

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

Community Aquatic Lifestyle Center Application Information Master Development Plan

Case Number: MDP 2023-50

Application Type: Master Development Plan

Applicant: Jeff Beaudoin

Owners: Jeff Beaudoin

Location: Approximately 750 feet from the intersection of Transfer Station Road and Country Club Drive S

Property ID #(s): 4203-35-3583-0000

Description: Request for the approval of a Master Development Plan for community aquatic center.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting: 06/1/2023

Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application Package

Site Plan

APPLICATION PACKAGE

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Planned Development & Residential Mixed Zoning Districts 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** 5/10/23 *Community meeting - 5/27/23*
2. **Date of Meeting**
3. **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, Fifteen (15) 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. **Permits**
Please 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

[Handwritten Signature]
Jeff Beaudin

Date

Printed Name

Staff Initials:	
Date:	

APPLICATION FOR MASTER DEVELOPMENT PLAN

TOWN CLERK/PLANNING OFFICE USE			
Application No.:	NDP	Date:	
Application Fee:	\$	Invoice Number:	
Pre-application Conference:		Hearing Date:	

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	JEFF Beaudoin	Owner's Name:	JEFF Beaudoin
Applicant's Address:	P.O. Box 538	Owner's Address:	P.O. Box 538
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Hampstead NC 28443
Phone Number:	910-547-3781	Phone Number:	910-547-3781
Email Address:	JJBeaudoin@msn.com	Email Address:	JJBeaudoin@msn.com

Legal relationship of applicant to land owner:

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	<input type="checkbox"/> Residential <small>RP, PD, RM MH District</small>	<input type="checkbox"/> Commercial <small>GB, OI, IT, GI District</small>	<input type="checkbox"/> Mixed Use <small>PD</small>
Property Identification Number (PIN):	4203-35-3583-0000 (4.55)		Total property acreage: 4.55
Zoning Classification:	PD	Acreage to be disturbed:	4.32
Water Provider:	Pender utilities	Wastewater Provider:	Plum and/or 1500 gal. on site septic
Project Address:	1497 Country club Road Hampstead NC 28443		
Description of Project Location:	PD zone, Existing Lifestyle Center Buildings		
Describe activities to be undertaken on project site:	Residential and Lifestyle Building/Center		

SECTION 3: SIGNATURES

Applicant's Signature		Date:	5/1/23
Applicant's Printed Name	JEFF Beaudoin	Date:	5/1/23
Owner's Signature		Date:	5/1/23
Owner's Printed Name	JEFF Beaudoin	Date:	5/1/23

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing requested the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or waives the public hearing. Board or other authorized person authorized to do so at any time.
3. All fees are non-refundable.
4. A complete application package must be submitted prior to the deadline in order to be placed on the next Planning Board agenda.

Office Use Only

<input type="checkbox"/>	MPO Fees: \$500 CD plus 10 cents for the first 100 acres (\$5000 thereafter)	Total Fee Enclosed: \$ _____
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Attachments checked with application: (Please include # of copies)

CD / other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of pages	# of 110's	Other documents/ photos	<input type="checkbox"/> Y <input type="checkbox"/> N
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Payment Method:	Cash: <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> MasterCard <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
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Applicant received by: _____	Date: _____
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Applicant/consultant approval by: _____	Date: _____
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Date scheduled for public hearing: _____
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SITE PLAN(S)



SINGLE FAMILY DETACHED DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:	
AREA IN (S.F.)	3,000 SF
MAX USABLE LOT AREA (%)	95%
MIN LOT WIDTH (FT)	30'
MIN CHORD AT ROW (CUL-DE-SAC)	30'
MAX BLDG. HT. (FT)	38'

PROPOSED BUILDING SETBACKS:

FRONT	15'
REAR	10'
SIDE	ZERO LOT LINE

(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES, STRUCTURES TO BE A MINIMUM OF 5' FROM SIDE PROPERTY LINE)

CORNER - 10'

ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS:

MINIMUM LOT DIMENSIONS:	
AREA IN (S.F.)	500 SF
MAX USABLE LOT AREA (%)	95%
MIN LOT WIDTH (FT)	18'
MIN CHORD AT ROW (CUL-DE-SAC)	30'
MAX BLDG. HT. (FT)	38'

PROPOSED BUILDING SETBACKS:

FRONT	10'
REAR	10'
SIDE	ZERO LOT LINE

(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)

CORNER - 10'

ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

*TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE

GENERAL NOTES:

- PENDER COUNTY PIN: 4203-35-3583-0000
- OWNERSHIP REFERENCE: DB: 4641/2073
- TOTAL TRACT AREA: 198,198 SF = 4.55 AC±
LIFESTYLE CENTER/COMMERCIAL - 129,043 SF = 2.96 AC±
RESIDENTIAL - 65,346 SF = 1.50 AC
COBURN DRIVE ROW - 3,809 SF = 0.09 AC
- ZONING DISTRICT: PD
- FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #370344 4203 J, EFFECTIVE DATE FEBRUARY 16, 2007.
- THIS PROJECT DOES NOT CONTAIN WETLANDS.
- SEWER PROVIDED BY EXISTING ONSITE 1,500 GAL SYSTEM AND/OR PLURIS.
- WATER IS PROVIDED VIA A SERVICE EXTENSION FROM A PUBLIC MAIN WITHIN COUNTRY CLUB ROAD AND/OR SOUTHWATER VILLAGE OWNED AND OPERATED BY PENDER COUNTY UTILITIES.
- PREVIOUSLY APPROVED PLANS:
MLUP 09-08-04-03 - 09/01/2009 MASTER PLAN APPROVAL (3,500 SF PHASE 1 & 20,000 SF PHASE 2 LIFESTYLE CENTER & 10,000 SF BARN/LIFESTYLE CENTER USES/STORAGE/OFFICE)
MLUP 09-08-04-03 (R) - APPROVED 08/03/2010 PRELIMINARY PLAN #10017 - APPROVED 09/13/2011 MDP/PRELIMINARY PLAN - APPROVED 07/31/2020
- SPEED LIMIT ON COUNTRY CLUB ROAD IS 45 MPH
- ALL SURROUNDING USES ARE RESIDENTIAL AND/OR LIFESTYLE CENTER APPROVED USES. LIFESTYLE CENTER PROPERTY TO BE FENCED AS NEEDED, FENCING TO BE CHAINLINK, WOOD, PLASTIC OR CONCRETE.
- ALL TRASH/RECYCLING FACILITIES TO BE SCREENED.
- POWER IS PROVIDED VIA DUKE ENERGY, PO BOX 1003, CHARLOTTE, NC 28201 1-866-582-6345, WATER SERVICE IS PROVIDED BY PENDER COUNTY UTILITIES (PCU) 910-259-1570 & SEWER SERVICE IS PROVIDED BY PLURIS, INC. 910-852-0630.
- ALL LAND TO BE USED FOR LIFESTYLE CENTER USES/PARKING/STORAGE/AMENITIES/MAIL KIOSK AND BUILT INCREMENTALLY PER ORIGINAL APPROVAL.
- ORIGINAL LIFESTYLE CENTER USES (AMENDED 07/31/2020) TO INCLUDE CARETAKER HOUSING/APARTMENT/OVERNIGHT SECURITY.
- ANY COMMON PROPERTY LINE CAN BE COMBINED TO CREATE LARGER LOT.
- ALL LOTS UNTIL BUILT UPON TO CONTINUE TO BE USED AS LIFESTYLE USE AREA AND/OR BUILDING STORAGE/STAGING AREA.
- ANY ROADWAYS TO BE BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
- ROADS TO HAVE MIN UNOBSTRUCTED WIDTH OF 22 FEET AND VERTICAL CLEARANCE OF 13'-6".
- PHASING FOR DEVELOPMENT - PARTIAL COMMERCIAL AREAS TO BE CONSTRUCTED THEN RESIDENTIAL AREAS (TO BE BUILT INCREMENTALLY) THEN REMAINING COMMERCIAL AREAS.
PHASE 1 - COMPLETE
PHASE 2 - COMPLETE
PHASE 3 - RESIDENTIAL AND/OR COMMERCIAL TO BE BUILT INCREMENTALLY WITHIN DESIGNATED AREAS.

LANDSCAPING NOTES:

- ALL REQUIRED BUFFERS TO ADHERE TO SECTION 8.2.6 OF THE PENDER COUNTY UDO.
- ANY REQUIRED CANOPY OR UNDERSTORY TREES TO BE SPREAD UNIFORMLY ALONG THE BUFFER.
- ANY ADDITIONAL PLANTINGS SHALL ADHERE TO APPENDIX B OF THE PENDER COUNTY UDO.

STORMWATER NOTES:

- ALL IMPERVIOUS SURFACES INCLUDING ROOF AREAS TO DRAIN TO STORMWATER POND.
- STORMWATER FOR THIS DEVELOPMENT PERMITTED UNDER NCDOT PERMIT #SW8 170204.
- EXISTING STORMWATER POND TO BE SHARED BETWEEN THIS DEVELOPMENT AND LGI DEVELOPMENT.

USE NOTES:

BONA FIDE FARM ACTIVITIES --(GARDENS, HOBBY FARM, VINEYARD, FARMING EDUCATION/PROGRAMS) & ARTISAN MANUFACTURING (BAKERY, BAKED GOODS, ALL NATURAL GOODS, PIZZA, HANDCRAFTED BEER, WINE, SPIRITS & EDUCATION PROGRAMS) & 445, 446, 451, 453(MISC), 454 (GENERAL STORE WITH FOOD/BEVERAGE, SPORTING GOODS, HEALTHCARE ITEMS, GENERAL GOODS, AND MISC) & 7111- 7112, 913910 (GOLF PROGRAMS, SIMULATOR, INSTRUCTION, GENERAL GOLF) & 713940, 713990 (SOCIAL, BUSINESS CLUBS, RENTAL CLUB, MEMBERSHIP CLUBS, RECREATIONAL CLUBS), 532284, 532310 & 7221-7224 (GENERAL STORE/ SPECIALTY FOOD, EATING ESTABLISHMENT), 51-53, 8132, 8133, 813410, 811192, 8139, 92, 926, 81921, 54, 55 & 561, (GENERAL OFFICE RENTAL) & 611, 6114-6116 (EDUCATIONAL), 6216 (HEALTH CARE SERVICES), 926, PHYSICAL THERAPY AND REHAB, CHILD CARE CENTER, FAMILY CARE HOME, FAMILY CARE CHILD HOME, MENTAL HEALTH/ WELLNESS, YOUTH COMPETITION & MASTERY, BOARDING (812910), TRIATHLON TRAINING & PROSHOP/SPORTS SHOP, ENVIRONMENTAL & OUTDOOR EDUCATION CENTER(S), CLIMBING TOWER/ROPES COURSE, PROGRAMS BENEFITING PEOPLE WITH DISABILITIES, RECREATIONAL EVENTS, ACTIVITIES, AND PROGRAMMING, FESTIVALS, EXHIBITIONS, CREATIVE ARTS, PERFORMANCE, THEATER, FARMER/TRADER MARKET, ART CLASSES/ACTIVITIES, RECREATIONAL PROGRAMS, EDUCATIONAL PROGRAMS, BOOK SWAP/READING AREA, FUNDRAISING, SPECIAL EVENTS, RECREATIONAL, OCCUPATIONAL, AND ART THERAPY, SENIOR FITNESS, HEALTHCARE, AND SOCIAL PROGRAMS, FAMILY & TEEN NIGHT, PRESCHOOL AND AFTER SCHOOL CARE (CURRENTLY IN BUILDINGS 1&2), BUSINESS/SOCIAL/MEMBER CLUB AND RESIDENTIAL SENIOR AND ASSISTED LIVING (623,624).

LIGHTING NOTES:

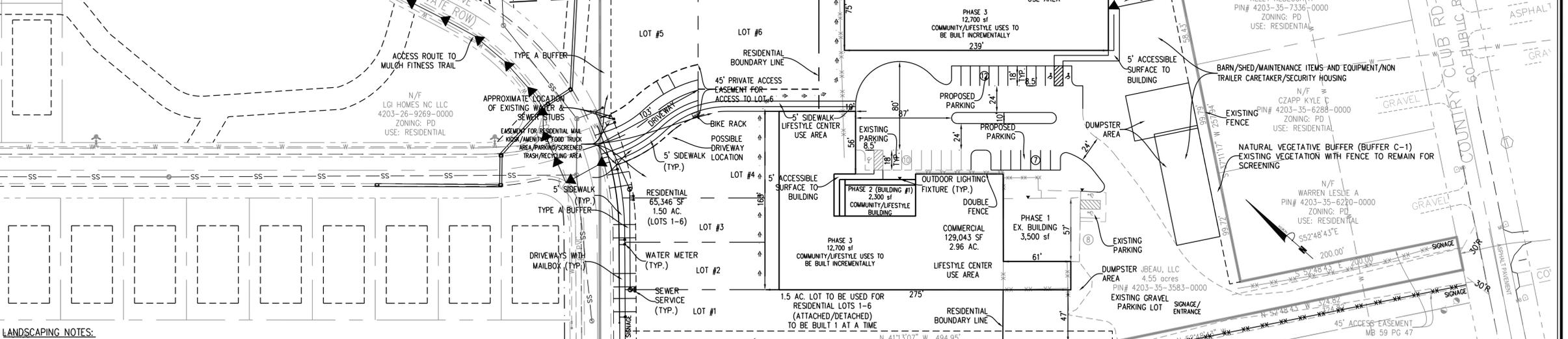
- ALL SITE LIGHTING PER SECTIONS 7.11.1 & 7.11.2 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO)

SITE NOTES:

- ANY NEW COMMERCIAL PARKING AND SURFACING TO COMPLY WITH PENDER COUNTY UDO.

DEVELOPMENT DATA:

TOTAL TRACT AREA	= 4.55 AC
NON-RESIDENTIAL ACREAGE*	= 2.96 AC
WETLAND ACREAGE	= 0.00 AC
RIGHT OF WAY ACREAGE	= 0.09 AC
OPEN SPACE ACREAGE	= 0.00 AC
TOTAL UNITS	= 6
DEVELOPABLE LAND	= 1.50 AC
NET DENSITY	= 4.00 UNITS/AC
*TOTAL PHASE 3 BUILDING SQUARE FOOTAGE REDUCED FROM 17,700 SF TO 12,700 SF.	



USE NOTES:

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LIGHTING NOTES:

- ALL SITE LIGHTING PER SECTIONS 7.11.1 & 7.11.2 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO)

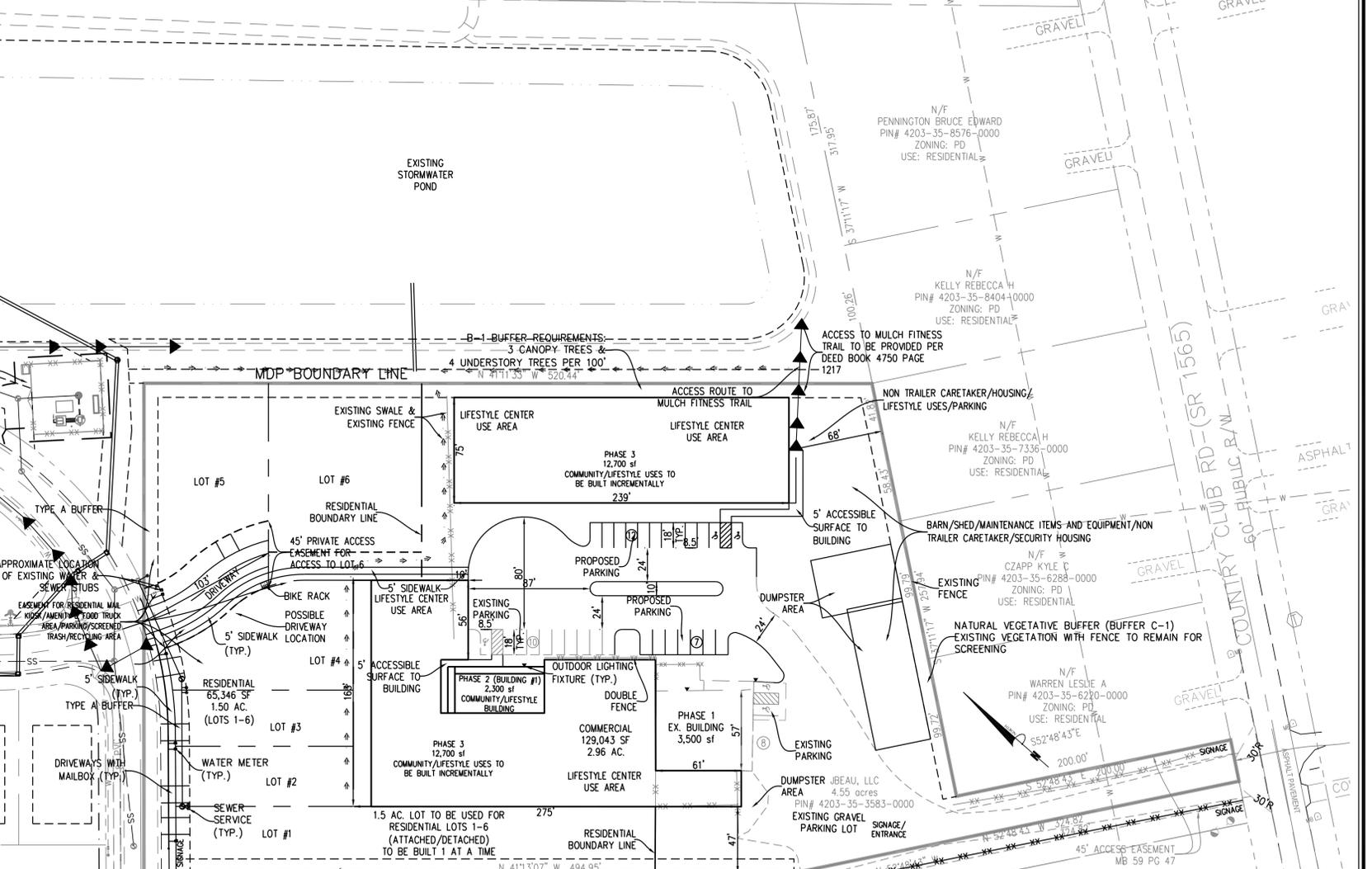
SITE NOTES:

- ANY NEW COMMERCIAL PARKING AND SURFACING TO COMPLY WITH PENDER COUNTY UDO.

DEED BOOK: 3249, PAGE: 4
PLAT BOOK: 51, PAGE: 127
ZONING: PD
USE: RESIDENTIAL



PRIVATE FOCAL RESIDENTIAL CURB X-SECTION
W/ MODIFIED VALLEY CURB & CUTTER
N.T.S.



USE NOTES:

BONA FIDE FARM ACTIVITIES --(GARDENS, HOBBY FARM, VINEYARD, FARMING EDUCATION/PROGRAMS) & ARTISAN MANUFACTURING (BAKERY, BAKED GOODS, ALL NATURAL GOODS, PIZZA, HANDCRAFTED BEER, WINE, SPIRITS & EDUCATION PROGRAMS) & 445, 446, 451, 453(MISC), 454 (GENERAL STORE WITH FOOD/BEVERAGE, SPORTING GOODS, HEALTHCARE ITEMS, GENERAL GOODS, AND MISC) & 7111- 7112, 913910 (GOLF PROGRAMS, SIMULATOR, INSTRUCTION, GENERAL GOLF) & 713940, 713990 (SOCIAL, BUSINESS CLUBS, RENTAL CLUB, MEMBERSHIP CLUBS, RECREATIONAL CLUBS), 532284, 532310 & 7221-7224 (GENERAL STORE/ SPECIALTY FOOD, EATING ESTABLISHMENT), 51-53, 8132, 8133, 813410, 811192, 8139, 92, 926, 81921, 54, 55 & 561, (GENERAL OFFICE RENTAL) & 611, 6114-6116 (EDUCATIONAL), 6216 (HEALTH CARE SERVICES), 926, PHYSICAL THERAPY AND REHAB, CHILD CARE CENTER, FAMILY CARE HOME, FAMILY CARE CHILD HOME, MENTAL HEALTH/ WELLNESS, YOUTH COMPETITION & MASTERY, BOARDING (812910), TRIATHLON TRAINING & PROSHOP/SPORTS SHOP, ENVIRONMENTAL & OUTDOOR EDUCATION CENTER(S), CLIMBING TOWER/ROPES COURSE, PROGRAMS BENEFITING PEOPLE WITH DISABILITIES, RECREATIONAL EVENTS, ACTIVITIES, AND PROGRAMMING, FESTIVALS, EXHIBITIONS, CREATIVE ARTS, PERFORMANCE, THEATER, FARMER/TRADER MARKET, ART CLASSES/ACTIVITIES, RECREATIONAL PROGRAMS, EDUCATIONAL PROGRAMS, BOOK SWAP/READING AREA, FUNDRAISING, SPECIAL EVENTS, RECREATIONAL, OCCUPATIONAL, AND ART THERAPY, SENIOR FITNESS, HEALTHCARE, AND SOCIAL PROGRAMS, FAMILY & TEEN NIGHT, PRESCHOOL AND AFTER SCHOOL CARE (CURRENTLY IN BUILDINGS 1&2), BUSINESS/SOCIAL/MEMBER CLUB AND RESIDENTIAL SENIOR AND ASSISTED LIVING (623,624).

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SITE NOTES:

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APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR
 SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE
 Justin Brantley 11/14/2023
 ADMINISTRATOR APPROVAL DATE

TRIP GENERATION:
 PHASE 1 - 3,500 SF* 80 - TOTAL DAILY TRIPS 6 - AM PEAK HOUR 5 - PM PEAK HOUR
 PHASE 2 - 12,100 SF* 277 - TOTAL DAILY TRIPS 20 - AM PEAK HOUR 18 - PM PEAK HOUR
 RESIDENTIAL - 6 UNITS** 60 - TOTAL DAILY TRIPS 4 - AM PEAK HOUR 6 - PM PEAK HOUR
 *PER ITE TRIP GENERATION MANUAL 11TH EDITION, ITE CODE 495
 **PER ITE TRIP GENERATION MANUAL 11TH EDITION, ITE CODE 230
 CONNECTION TO SOUTHWATER VILLAGE TO BE COORDINATED WITH NCDOT

No.	Revision	Date	By

Designer	GSP	Scale	1" = 50'
Drawn By	GSP	Date	April 2023
License #	P-0718	Job No.	2010-0009

COMMUNITY AQUATIC LIFESTYLE CENTER
 North Carolina
 Topsail Township Pender County

MDP/PRELIMINARY PLAN

PREPARED FOR:
 Jeff Beaudoin
 PO Box 538
 Hampstead, NC 28443
 910-547-3781

GSP CONSULTING, PLLC ENGINEERING
 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-1**