

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

Application Information Master Development Plan Factory Road Commercial

Case Number: MDP 2024-66

Application Type: Master Development Plan

Applicant: TP Factory LLC

Owner: Peter Vinal, Dr. Dan Wilson, Dr. Thomas Melin

Location: Approximately 750 feet east of the intersection of US HWY 17 and Factory Road

Property ID #(s): 3282-97-9136-0000

Description: Master Development Plan application for a commercial retail development which will consist of three 8,000 square foot multi-tenant buildings at completion

Current Zoning: GB, General Business

Technical Review Committee Meeting: June 6th, 2024, at 9am

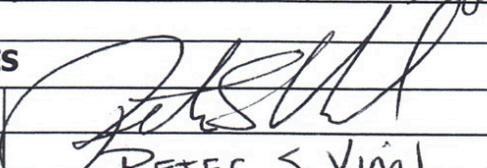
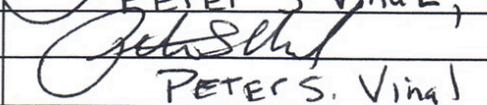
Board of County Commissioners/Planning Board Meeting: N/A

Application Materials

Application Package
Site Plan

APPLICATION PACKAGE

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 2024-66	Date	05/03/2024
Application Fee	\$ 528.50	Invoice Number:	00040145
Pre-Application Conference		Hearing Date	TRC 06/06/2024
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	TP Factory LLC	Owner's Name:	Peter S Vinal OR Dan Wilson OR Thomas Melin
Applicant's Address:	163 Voyager Way	Owner's Address:	163 Voyager Way
City, State, & Zip	HAMP, N.C. 28443	City, State, & Zip	Hampstead, N.C. 27443
Phone Number:	910-264-1804	Phone Number:	910-264-1804
Email Address:	NOANNIE11@AOL.COM	Email Address:	NOANNIE11@AOL.COM
Legal relationship of applicant to land owner: Partner Manager			
SECTION 2: PROJECT INFORMATION			
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):	3282-97-9136-0060	Total property acreage:	2.85
Zoning Classification:	GB	Acreage to be disturbed:	SEE Schematic
Project Address :	147 Factory Rd		
Description of Project Location:	From HWY 17 turn onto Factory Rd - 3 rd property on left.		
Describe activities to be undertaken on project site:	Develop site and Build an 8,000 sq ft Building as Phase I of a Phase 3 project.		
SECTION 3: SIGNATURES			
Applicant's Signature			Date:
Applicant's Printed Name	PETER S Vinal, man		Date:
Owner's Signature			Date:
Owner's Printed Name	PETER S. Vinal, man		Date:

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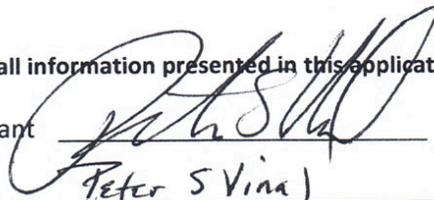
By- Right Master Development Plan Submission

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. **Pre-submittal Meeting**
Date of Meeting MAY 3rd, 2024
2. **Signed Application**
3. **Payment**
\$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter
4. **Paper Plan Sets**
One (1) 24 x 36, Four (4) 11 x 17
5. **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7. **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. Water flow test **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Master Development Plan Checklist)

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

Signature of Applicant


Peter S Viana

Printed Name

Date

Staff Initials:	<u>TD</u>
Date:	<u>05/03/2024</u>

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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.

NOTICE TO APPLICANT

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

Office Use Only

MDP Fees: (*\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter*)
 Total Fee Calculation: \$ 530,00

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
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Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
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Application received by:	Justin Brantley	Date:
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Application completeness approved by:	Taylor Davis	Date: 05/03/2024
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Date scheduled for public hearing:	06/06/2024
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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

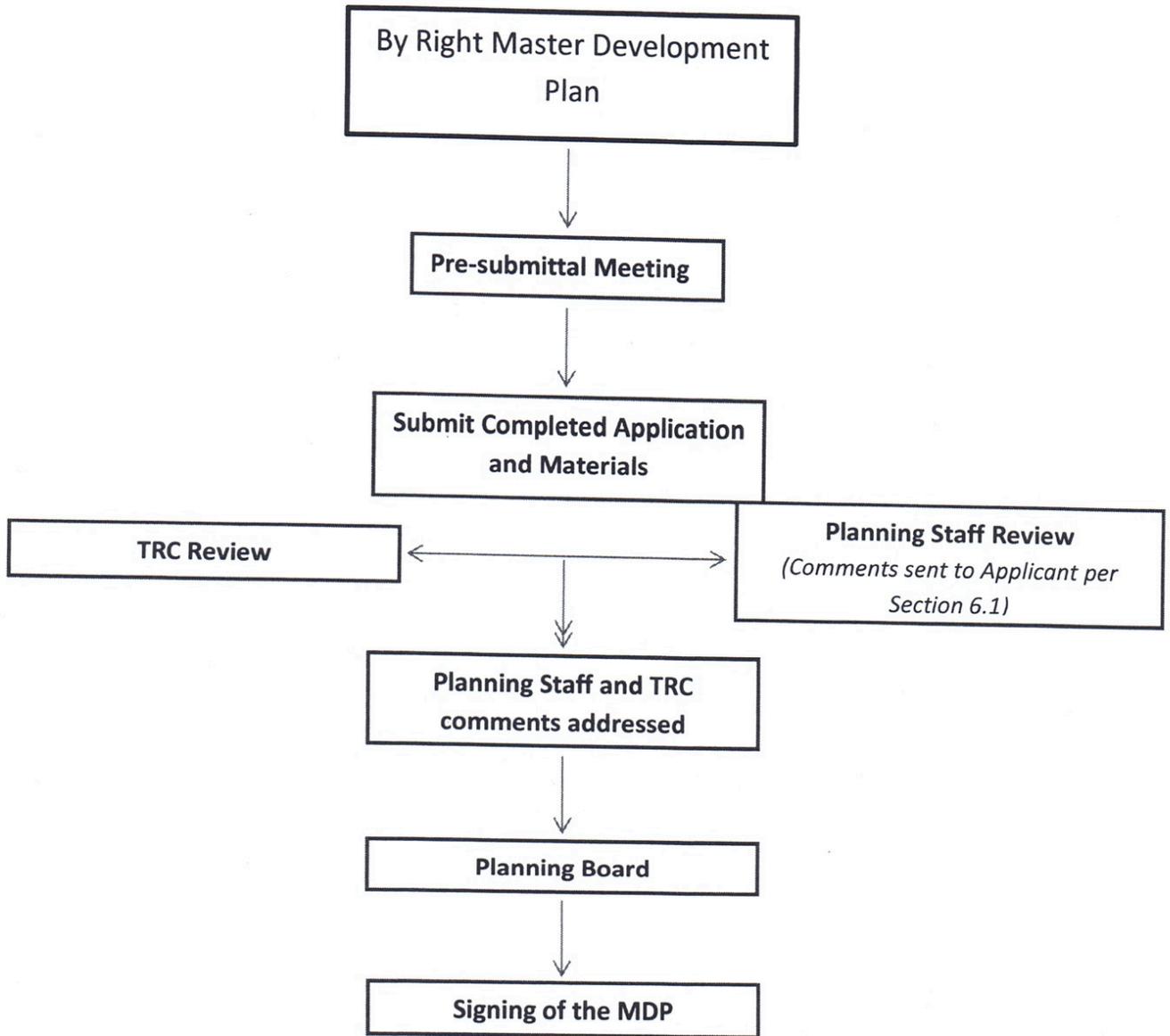
Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

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





Needham & Gulley Environmental, PLLC

Robert N. Needham, PWS
9100 Charlestowne Rd. SE
Winnabow, NC 28479
Office/Fax (910)371-6082
needhambud@ec.rr.com

Tom Gulley, NCLSS#1256
P.O. Box 960
Wilmington, NC 28402
Office/Fax (910)795-0319
tgulley@gmail.com

April 17, 2024

Peter Vinal
TP Factory LLC
163 Voyager Way
Hampstead, NC 28443

RE: Septic Evaluation for PIN: 3282-97-9136-0000, located at 147 Factory Road, Pender County, North Carolina.

Dear Peter:

On December 21, 2023, I made a site visit to the above-mentioned property, which totals approximately 2.8 acre in size. The purpose of this visit was a preliminary evaluation of the property to determine if the site contained any soils suitable or provisionally suitable for the placement of onsite, subsurface, conventional, modified conventional, alternative, or innovative waste water systems. The North Carolina Department of Health and Human Services, Division of Environmental Health Regulations, 15A NCAC 18E, were used as a guideline for making this evaluation. This evaluation was performed by placing hand auger borings to depths of approximately 36" at various locations on the tract. The lot was not surveyed prior to this evaluation, so the property line locations were estimated and approximate soil boring locations were recorded using a smart phone.

I encountered areas on the property that are considered to be suitable to provisionally suitable for conventional septic systems. The largest area is located at the southwestern corner of the tract between the existing home at 147 Factory Road and the western property line. It was determined that this area was at least large enough to support a 500 gallon/day septic system. The septic system will be a shallow conventional septic system utilizing alternative trench media and a 25% reduction or a T&J Panel-Block septic system. The exact size and location of this septic system will be determined during my next site visit, which is scheduled for June 19th. The drainfield will be located at least 10' from the property line along Factory Rd, 10' from the western property line, and at least 5' from the home at 147 Factory Road.

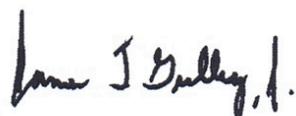
This system can support 5 individual retail businesses spaces or office units sized using the minimum daily design flow of 100 gallons/day/unit, for a total of 500 gallons/day. If the minimum design flow of 100 gallons/day is used for each unit, the retail sales area for each unit cannot exceed 1,000 square feet. The daily design flow for retail sales is 100 gallons/day/1,000 square feet of sales area, with a minimum of 100 gallon from each individual unit. This excludes any type of food preparation.

If a unit is used for office space the minimum daily design flow of 100 gallons/day will serve up

to 8 employees for up to an 8 hour shift. 2 gallons/employee/hour will be added for any shift greater than 8 hours. The daily design flow for office space is 12 gallons/employee/8-hour shift/day with the minimum of 100 gallons/day.

If you have any questions or concerns, please contact me at (910)795-0319, (910)297-1282, or by e-mail at tgulley@gmail.com.

Sincerely,



J. Tom Gulley, Jr.
North Carolina Soil Scientist License# 1256



HYDRANT FLOW TEST REPORT

PROJECT: 147 Factory Road -Hydrant Flow Design Test PEI NO. 23273.PE

DATE: 8-22-2023 TIME: 10:00am

INSPECTOR: Pender County Fire Department: Chris Radke | Pender County Utilities: Cody

HYDRANT LOCATION:

- Static/Residual Fire Hydrant#83: Located off Hwy#17 at the empty lot to Right of Pet Health of Hampstead.
- Flow Fire Hydrant#84: Located at the intersection of Factory Road & First Street.

BILLING COMPANY NAME: Peter Vinal

BILLING COMPANY ADDRESS:

-STATIC PRESSURE: 64 PSI

-RESIDUAL PRESSURE: 62 PSI

-PITOT PRESSURE #1: 43 PSI

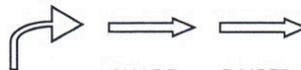
-PITOT PRESSURE #2: n/a

-GPM: 1,100.3

$$29.83 \times C \times D^2 \times \sqrt{\text{PITOT PSI}}$$

C = Coefficient .9 or .8 or .7

D =Diameter of Discharge 2.5



SHARP SQUARE RAISED SQUARE

C-0.90 C-0.80 C-0.70

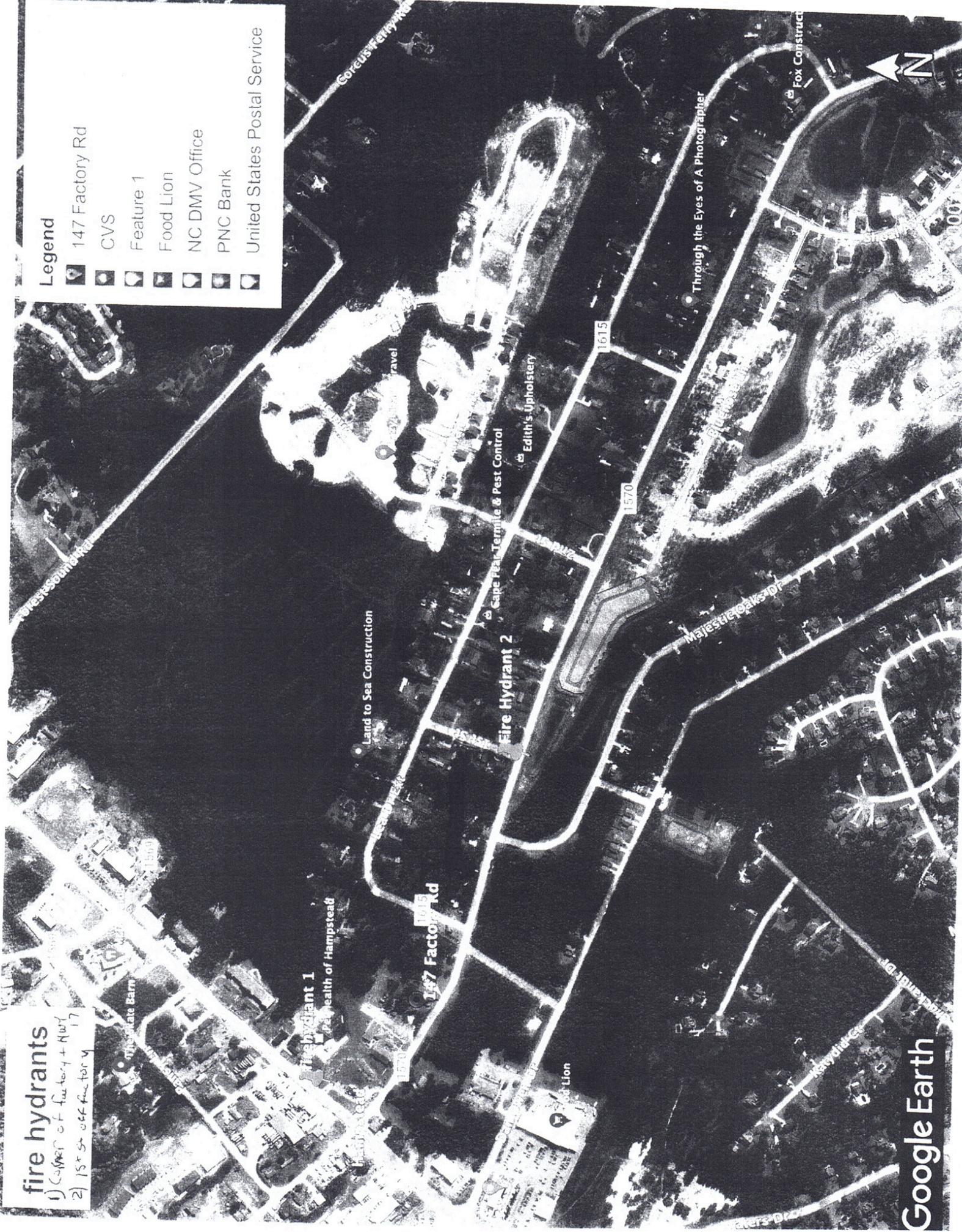
SIGNATURE:

fire hydrants

- 1) Corner of factory + Hwy 17
- 2) 15 x St off factory

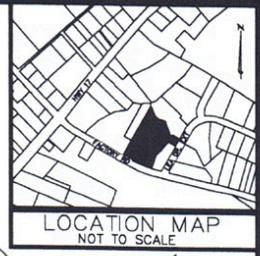
Legend

- 147 Factory Rd
- CVS
- Feature 1
- Food Lion
- NC DMV Office
- PNC Bank
- United States Postal Service



NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S EFFECTIVE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720328200J DATED 2/18/2007.
2. BY GRAPHIC PLOTTING ONLY, THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S PRELIMINARY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720328200K DATED 8/29/2014.
3. TOTAL SITE AREA= 124,259.1 S.F.±, 2.8526 AC.±
4. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



PIN 3292-07-1322-0000
ARMSTRONG, LESLIE LYNN
D.B. 4777, PG. 2871

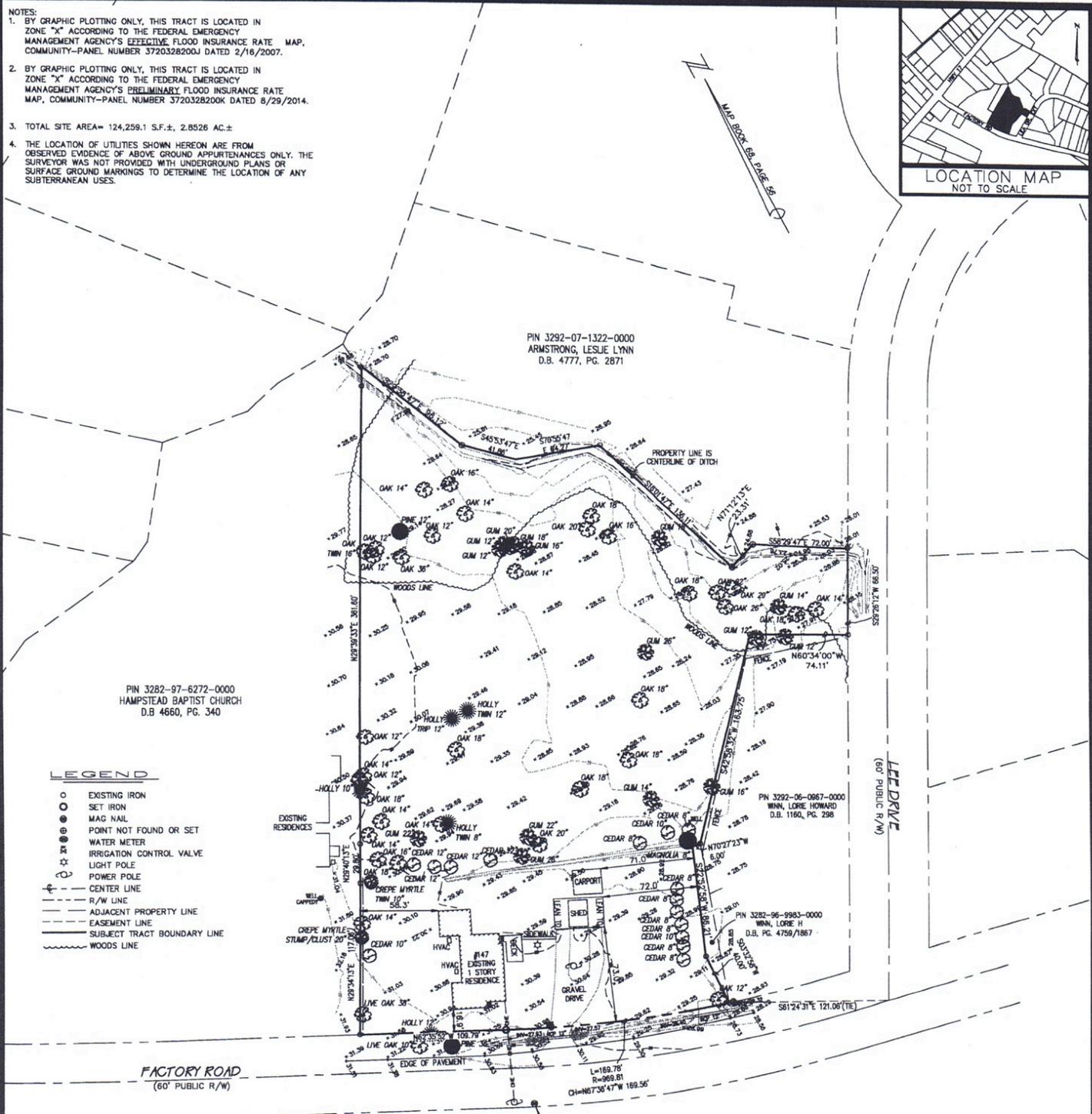
PIN 3282-97-6272-0000
HAMPS TEAD BAPTIST CHURCH
D.B 4660, PG. 340

PIN 3292-06-0967-0000
MINN, LORE HOWARD
D.B. 1160, PG. 298

PIN 3282-96-9983-0000
MINN, LORE H
D.B. PG. 4759/1867

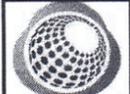
LEGEND

- EXISTING IRON
- SET IRON
- ⊙ MAG NAIL
- ⊙ POINT NOT FOUND OR SET
- ⊙ WATER METER
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- CENTER LINE
- R/W LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SUBJECT TRACT BOUNDARY LINE
- WOODS LINE



I CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4759, PAGE 1875); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), THIS 7th DAY OF FEBRUARY, 2023.

Clarito F. Corpus
CLARITO F. CORPUS, PLS L-5048



Bateman Civil Survey Company
Engineers • Surveyors • Planners
406 North Third Street, Wilmington, NC 28401
Ph: 910.772.9113 Fax: 910.772.9128
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCES S Firm No. C-2376

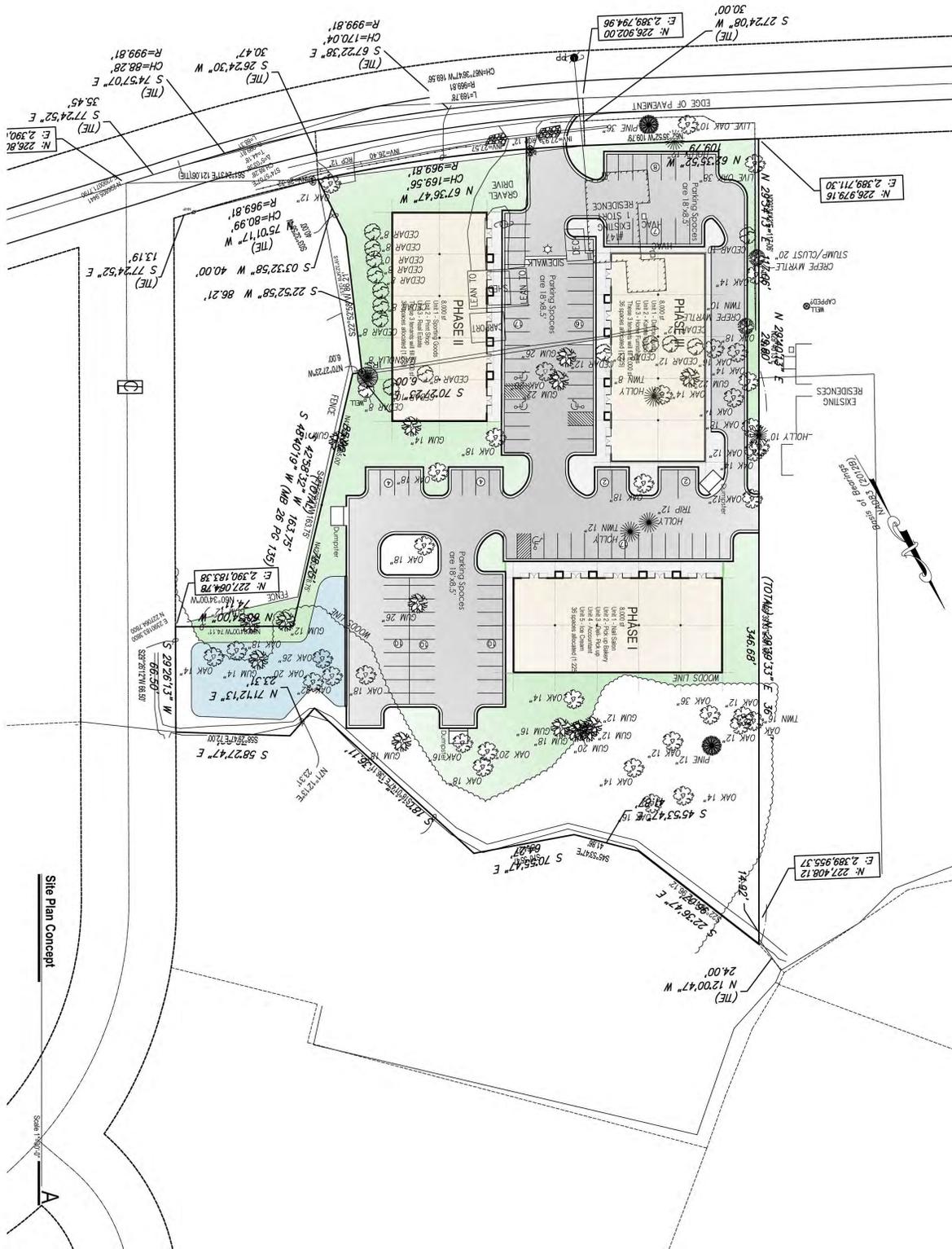
TOPOGRAPHIC / TREE SURVEY
EXCLUSIVELY FOR:
Dan Wilson
OF
147 FACTORY ROAD
AS RECORDED IN MAP BOOK 28, PAGE 135 AND MAP BOOK 68, PAGE 56
AND DEED BOOK 4759 PAGE 1875
TOPSAIL TOWNSHIP FENDER COUNTY NORTH CAROLINA
Scale: 1" = 50' FEBRUARY 7, 2023

Field By: CF
Drawn By: SSD
Checked By: CFC
Scale: 1" = 60'
Project Number: 23W003

S-1

SITE PLAN(S)

THIS DOCUMENT IS THE PROPERTY OF LISIE ARCHITECTURE & DESIGN, INC. 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 LISIE ARCHITECTURE & DESIGN, INC.



Site Plan Concept

SHEET TITLE



Lisie Architecture & Design, Inc.
 614 Market Street
 Wilmington, NC 28401
 (910) 743-6533
 Raleigh, NC (919) 980-0283

Factory Road
 Hampstead, NC

IMAGE



PROJECT NO.:	
RELEASE	
NO. REV./SUB.	DATE