

# 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)

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## Rocky Point Auto Auction Development Information Master Development Plan

**Case Number:** MDP 2023-46

**Application Type:** Master Development Plan

**Applicant:** NC Rocky Point US 117, LLC

**Owners:** Rocky Point Interchange, LLC

**Location:** Approximately 1,300ft South of the intersection of US Hwy 117 South and NC Hwy 210.

**Property ID #(s):** 3235-91-0904-0000

**Description:** Construction of an auto auction business. Adjacent parcels within the development will be developed in the future with a commercial use.

**Current Zoning:** GI, General Industrial

### Technical Review Committee

- **TRC Meeting**
  - **February 2, 2023** at 7:00 PM in the auditorium at the Pender County Hampstead Annex, 15060 US HWY 17, Hampstead.

### Application Materials

- Application Package
- Proposed Master Development Plan

### Staff Review

- Staff Report for the Planning Board meeting to be uploaded once distributed to Planning Board members for review.

# **APPLICATION PACKAGE**

# Pender County Planning and Community Development



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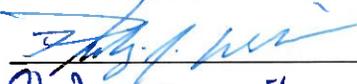
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## By- Right Master Development Plan Submission

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       12/21/2022
2.       X       **Signed Application**
3.       X       **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
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.       X       **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** (*Permits will be submitted at a later date when received*)  
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)

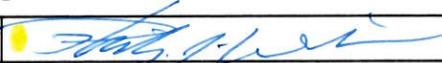
I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant   
Printed Name Philip J. Wilba

Date 1/9/23

|                 |                |
|-----------------|----------------|
| Staff Initials: | <u>JBB</u>     |
| Date:           | <u>1/20/23</u> |

## APPLICATION FOR MASTER DEVELOPMENT PLAN

| THIS SECTION FOR OFFICE USE                           |  |  |  |
|---|--|--|--|
| Application No.                                       | MDP 2023-46  | Date   | 1/20/2023                              |
| Application Fee                                       | \$ 1,206.60  | Invoice Number:  | 00030941                               |
| Pre-Application Conference                            | N/A  | Hearing Date   | TRC 2-2-2023                           |
| <b>SECTION 1: APPLICANT INFORMATION</b>               |  |  |  |
| Applicant's Name:                                     | NC Rocky Point US 117, LLC   | Owner's Name:  | Rocky Point Interchange, LLC           |
| Applicant's Address:                                  | 201 Riverplace, Suite 400  | Owner's Address:   | 6806 Finian Drive                      |
| City, State, & Zip                                    | Greenville, SC 29601   | City, State, & Zip   | Wilmington, NC 28409                   |
| Phone Number:   | 864-905-4737   | Phone Number:  |  |
| Email Address:  | jmclendon@realtlylinkdev.com   | Email Address:   | shameerlook@gmail.com                  |
| <b>Legal relationship of applicant to land owner:</b> | Purchaser and seller's relationship per a purchase agreement for the property.   |  |  |
| <b>SECTION 2: PROJECT INFORMATION</b>                 |  |  |  |
| Type of Master Development Plan                       | <input type="checkbox"/> Residential<br><i>RP, PD, RM MH District</i>  | <input checked="" type="checkbox"/> Commercial<br><i>GB, OI, IT, GI District</i> |  |
| Property Identification Number (PIN):                 | 3235-91-0904-0000  | Total property acreage:  | 15.52 acres<br>(+/-69.1 acres overall) |
| Zoning Classification:                                | General Industrial   | Acreage to be disturbed:   | +/- 18 acres                           |
| Project Address :                                     | US Hwy 117 South   |  |  |
| Description of Project Location:                      | Approximately 1,300 south of the intersection of US Hwy 117 South and NC Hwy 210   |  |  |
| Describe activities to be undertaken on project site: | Construction of an auto auction business. Adjacent parcels within the development will be developed in the future with a commercial use. |  |  |
| <b>SECTION 3: SIGNATURES</b>                          |  |  |  |
| Applicant's Signature                                 |   | Date:  | 1/9/23                                 |
| Applicant's Printed Name                              | Philip J. Wilson   | Date:  | 1/9/23                                 |
| Owner's Signature                                     |  | Date:  |  |
| Owner's Printed Name                                  | Shameer Lookman  | Date:  |  |

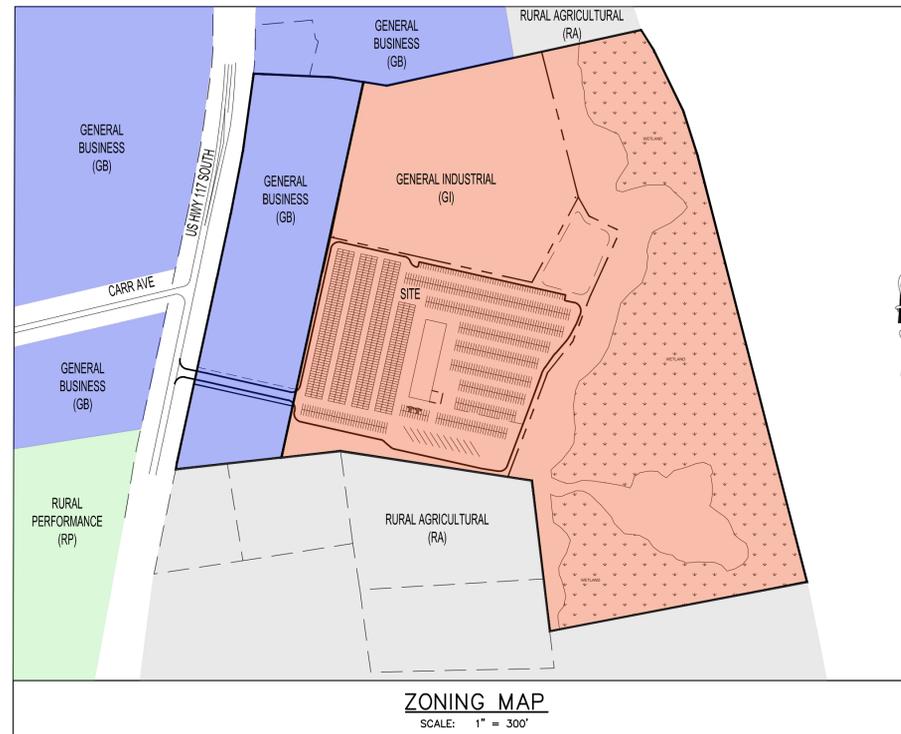
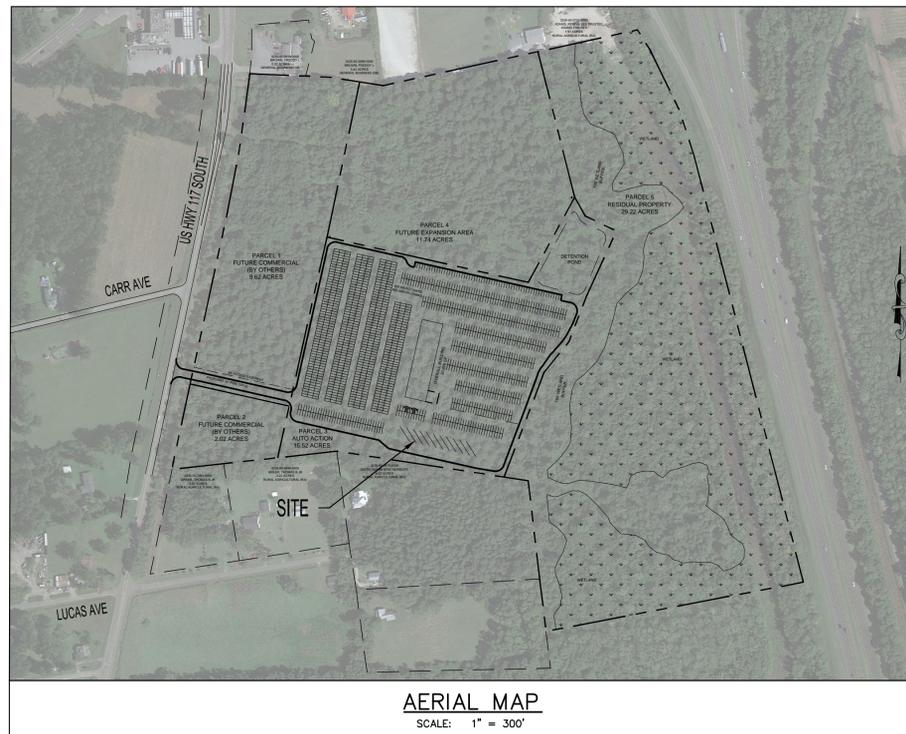
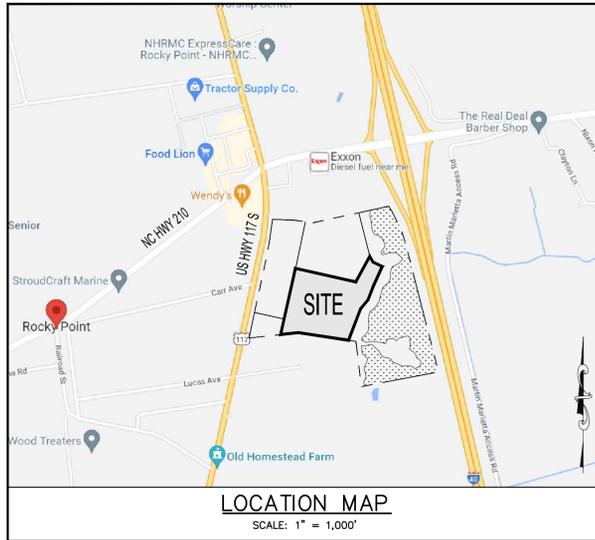
**APPLICATION FOR MASTER DEVELOPMENT PLAN**

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| City, State, & Zip                                    | Greenville, SC 29601   | City, State, & Zip  | Wilmington, NC 28409                   |
| Phone Number:   | 864-905-4737   | Phone Number:   |  |
| Email Address:  | jmclendon@realtylexdev.com   | Email Address:  | shameerlook@gmail.com                  |
| Legal relationship of applicant to land owner:        | Purchaser and seller's relationship per a purchase agreement for the property.   |   |  |
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| Applicant's Signature                                 |  | Date:   |  |
| Applicant's Printed Name                              | Philip J. Wilson   | Date:   |  |
| Owner's Signature                                     |   | Date:   | 1/9/2023                               |
| Owner's Printed Name                                  | Shameer Lookman  | Date:   |  |

# **SITE PLAN(S)**

# MASTER DEVELOPMENT PLAN FOR ROCKY POINT AUTO AUCTION

US HWY 117, ROCKY POINT, NORTH CAROLINA  
PENDER COUNTY



**1. GENERAL PROVISIONS**

- A. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS AND CONCEPTUAL SITE PLANS FORM THE CONDITIONAL USE/SITE PLAN FOR IPEX'S NEW PRODUCTION BUILDING PROJECT LOCATED ON PARCEL 20509303.
- B. **ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE SIMILAR TO THE MASTER DEVELOPMENT PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE) DATED SEPTEMBER 19, 2022.
- C. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE MASTER DEVELOPMENT PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE CONDITIONAL SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT OR CONSTRUCTION DOCUMENT PHASES, IT IS INTENDED THAT THIS MASTER DEVELOPMENT PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE CONCEPT SITE PLANS. MINOR MODIFICATIONS TO THE SITE PLANS WILL BE ALLOWED WITHOUT REQUIRING REAPPROVAL OF THE MASTER DEVELOPMENT PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS. IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA ABOVE, THE PETITIONER SHALL THEN FOLLOW THE MASTER DEVELOPMENT PLAN REAPPROVAL PROCESS.

**2. PERMITTED USES & DEVELOPMENT AREA LIMITATION**

- A. ALL USES ALLOWED BY RIGHT IN THE GENERAL INDUSTRIAL (GI) AND GENERAL BUSINESS (GB) ZONING DISTRICTS.

**3. STORM WATER MANAGEMENT:**

- A. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE MASTER DEVELOPMENT PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. STORM WATER MANAGEMENT SYSTEM SHALL MEET THE REQUIREMENTS OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND NCDEQ.

**4. OPEN SPACE AND LANDSCAPING:**

- A. LANDSCAPING SHALL MEET THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE) DATED SEPTEMBER 19, 2022.

**5. ACCESS AND TRANSPORTATION:**

- A. ACCESS TO THE SITE WILL BE FROM US HIGHWAY 117 SOUTH IN THE MANNER GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN. FUTURE ACCESS POINTS MAY BE PROPOSED IN THE FUTURE FOR THE OVERALL DEVELOPMENT.
- B. MINIMUM NUMBER OF PARKING SPACES SHALL MEET THE UNIFIED DEVELOPMENT ORDINANCE.
- C. PARKING DIMENSIONS SHALL MEET THE UNIFIED DEVELOPMENT ORDINANCE.
- D. THE MASTER DEVELOPMENT PLAN SHALL ALLOW FOR FLEXIBILITY IN THE LAYOUT, CONFIGURATION, VEHICULAR CIRCULATION AND OVERALL DESIGN OF THE PARKING AREAS.
- E. ESTIMATED TRAFFIC IS BASED ON AN INTERMODAL TRUCK TERMINAL OR TRANSFER TERMINAL DESIGNATION BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE).
  - 1. 41 DAILY TRIPS (1.97 TRIPS PER 1,000 SF)
  - 2. 36 MORNING TRIPS (1.72 TRIPS PER 1,000 SF)
  - 3. 39 AFTERNOON TRIPS (1.87 TRIPS PER 1,000 SF)

**6. UTILITIES**

- A. ALL WATER AND SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE ROCKY POINT WATER AND SEWER DISTRICT.

**7. SIGNAGE:**

- A. AS ALLOWED BY THE GENERAL INDUSTRIAL (GI) AND GENERAL BUSINESS (GB) ZONING DISTRICTS.

**8. AMENDMENTS TO THE MASTER DEVELOPMENT PLAN:**

- A. FUTURE AMENDMENTS TO THE MASTER DEVELOPMENT PLAN (INCLUDING THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE PETITIONER (OR PARENT COMPANY) FOR THIS PARCEL AND OTHER PARCELS WITHIN THE OVERALL DEVELOPMENT.

NC Rocky Point US 117, LLC  
Greenville, South Carolina

ROCKY POINT AUTO AUCTION

ROCKY POINT  
NORTH CAROLINA

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

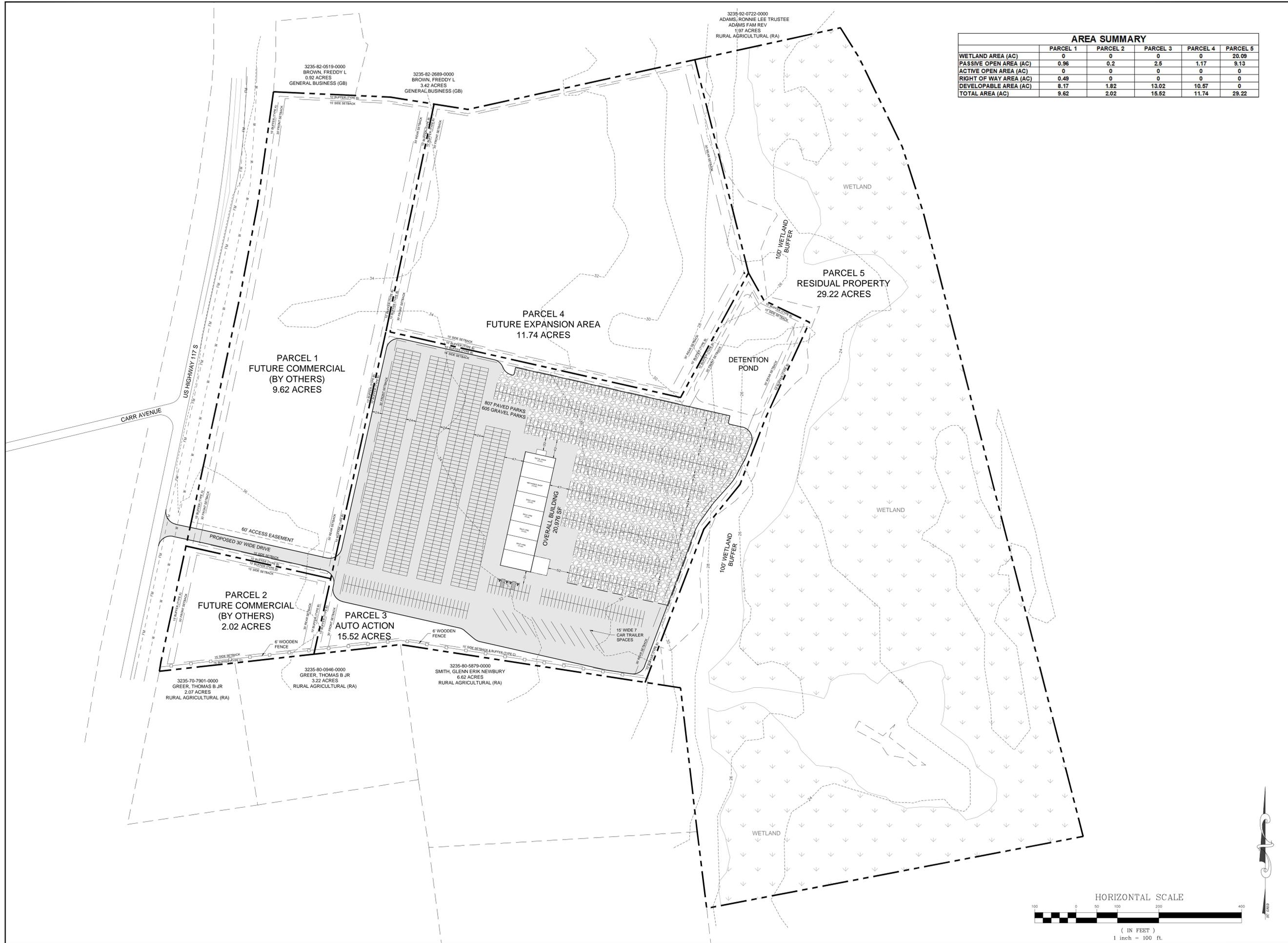
**ADC ENGINEERING**  
25 WOODS LAKE ROAD, SUITE 210  
GREENVILLE, SC 29607  
864-751-9121  
ADCENGINEERING.COM  
NC COA #C-1572

**North Carolina 811**  
www.nc811.org

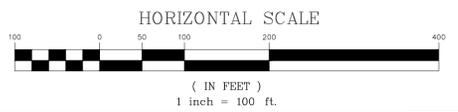
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|----------------|------------|
| DATE:          | 01/08/2023 |
| ADC PROJECT #: | 22530      |
| DESIGNED:      | LKB        |
| CHECKED:       | LKB        |
| DRAWN:         | LKB        |
| REVISION:      |            |

CIVIL COVER  
PAGE

C001



| AREA SUMMARY           |          |          |          |          |          |
|------------------------|----------|----------|----------|----------|----------|
|                        | PARCEL 1 | PARCEL 2 | PARCEL 3 | PARCEL 4 | PARCEL 5 |
| WETLAND AREA (AC)      | 0        | 0        | 0        | 0        | 20.09    |
| PASSIVE OPEN AREA (AC) | 0.96     | 0.2      | 2.5      | 1.17     | 9.13     |
| ACTIVE OPEN AREA (AC)  | 0        | 0        | 0        | 0        | 0        |
| RIGHT OF WAY AREA (AC) | 0.49     | 0        | 0        | 0        | 0        |
| DEVELOPABLE AREA (AC)  | 8.17     | 1.82     | 13.02    | 10.57    | 0        |
| TOTAL AREA (AC)        | 9.62     | 2.02     | 15.52    | 11.74    | 29.22    |



NC Rocky Point US 117, LLC  
Greenville, South Carolina

ROCKY POINT AUTO AUCTION

ROCKY POINT  
NORTH CAROLINA

PRELIMINARY DRAWINGS  
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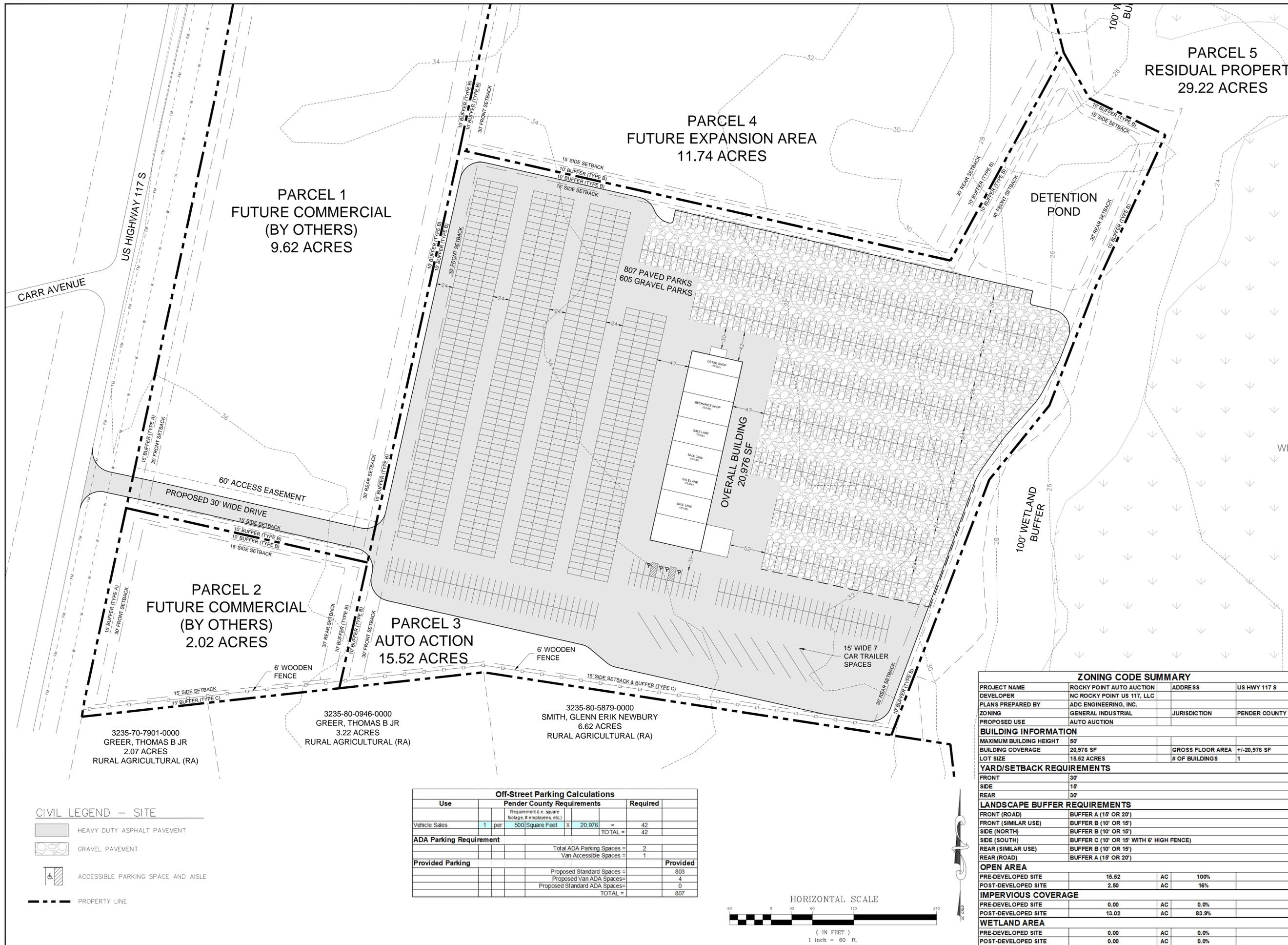
**ADC**  
**ENGINEERING**  
25 WOODS LAKE ROAD, SUITE 210  
GREENVILLE, SC 29607  
864-751-9121  
[ADCENGINEERING.COM](http://ADCENGINEERING.COM)  
NC COA #C-1572



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| DESIGNED:      | LKB        |
| CHECKED:       | LKB        |
| DRAWN:         | LKB        |
| REVISION:      |            |

OVERALL MASTER  
DEVELOPMENT  
PLAN

**C200**



NC Rocky Point US 117, LLC  
Greenville, South Carolina

ROCKY POINT AUTO AUCTION

ROCKY POINT  
NORTH CAROLINA

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

**ADC ENGINEERING**  
25 WOODS LAKE ROAD, SUITE 210  
GREENVILLE, SC 29607  
864-751-9121  
ADCENGINEERING.COM  
NC COA #C-1572

**North Carolina 811**  
www.nc811.org

DATE: 01/08/2023  
ADC PROJECT #: 22530  
DESIGNED: LKB  
CHECKED: LKB  
DRAWN: LKB  
REVISION:

MASTER DEVELOPMENT PLAN

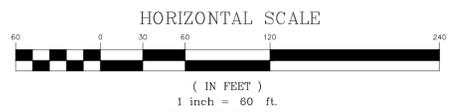
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**CIVIL LEGEND - SITE**

|  |                                    |
|--|------------------------------------|
|  | HEAVY DUTY ASPHALT PAVEMENT        |
|  | GRAVEL PAVEMENT                    |
|  | ACCESSIBLE PARKING SPACE AND AISLE |
|  | PROPERTY LINE                      |

**Off-Street Parking Calculations**

| Use                            | Pender County Requirements                          | Required          |
|--------------------------------|---|-------------------|
| Vehicle Sales                  | 1 per 500 Square Feet                               | 42                |
|                                | Requirement (i.e. square footage, # employees, etc) | 20,976 / 500 = 42 |
| <b>ADA Parking Requirement</b> |   |                   |
|                                | Total ADA Parking Spaces =                          | 2                 |
|                                | Van Accessible Spaces =                             | 1                 |
| <b>Provided Parking</b>        |   | <b>Provided</b>   |
|                                | Proposed Standard Spaces =                          | 803               |
|                                | Proposed Van ADA Spaces =                           | 4                 |
|                                | Proposed Standard ADA Spaces =                      | 0                 |
|                                | <b>TOTAL =</b>                                      | <b>807</b>        |



**ZONING CODE SUMMARY**

| PROJECT NAME                         | ROCKY POINT AUTO AUCTION                 | ADDRESS          | US HWY 117 S  |
|--------------------------------------|--|------------------|---------------|
| DEVELOPER                            | NC ROCKY POINT US 117, LLC               |                  |               |
| PLANS PREPARED BY                    | ADC ENGINEERING, INC.                    |                  |               |
| ZONING                               | GENERAL INDUSTRIAL                       | JURISDICTION     | PENDER COUNTY |
| PROPOSED USE                         | AUTO AUCTION                             |                  |               |
| <b>BUILDING INFORMATION</b>          |  |                  |               |
| MAXIMUM BUILDING HEIGHT              | 50'                                      |                  |               |
| BUILDING COVERAGE                    | 20,976 SF                                | GROSS FLOOR AREA | +/-20,976 SF  |
| LOT SIZE                             | 15.52 ACRES                              | # OF BUILDINGS   | 1             |
| <b>YARD/SETBACK REQUIREMENTS</b>     |  |                  |               |
| FRONT                                | 30'                                      |                  |               |
| SIDE                                 | 15'                                      |                  |               |
| REAR                                 | 30'                                      |                  |               |
| <b>LANDSCAPE BUFFER REQUIREMENTS</b> |  |                  |               |
| FRONT (ROAD)                         | BUFFER A (15' OR 20')                    |                  |               |
| FRONT (SIMILAR USE)                  | BUFFER B (10' OR 15')                    |                  |               |
| SIDE (NORTH)                         | BUFFER B (10' OR 15')                    |                  |               |
| SIDE (SOUTH)                         | BUFFER C (10' OR 15' WITH 6' HIGH FENCE) |                  |               |
| REAR (SIMILAR USE)                   | BUFFER B (10' OR 15')                    |                  |               |
| REAR (ROAD)                          | BUFFER A (15' OR 20')                    |                  |               |
| <b>OPEN AREA</b>                     |  |                  |               |
| PRE-DEVELOPED SITE                   | 15.52                                    | AC               | 100%          |
| POST-DEVELOPED SITE                  | 2.50                                     | AC               | 16%           |
| <b>IMPERVIOUS COVERAGE</b>           |  |                  |               |
| PRE-DEVELOPED SITE                   | 0.00                                     | AC               | 0.0%          |
| POST-DEVELOPED SITE                  | 13.02                                    | AC               | 83.9%         |
| <b>WETLAND AREA</b>                  |  |                  |               |
| PRE-DEVELOPED SITE                   | 0.00                                     | AC               | 0.0%          |
| POST-DEVELOPED SITE                  | 0.00                                     | AC               | 0.0%          |

3235-70-7901-0000  
GREER, THOMAS B JR  
2.07 ACRES  
RURAL AGRICULTURAL (RA)

3235-80-0946-0000  
GREER, THOMAS B JR  
3.22 ACRES  
RURAL AGRICULTURAL (RA)

3235-80-5879-0000  
SMITH, GLENN ERIK NEWBURY  
6.62 ACRES  
RURAL AGRICULTURAL (RA)

PARCEL 5  
RESIDUAL PROPERTY  
29.22 ACRES

PARCEL 4  
FUTURE EXPANSION AREA  
11.74 ACRES

PARCEL 1  
FUTURE COMMERCIAL  
(BY OTHERS)  
9.62 ACRES

PARCEL 2  
FUTURE COMMERCIAL  
(BY OTHERS)  
2.02 ACRES

PARCEL 3  
AUTO ACTION  
15.52 ACRES