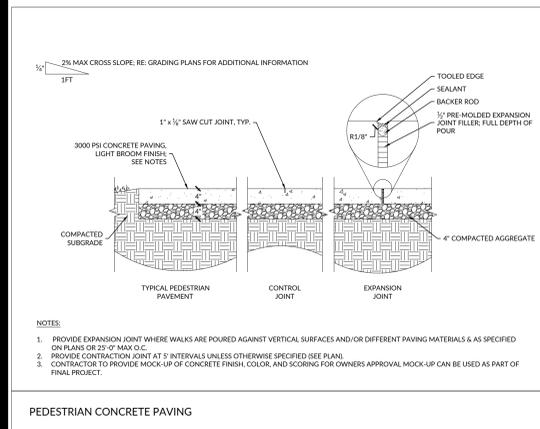
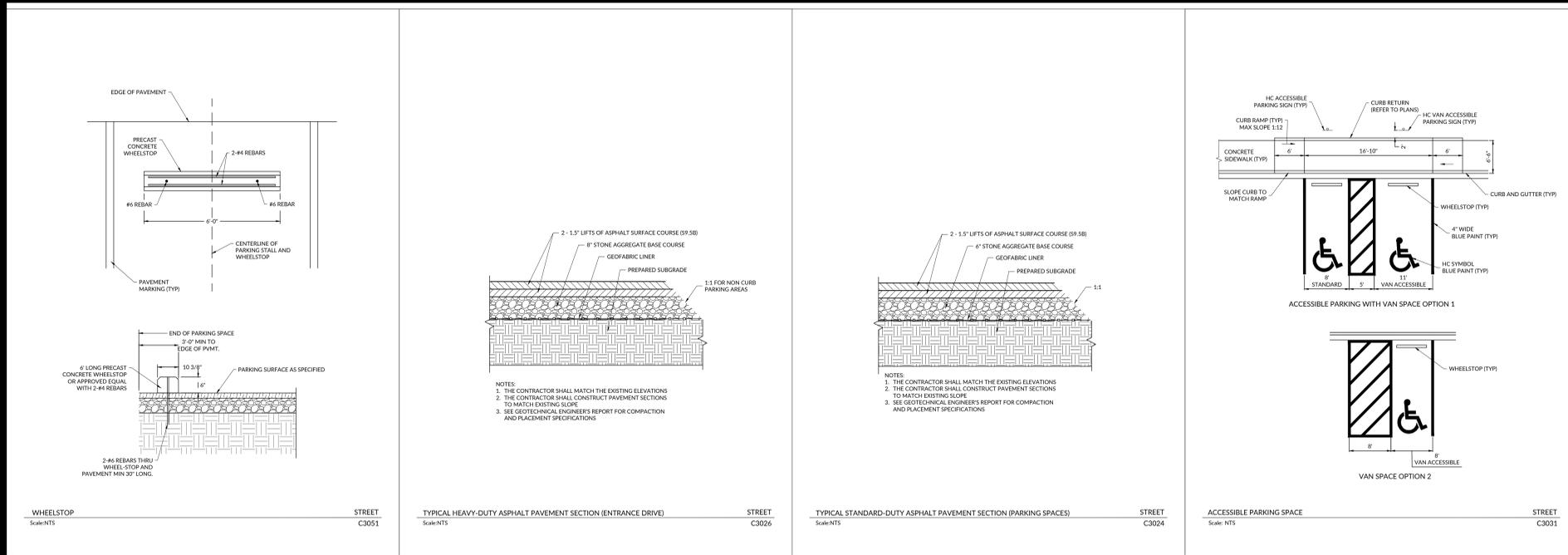
FIRE ACCESS PLAN

C2.10

**MOSELEYARCHITECTS**  
3200 NORFOLK STREET, RICHMOND, VA 23230  
PHONE: (804) 794-7555 FAX: (804) 355-6690  
MOSELEYARCHITECTS.COM

**PENDER COUNTY SCHOOLS K-8 SCHOOL**  
Pender County Schools  
Highway 210, Hampstead, NC 28443





PROJECT NO:	631910
DATE:	JANUARY 5, 2024
REVISIONS:	
DATE:	
DESCRIPTION:	