

# 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

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## Lewis Road Dry Stack Redux Conditional Rezoning

**Case Number:** REZONE 2024-68

**Application Type:** Conditional Rezoning

**Applicant:** Lewis Landing, LLC

**Owners:** Sloop Point Marina Owners Association, Inc.  
Glenn Matthew Lewis  
Mark M Lewis  
Mark Lewis

**Location:** 579 Lewis Rd., Hampstead, NC – At the end of Lewis Rd., approximately .5 miles from the intersection of Lewis Rd. and Sloop Point Loop Rd.

**Property ID #(s):** 4224-01-6909-0000 (Sloop Point Marina Owners Association, Inc.), 4224-02-7017-0000 (Glenn Matthew Lewis), 4224-02-7174-0000 (Mark M Lewis), and 4224-02-0810-0000 (Mark Lewis)

**Description:** Lewis Landing, LLC, applicant on behalf of Sloop Point Marina Owners Association, Inc., owner, Glenn Matthew Lewis, owner, Mark M Lewis, owner, Mark Lewis, owner, is requesting the approval of a Conditional Zoning Map Amendment to rezone four tracts of land totaling approximately 6.76 acres from the Residential Performance (RP) and General Business - Conditional District 1 (GB-CD1) zoning district to a conditional General Business (GB) district. The requested uses include an expansion of the existing dry stack boat storage (from 224 spaces to 468 total spaces), along with office, retail, boat sales, and boat service.

**Current Zoning:** Residential Performance (RP) & General Business - Conditional District 1 (GB-CD1)

**Board of County Commissioners/Planning Board Meeting/Technical Review Committee**

TRC: 7/11/2024, PB: 8/6/2024, BOCC: 9/16/2024

**Included:** Application Materials, Application Package

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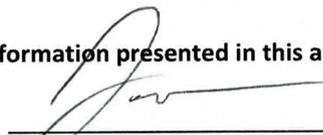
## Conditional Zoning Map Amendment Submission (Conditional Rezoning)

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

1.  **Pre-submittal Meeting**  
Date of Meeting June 3, 2024
2.  **Signed Application**
3.  **Payment**  
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter
4.  **Generalized Site Development Plan**  
All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application.
5.  **Narrative**  
A description and/or statement of the present and proposed land use classification and stating why the request is being made and any information that is pertinent to the case.
6. Will be held at a later date. **Public Input Meeting Report**  
A meeting summary shall be submitted in accordance with the Unified Development Ordinance. This item is not required at the time of application submittal but must be received by the Administrator prior to any public hearings are noticed.
7.  **Digital Submission**  
For all documents submitted in paper copy, provide a digital version. These may be emailed or uploaded to a share folder. Physical media such as CD or USB drives will not be accepted.
8.  **Adjacent Property List**  
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
9.  **Adjacent Property Envelopes**  
The applicant shall provide three sets of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage. No return address or company branding should be included on the envelopes.

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

Signature of Applicant

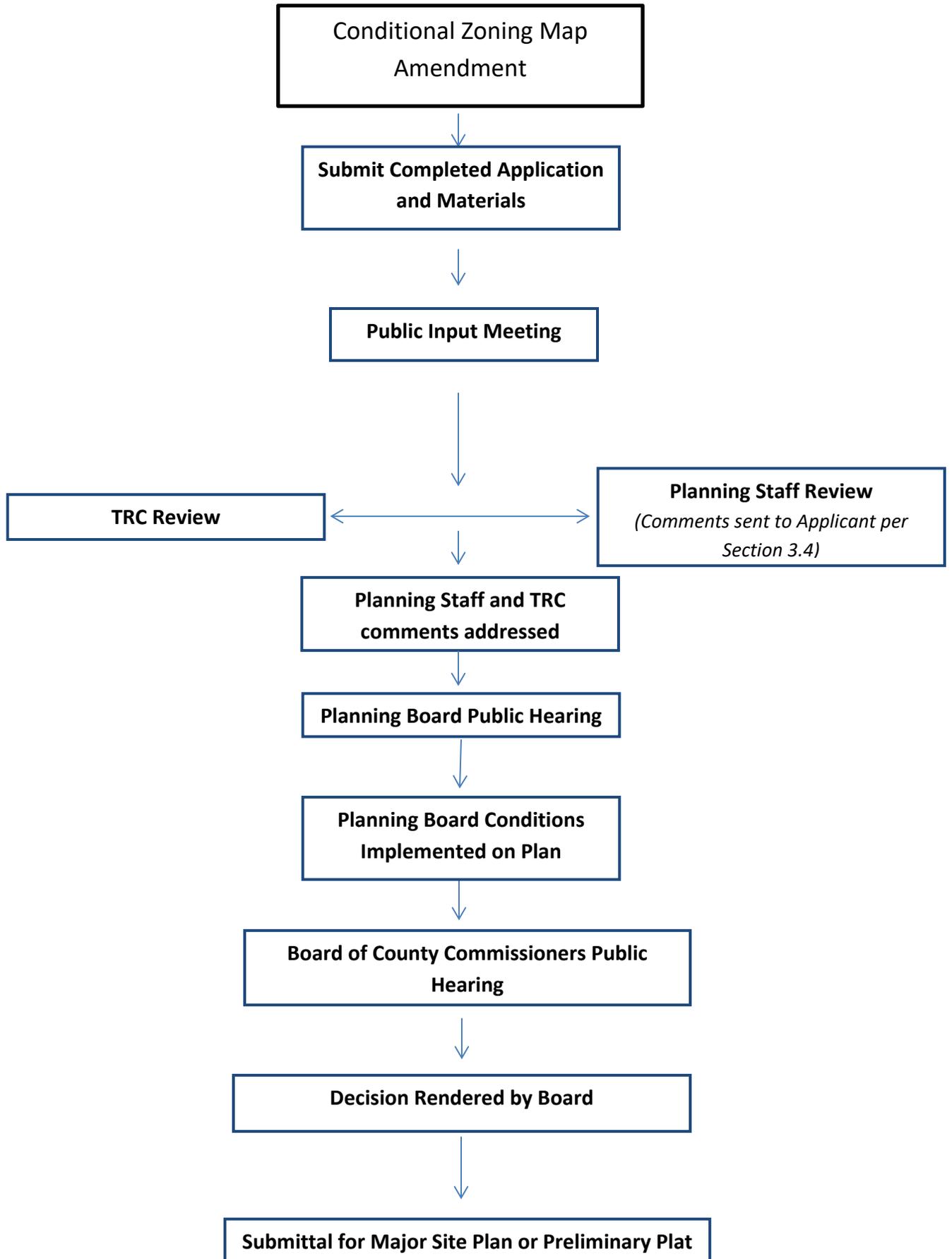
  
\_\_\_\_\_  
Printed Name Jason Ruegg

Date

6.6.24

Staff Initials: \_\_\_\_\_

Date: \_\_\_\_\_



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## **CONDITIONAL REZONING**

### **Intent**

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

### **Application**

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

### **Public Input Meeting**

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

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

### **Review**

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

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

# APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	

## SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Lewis Landing, LLC	Owner's Name:	*See attached
Applicant's Address:	1701 J.E.L. Wade Drive	Owner's Address:	
City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	
Phone Number:	910-791-6707 (rep)	Phone Number:	
Email Address:	bschuler@paramounte-eng.com (rep)	Email Address:	

Legal relationship of applicant to landowner: Contract purchaser

## SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	4224-01-6909-0000; 4224-02-7017-0000; 4224-02-7174-0000; 4224-02-0810-0000	Total property acreage:	+/- 6.76 Acres
Current Zoning District:	GB-CD1 & RP	Acreage to be Rezoned:	Conditional GB
Project Address or Location:	579 Lewis Road	Proposed Zoning District:	

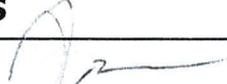
### Proposed Uses to be Considered (Include NAICS Code):

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

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

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

## SECTION 3: SIGNATURES

Applicant's Signature		Date:	6.6.24
Applicant's Name Printed	Tom Rugg - Lewis Landing LLC	Date:	6.6.24
Owner's Signature	Glenn Lewis 6-6-24	Date:	6/6/2024
Owner's Name Printed	Glenn Lewis 6-6-24	Date:	6/6/2024

## NOTICE TO APPLICANT

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

# APPLICATION FOR CONDITIONAL REZONING

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Application Fee	\$	Invoice Number:	
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City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	
Phone Number:	910-791-6707 (rep)	Phone Number:	
Email Address:	bschuler@paramounte-eng.com (rep)	Email Address:	

**Legal relationship of applicant to landowner:** Contract purchaser

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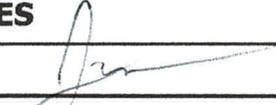
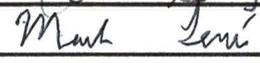
#### Proposed Uses to be Considered (Include NAICS Code):

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

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

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

### SECTION 3: SIGNATURES

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

### NOTICE TO APPLICANT

1. Applicant must also submit the information described on the Rezoning Checklist.
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City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	
Phone Number:	910-791-6707 (rep)	Phone Number:	
Email Address:	bschuler@paramounte-eng.com (rep)	Email Address:	
Legal relationship of applicant to landowner:	Contract purchaser		
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Project Address or Location:	579 Lewis Road	Proposed Zoning District:	
<b>Proposed Uses to be Considered (Include NAICS Code):</b>			
Dry Stack Boat Storage; Office; Retail; Boat Sales; Boat Service			
<b>Proposed Uses to be Eliminated from Consideration (Include NAICS Code):</b>			
Township:		Road Type:	Public/Private/Both
Water Provider:		Waste Water Provider:	
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	
Applicant's Name Printed	Jasyn Rugg	Date:	6.6.24
Owner's Signature		Date:	6.6.24
Owner's Name Printed	Sleep Point Marina Owners Association	Date:	6.6.24
<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>			

# 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"/>	<p>A generalized site development plan shall include the following items:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways &amp; public facilities.</li> <li><input type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed.</li> <li><input type="checkbox"/> All existing easements, reservations and rights of way.</li> <li><input type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands.</li> <li><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.</li> <li><input type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections.</li> <li><input type="checkbox"/> All proposed setbacks, buffers, screening and landscaping.</li> <li><input type="checkbox"/> Phasing.</li> <li><input type="checkbox"/> Signage.</li> <li><input type="checkbox"/> Outdoor lighting.</li> <li><input type="checkbox"/> Current zoning district designation and current land use status.</li> <li><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.</li> </ul>					
<b>Office Use Only</b>						
<b>ZMA-CD Fees:</b> ( <i>\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter</i> )						
<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	<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 # _____		
<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"/> <b>Planning Board:</b>		<input type="checkbox"/> <b>Board of Commissioners:</b>		

## 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.



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

**Ownership**

Parcel 4224-01-6909-0000

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

Parcel 4224-02-7017-0000

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

Parcel 4224-02-7174-0000

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

Parcel 4224-02-0810-0000

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

**Applicant Information**

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

**Agent Information**

Paramounte Engineering, Inc.  
122 Cinema Drive  
Wilmington, NC 28403  
[bschuler@paramounte-eng.com](mailto:bschuler@paramounte-eng.com)  
910-791-6707

### **Proposal**

Lewis Landing, LLC, is requesting to expand an existing dry stack boat storage operation located at 579 Lewis Road. The site is directly adjacent to the Intracoastal Waterway and state boat ramp. The existing facility (Sloop Point Marina) was rezoned to a conditional GB district in 2017 and allows for 224 dry stack spaces. The proposed rezoning would expand this district to the abutting property to allow for 244 additional dry stack spaces (468 total spaces). The proposed uses that would be permitted in the district – drystack storage, office, retail, boat sales, and boat service – are compatible with the existing uses of the site and consistent with the County’s Comprehensive Plan.

### **Proposed Modifications**

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

1. Reduction of Dry Stacks
  - a. The number of proposed new dry stacks has been reduced from 356 to 244 (a reduction of 112 slips).
2. Increased Parking
  - a. The number of proposed parking spaces has been increased from 115 spaces to 163 spaces.
  - b. Of the proposed 163 spaces, 104 spaces will be provided for the dry stacks, 9 spaces will be provided for employees, and 30 spaces will be provided for overflow parking and trailer storage. In addition, 20 spaces will be provided for the ships store and office building.
3. Removal of the Restaurant
  - a. The previous proposal to convert the ships store to a restaurant has been removed from this application in order to help ensure that the parking provided on the site will be available for the dry stack users.
4. Reduction in Height of the Northern Dry Stack
  - a. In addition to reducing the number of slips, the proposed dry stack structure located closest to existing residential structures on the northern side of the property has been reduced from 4 levels to 3 levels (32’ max height).

### **Existing Conditions**

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



### **Operational Characteristics**

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

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

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



*Image of the subject site from the Intracoastal Waterway.*

**Pender 2.0: Comprehensive Land Use Plan**

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

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

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

While the western portion of the subject site is classified as Coastal Residential, it is important to note that the property has been used for commercial purposes for decades, specifically as a boat yard. The proposed rezoning would expand this boating operation allowing more

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



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# PARAMOUNT

ENGINEERING, INC.

June 5, 2024  
23120.PE

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

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

Beginning for reference at an iron pipe found at the southeastern corner of Tract 4 as shown in Deed Book 2185 at Page 180 of the Pender County Register of Deeds. Said iron pipe having NC State Plane coordinates of N: 242,947.49, E: 2,420,201.77. Thence S 47°14'02" E – 359.49 feet to a concrete monument found. Thence with the southern line of Mark Lewis, S 27°06'27" E – 104.22 feet to a point. Said point is the principal place of beginning for this survey.

Thence with the southern line of Ronald Baxley as shown in Deed Book 4731 at Page 872, S 27°06'27" E – 170.37 feet to an iron pipe found;

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

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

Thence with the intracoastal waterway the following courses;

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

Thence with the line of Sloop Point Marina Owners Association Inc., as shown in Deed Book 4764 at Page 389 and Map Book 61 at Page 35 the following courses;

N 33°05'19" W - 140.55 feet to an iron rod found;

N 61°59'44" E - 69.57 feet to an iron pipe found;

N 43°42'10" W – 20.79 feet to an iron pipe found;

N 43°42'08" W – 285.00 feet to an iron pipe found on the northern right of way line of Lewis Road (NCSR 1564, 60-foot right of way);

Thence with the northern right of way of Lewis Road, N 43°44'46" W – 233.39 feet to a point;

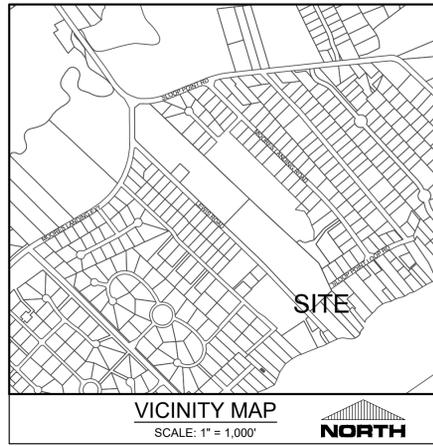
Thence leaving Lewis Road and with a line through Deed Book 943 at Page 134, N 45°30'51" E – 432.67 feet to a point. Said point is the principal place of beginning for this survey.

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

**Lewis Tract Dry Stack - Adjoining Property Owners**

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

4224-02-7948-0000		RIVENBARK STEPHANIE ANN	494 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-02-5990-0000	430 MOORES LANDING RD	LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4224-02-3886-0000		LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4224-03-6078-0000	452 MOORES LANDING RD	CLEWIS ANTHONY R	452 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-5138-0000	410 MOORES LANDING RD	WESTFIELD PETER M	410 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-2394-0000		LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4224-03-3462-0000	354 MOORES LANDING RD	MILLIS DAVID K & ELIZABETH	354 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-4268-0000		LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4214-94-7035-0000	192 MOORES LANDING RD	GUNN DAVID L	192 MOORES LANDING RD	HAMPSTEAD	NC	28443
4214-93-8927-0000	216 MOORES LANDING RD	HELMS JAMES M	216 MOORES LANDING RD	HAMPSTEAD	NC	28443
4214-93-9836-0000	230 MOORES LANDING RD	WHITNEY JONATHAN	230 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-03-0774-0000	268 MOORES LANDING RD	'O"BRIEN EDWARD ET AL'	567 AIREDALE TRL	GARNER	NC	27529
4224-03-1645-0000	280 MOORES LANDING RD	COLLEY NICOLE LYNN	280 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-03-2527-0000	308 MOORES LANDING RD	HAMMONDS JAMES W JR	308 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-3408-0000	344 MOORES LANDING RD	HILL HERMAN	4145 WILLIAMS MILL RD	BURLINGTON	NC	27215
4214-91-9711-0000	690 LEWIS RD SW	HOLT PHILLIP COURTNEY	690 LEWIS RD SW	HAMPSTEAD	NC	28443
4214-91-7975-0000	OAK VIEW LN	JONES LEE ANDREW JR	1185 ST JOHNS CHURCH RD	HAMPSTEAD	NC	28443
4214-92-6019-0000	OAK VIEW LN	VERKA VIOREL	301 WILLINGHAM RD	MORRISVILLE	NC	27560
4224-01-5833-0000	611 LEWIS RD SW	PECAN GROVE PLANTATION HOA INC	PO Box 4408	GREENSBORO	NC	27404
4224-01-6909-0000	579 LEWIS RD	SLOOP POINT MARINA OWNERS ASSOCIATION IN	6331 OLEANDER DR	WILMINGTON	NC	28403
4224-02-9396-0000	611 MOORES LANDING RD	TROUTMAN DAVID L	611 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-02-6630-0000		MAGRINI JONATHAN	477 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-02-7669-0000	626 MOORES LANDING RD	HARBIN GRADY LON II	'626 MOORE"S LANDING RD'	HAMPSTEAD	NC	28443
4224-03-1386-0000		LEWIS MARK L	112 MCVICOR STREET	SNEADS FERRY	NC	28460
4224-02-7017-0000		LEWIS GLENN MATTHEW	585 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-0810-0000	143 LEWIS RD	LEWIS MARK	668 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-7174-0000	LEWIS RD	LEWIS MARK M	405 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-7345-0000	653 MOORES LANDING RD	MELTON STERLING RAY JR	1635 PATSY LANE	WILMINGTON	NC	28405
4224-02-8257-0000	643 MOORES LANDING RD	MELTON STERLING RAY JR	1635 PATSY LANE	WILMINGTON	NC	28405



**SITE INFORMATION**  
 PROJECT ADDRESS: 535 LEWIS ROAD  
 HAMPSTEAD, NC 28443

PARCEL ID: 4224-01-6909-0000  
 4224-02-0810-0000  
 4424-02-7017-0000  
 4224-02-7174-0000

PROPERTY OWNER: LEWIS, MARK  
 668 LEWIS ROAD  
 HAMPSTEAD, NC 28443

LEWIS, GLENN MATTHEW  
 585 LEWIS ROAD  
 HAMPSTEAD, NC 28443

CURRENT ZONING: CONDITIONAL GB  
 RP (RESIDENTIAL PERFORMANCE)

PROPOSED ZONING: CONDITIONAL GB

TOTAL SITE AREA: ±6.76 ACRES OR 294,509 SF

PROPOSED USES: DRY STACK STORAGE  
 RETAIL RESTAURANT  
 OFFICE  
 BOAT SALES  
 BOAT SERVICE

**DIMENSIONAL STANDARDS**  
 GB SETBACKS  
 FRONT: 25'  
 SIDE: 10'  
 REAR: 10'

DRY STACK MINIMUM SETBACKS\*  
 FRONT: 114'  
 SIDE: 64'  
 REAR: 64'

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

HEIGHT\*  
 MAXIMUM BUILDING HEIGHT: 42'

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

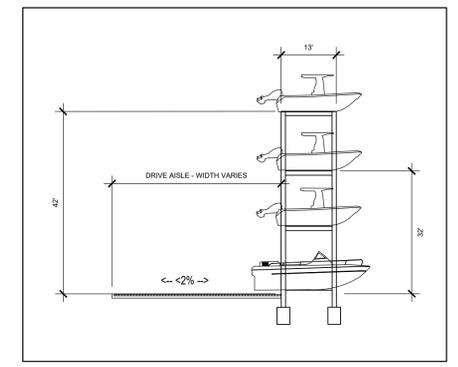
**PARKING**  
 REQUIRED PARKING  
 OFFICE: 10 SPACES (1 SPACE PER 300 SF @ 3,100 SF)  
 RETAIL: 10 SPACES (1 SPACE PER 225 SF @ 2,275 SF)  
 DRY STACK STORAGE: N/A

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

ADA PARKING PROVIDED: 5 SPACES

**TRIP GENERATION**

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



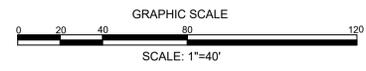
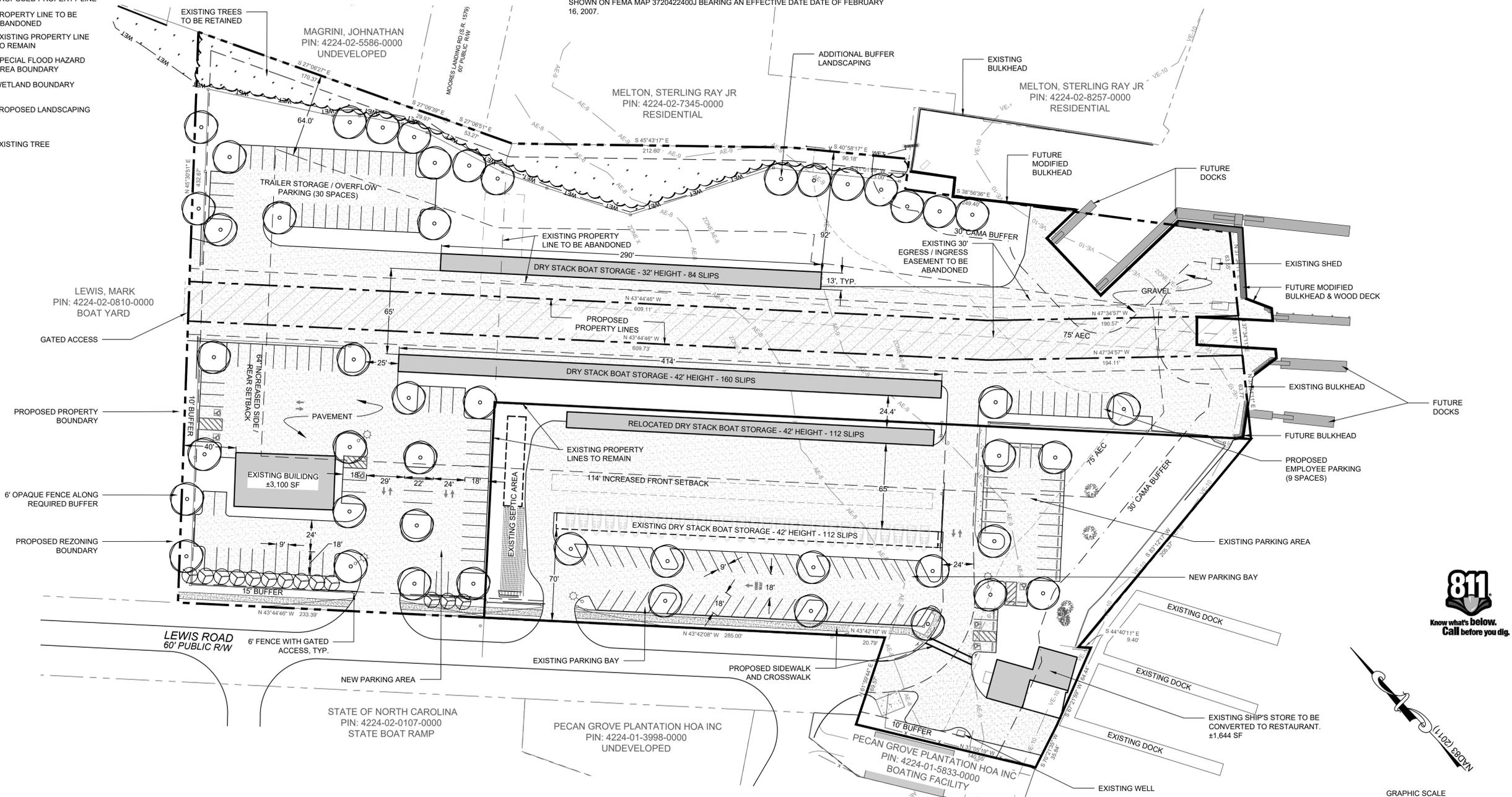
**BOAT RACK SECTION ELEVATION**  
 NTS

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

**FLOOD INFORMATION:**  
 PORTIONS OF THIS SITE ARE LOCATED IN SPECIAL FLOOD HAZARD AREAS AE (BFE 8 FT & 9 FT) AND VE (BFE 10) BY FEMA FLOOD PANEL 3720422400J, BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007

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

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



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

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

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

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

PROJECT STATUS:  
 CONCEPTUAL LAYOUT:  
 FINAL DESIGN:  
 RELEASED FOR CONSTRUCTION:

DRAWING INFORMATION:  
 DATE: 01/11/2024  
 SCALE: 1"=40'  
 DESIGNED: BWS  
 CHECKED: TOC

SEAL

C-2.0

PEI JOB#: 23120.PE