

# 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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## Hooked-Up Towing Application Information Master Development Plan

**Case Number:** MDP 2025-80

**Application Type:** Master Development Plan

**Applicant:** RSC Engineering, PLLC / Cliff Braam, PE

**Owners:** Hooked Up Properties, LLC

**Location:** 191 US HWY 210 Hampstead. Approximately 100 ft southeast of the intersection of US HWY 210 and Wilkes Lane

**Property ID #(s):** 4225-08-9934-0000

**Description:** Relocation of the existing towing business to a new building located at the rear of the property. At some later date, the existing building at the front will be renovated to a small retail shop.

**Total Area of Project:** 0.96 ac

**Current Zoning:** CZ, Conditional Zoning

**Technical Review Committee Meeting:** 04/03/2025

**Board of County Commissioners/Planning Board Meeting:** TBD

### Application Materials

Application Package  
Site Plan

**MDP 2025-80**

Application

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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. ACB **Signed Application**
2. ACB **Payment**  
Application fee and initial stormwater review fee invoices will be generated after application is received for online payment. **Do not provide check with application.** \$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter (rounded to the nearest whole acre). MDP Stormwater Fee - \$200
3. ACB **Paper Plan Sets**  
One (1) 24 x 36, Four (4) 11 x 17
4. ACB **Digital Submission**  
For all documents submitted in paper copy, provide a digital copy. These may be emailed or uploaded to a share folder. *Physical media such as CD or USB drives will not be accepted.*
5. ACB **List of Property Owners Within 500'**  
A numbered list of names and addresses, as obtained from the county tax listings and tax abstract, including the applicant, the owner, and owners of all properties located within 500 feet of the perimeter of the project bounds as obtained from the county tax listings and tax abstract. Instructions to obtain a list of property owners within the 500' buffer are available on the Pender County website on the Planning and Community Development page.
6. ACB **500' Buffer Property Envelopes**  
The applicant shall provide a set of business envelopes addressed to the applicant, the owner, and each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.
7. N/A **Permits**  
Include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
8. ACB **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.

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

Signature of Applicant 

Date 3/4/25

Printed Name Anthony C. Braam

**By Right Master Development Plan**



**Submit Completed Application  
and Materials**

**TRC Review**



**Planning Staff Review**

*(Comments sent to Applicant per  
Section 6.1)*



**Planning Staff and TRC  
comments addressed  
(Resubmittals)**



**MDP Approval**

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

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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:

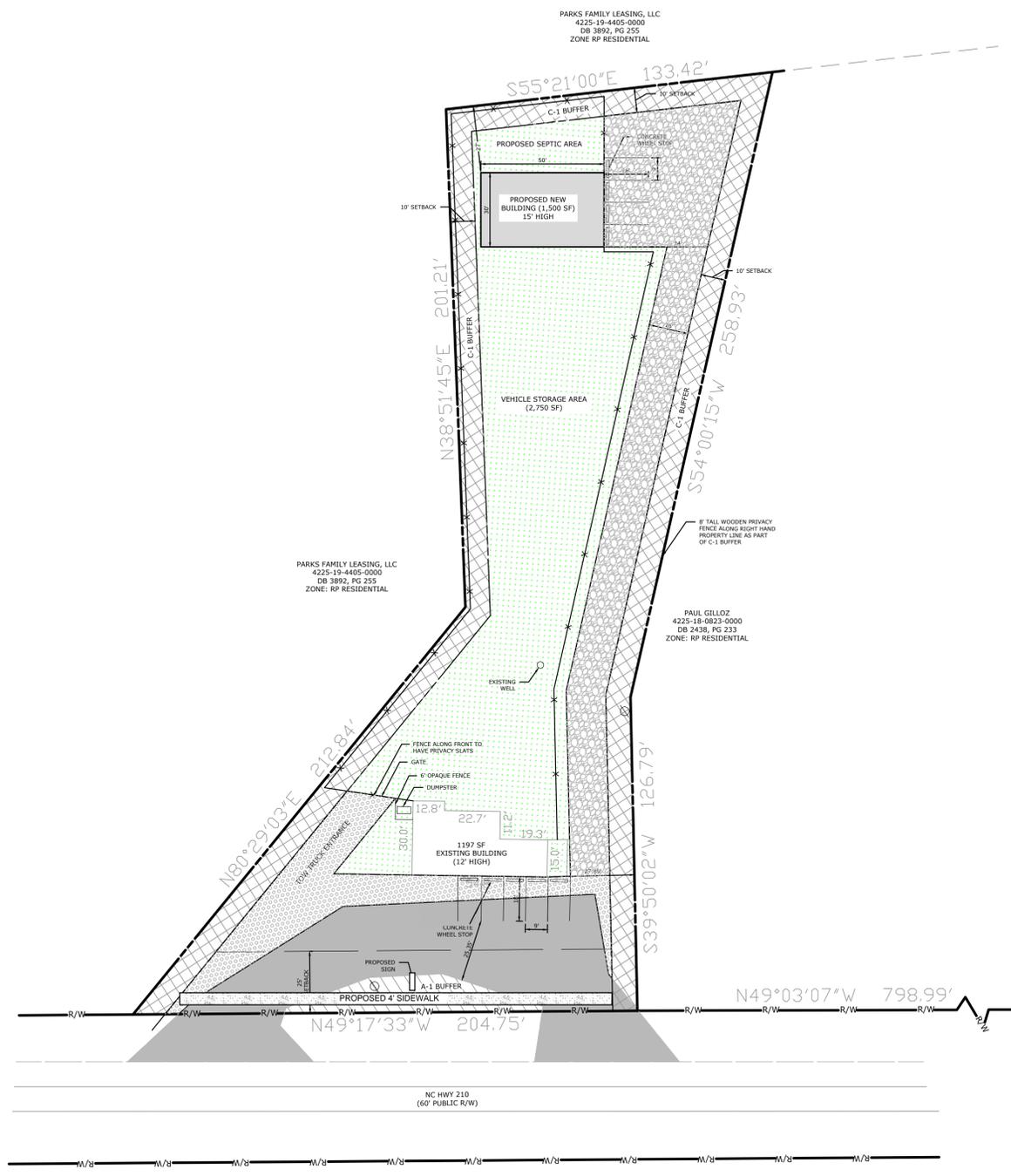
1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road 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.

## APPLICATION FOR MASTER DEVELOPMENT PLAN

<b>SECTION 1: APPLICANT INFORMATION</b>				
<b>Applicant's Name:</b>	RSC Engineering, PLLC / Cliff Braam	<b>Owner's Name:</b>	Hooked Up Properties, LLC	
<b>Applicant's Address:</b>	15226 US Hwy 17	<b>Owner's Address:</b>	6821 Old Bridge Site Rd	
<b>City, State, &amp; Zip</b>	Hampstead, NC 28443	<b>City, State, &amp; Zip</b>	Wilmington, NC 28429	
<b>Phone Number:</b>	919-219-2543	<b>Phone Number:</b>	910-599-4454	
<b>Email Address:</b>	cliff@rscengineering.com	<b>Email Address:</b>	dispatched.hookedup@gmail.com	
<b>Legal relationship of applicant to landowner:</b> Project Engineer				
<b>SECTION 2: PROJECT INFORMATION</b>				
<b>Type of Master Development Plan</b>	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input checked="" type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	<b>NAICS:</b>	4884, 453, 451
<b>Property Identification Number (PIN):</b>	4225-08-9934-0000	<b>Total property acreage:</b> <i>(rounded up to whole acre)</i>	1.0	
<b>Zoning Classification:</b>	Conditional Zoning (CZ)	<b>Acreage to be disturbed:</b>	1.0	
<b>Project Address :</b>	191 US Hwy 210, Hampstead NC 28443		<b>Township:</b>	
<b>Description of Project Location:</b>	US 17 turn east onto NC 210. Property is	<b>Water Provider:</b>	Private well	
	0.19 miles on the left.	<b>Sewer Provider:</b>	Private septic	
<b>Describe activities to be undertaken on project site:</b>	Relocation of the current towing business		<b>Road Type:</b>	<b>Public/Private/Both</b>
	to a new building located at the rear of the property. At some later date, the			
	existing building at the front will be renovated to a small retail shop.			
<b>SECTION 3: SIGNATURES</b>				
<b>Applicant's Signature</b>			<b>Date:</b>	3/4/25
<b>Applicant's Printed Name</b>	Anthony C. Braam		<b>Date:</b>	3/4/25
<b>Owner's Signature</b>			<b>Date:</b>	3/4/25
<b>Owner's Printed Name</b>	Mark Gabriel		<b>Date:</b>	3/4/25

# **MDP 2025-80**

## Site Plan



**PROJECT INFORMATION**

HOOKED UP TOWING  
 NAISC CODES:  
 • 4884 - SUPPORT ACTIVITIES FOR ROAD TRANSPORTATION  
 • 453 - MISC. STORE RETAILER  
 • 451 - SPORTING, HOBBY, BOOK AND MUSIC STORES

**PROPERTY OWNER**

HOOKED UP PROPERTIES, LLC  
 6600 RED BAY COURT  
 WILMINGTON, NC 28405

**ENGINEER**

RSC ENGINEERING, PLLC  
 15226 US HWY 17  
 HAMPSTEAD, NC 28443

**SITE DATA**

PIN: 4225-08-9934-0000  
 1.0 ACRES  
 CURRENT ZONING: RESIDENTIAL PERFORMANCE (RP)  
 PROPOSED ZONING: CONDITIONAL ZONING  
 SETBACKS: FRONT = 25', SIDE = 10', REAR = 10'; HEIGHT = 35'  
 STRUCTURE SEPARATION: 20'

**PARKING (MINIMUM)**

LIGHT INDUSTRIAL: (1,500 SF)/(1 SPACE/1,000 SF) = 2 SPACES  
 RETAIL SALES: (1,297 SF)/(1 SPACE/225 SF) = 5 SPACES

**TRIP CALCULATIONS**

DAILY TRIPS (ITE CODE)  
 - GENERAL LIGHT INDUSTRIAL (110): (6.97 TRIPS/1,000 SF) X (1,500 SF) = 10  
 - SPECIALTY RETAIL CENTER (814): (44.32 TRIPS/1,000 SF) X (1,200 SF) = 53  
 TOTAL DAILY TRIPS: 63  
 AM PEAK TRIPS (ITE CODE)  
 - GENERAL LIGHT INDUSTRIAL (110): 0.92 TRIPS/1,000 SF X (1,500 SF) = 1  
 - SPECIALTY RETAIL CENTER (814): (6.84 TRIPS/1,000 SF) X (1,200 SF) = 8  
 TOTAL AM TRIPS: 9  
 PM PEAK TRIPS (ITE CODE)  
 - GENERAL LIGHT INDUSTRIAL (110): (0.97 TRIPS/1,000 SF) X (1,500 SF) = 1  
 - SPECIALTY RETAIL CENTER (814): (2.71 TRIPS/1,000 SF) X (1,200 SF) = 3  
 TOTAL PM TRIPS: 4

**LANDSCAPING**

-SIDE AND REAR PROPERTY BOUNDARIES WILL HAVE TYPE C-1 BUFFERS INSTALLED PER DETAIL SHOWN ON PLAN.  
 -THE C-1 BUFFER ALONG THE RIGHT HAND PROPERTY LINE WILL INCLUDE A 6' HIGH WOODEN PRIVACY FENCE INSTEAD OF THE MINIMUM 6' HIGH AS REQUIRED.  
 -REAR PROPERTY BOUNDARY WILL HAVE TYPE C-1 BUFFER INSTALLED PER DETAIL SHOWN ON PLAN.  
 -GRAVEL IN THE AREA FOR PARKING TOWED VEHICLES SHALL BE REPLENISHED AND MAINTAINED WITH AN ENCROACHMENT BARRIER TO CONTAIN THE SURFACE MATERIAL AND/OR ALL GRASSED AREAS BE REPLENISHED AS NEEDED AND MAINTAINED TO  
 -PREVENT IT FROM PROGRESSING TO DIRT/MUD.

**SIGNAGE**

- A NEW LED LIT SIGN WILL BE INSTALLED IN THE LOCATION OF THE EXISTING SIGN AS SHOWN ON PLAN. SIZE & DESIGN TO BE DETERMINED.  
 - ALL SIGNS SHALL ADHERE TO ARTICLE 9 OF THE PENDER COUNTY UDO.

**LIGHTING**

- EXISTING OUTDOOR LIGHTING LOCATIONS SHOWN ON PLAN HAVE BEEN PROVIDED BY DUKE ENERGY.  
 - ALL EXTERIOR LIGHTING WILL BE DOWNCAST AND NOT CROSS OVER PROPERTY LINES.  
 - ALL EXTERIOR LIGHTING SHALL ADHERE TO THE STANDARDS AS OUTLINED IN ARTICLE 7 SECTION 11 UDO. ALL EXTERIOR LIGHTS SHALL BE DOWNCAST, NOR CAST DIRECT LIGHT BEYOND THE PROPERTY LINES.

**PHASING**

- ALL WORK INVOLVING THE NEW STRUCTURE, DRIVEWAY, PARKING, LANDSCAPING, ETC. WILL BE COMPLETED IN PHASE I.  
 - RENOVATION OF THE EXISTING BUILDING AND CONVERSION TO A RETAIL SHOP WILL BE COMPLETED IN PHASE II TO BE COMPLETED AT A LATER TIME THAT IS TO BE DETERMINED.

**EXISTING USE:**

- THE EXISTING BUILDING CURRENTLY HOUSES THE TOWING COMPANY AND WILL BE RENOVATED TO ACCOMMODATE RETAIL SALES AT A LATER TIME.

**FENCING**

- A 6' OPAQUE FENCE BUILT TO THE HIGHEST ADJACENT GRADE SHALL BE CONSTRUCTED ENCOMPASSING THE TOWED VEHICLE PARKING AREA. TOWED VEHICLES SHALL NOT BE VISIBLE FROM THE ROAD OR NEIGHBORING PARCELS.

**STORMWATER**

- NO STORMWATER PERMITTING WILL BE REQUIRED AS NEW BUA IS LESS THAN 10,000 SF.  
 - THE PROJECT SHALL BE DESIGNED SO THAT THE POST DEVELOPMENT RUNOFF FROM THE PROJECT BE NO MORE THAN TEN (10) PERCENT MORE THAN THE PREDEVELOPMENT RUNOFF FOR THE 10-, 25-, AND 50-YEAR RETURN PERIOD VENTS AND BE ANALYZED FOR THE 100-YEAR EVENT.

**ENVIRONMENTAL CONCERNS**

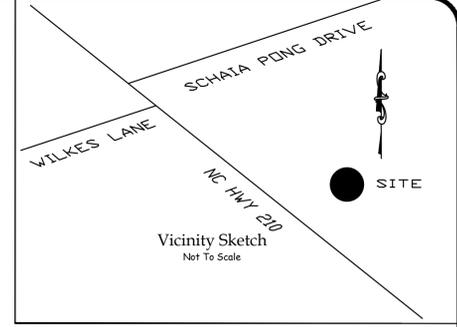
- THERE ARE NO KNOWN ENVIRONMENTAL CONCERNS, RESOURCE CONSERVATION AREAS OR FEDERAL JURISDICTION WETLANDS ON THE PROPERTY AS INDICATED BY THE PROVIDED SURVEY.

**UTILITY PROVIDERS**

WATER: PRIVATE WELL  
 ELECTRIC: DUKE ENERGY  
 5700 HOLLY SHELTER RD.  
 CASTLE HAYNE, NC 28429  
 (800) 419-6356  
 SEWER: PRIVATE SEWER

**PROPOSED AREAS**

BUA BUILDINGS	1,500 SF
GRAVEL	6,975 SF
TOTAL IMPERVIOUS	8,475 SF
<b>SUMMARY</b>	
LOT SIZE	(1.0 AC) 44,560 SF
TOTAL IMPERVIOUS	19.0%

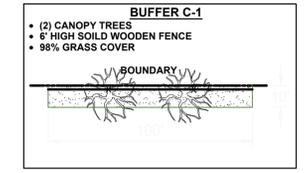
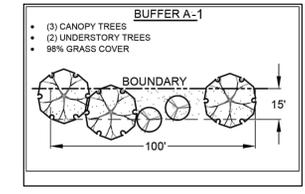


**CZMA APPROVAL CONDITIONS**

1. THE SITE SHALL NOT BE USED AS A JUNKYARD OR PICK AND PULL FACILITY.
2. THE OWNER SHALL REMOVE BLUE BINS IF THEY'RE ON THE OWNER'S PROPERTY
3. TOWED OR TOWING VEHICLES, INDUSTRIAL AND/OR MILITARY VEHICLES SHALL NOT BE VISIBLE FROM THE ROW.
4. APPLICANT SHALL INSTALL A SIDEWALK IN THE ROW UNLESS IT IS NOT PERMITTED BY DOT, IN WHICH CASE THEY SHALL DEDICATE AN EASEMENT ON THEIR PROPERTY ADJACENT TO THE ROW. THE EASEMENT SHALL BE 10' IN WIDTH AND RUN THE LENGTH OF THE PROPERTY.
5. LOADING OR STORAGE MUST BE TO THE REAR OF THE EXISTING BUILDING.
6. FAÇADE COLORS SHALL BE LOW REFLECTANCE EARTH TONED MUTED SUBTLE OR NEUTRAL COLORS. BUILDING TRIM MAY FEATURE BRIGHTER COLORS AS ACCENT MATERIAL. THE USE OF HIGH INTENSITY METALLIC FLUORESCENT OR DAY GLOW NEON MATERIALS SHALL BE PROHIBITED.

**LEGEND**

- EDGE OF BITUMINOUS PAVEMENT
- EXISTING ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- BUILDING LINE
- 6' CHAIN LINK FENCE WITH 3 STRANDS BARB WIRE
- TYPE A-1 BUFFER
- TYPE C-1 BUFFER
- NATURAL GRASSED AREA
- EXISTING DUKE ENERGY LIGHT POLE



APPROVED BY THE PENDER COUNTY DEVELOPMENT  
 ORDINANCE ADMINISTRATOR  
 ADMINISTRATOR SIGNATURE \_\_\_\_\_  
 APPROVAL DATE \_\_\_\_\_  
 SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE



REVISIONS

DESIGN & MAINTENANCE  
 OF ALTERNATIVE LAND USES

RSC ENGINEERING, PLLC  
 15226 US HWY 17  
 HAMPSTEAD, NORTH CAROLINA 28443  
 PHONE: 910.270.9599 ~ FAX: 910.270.9592  
 E-Mail: sonya@rscengineering.com

HOOKED UP TOWING  
 191 US HWY 210

TOPSAIL TOWNSHIP - PENDER COUNTY - NORTH CAROLINA

SITE PLAN

DATE: 01/22/2025  
 SCALE: 1" = 30'  
 JOB #: 24084738  
 DRAWN BY: GSD  
 SHEET C-101