

APPLICATION PACKAGE

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

Point South US 17 Application Information Master Development Plan Revision

Case Number: MDP 2023-00057

Application Type: Master Development Plan

Applicant: McAdams Homes, LLC

Owners: Blakes of Scotts Hill, LLC

Location: The parcel is located approximately 1,235 feet northeast of the intersection of Scotts Hill Loop Road and US Hwy 17 South between Pandy Ann Ln and Blake Farm Blvd.

Property ID #(s): 3271-43-5429-0000

Description: Request for the approval of a Master Development Plan for the construction of a mixed use development.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting: Thursday, September 7, 2023

Board of County Commissioners/Planning Board Meeting: Tuesday, October 3rd, 2023

Application Materials

Application Package

Narrative

Site Plan

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

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

THIS SECTION FOR OFFICE USE

Application No.	MDP 2023-57	Date	8/7/2023
Application Fee	\$ 1285.00	Invoice Number:	00034983
Pre-Application Conference	N/A	Hearing Date	

SECTION 1: APPLICANT INFORMATION



Applicant's Name:	McAdams Homes, LLC	Owner's Name:	Blakes of Scotts Hill, LLC
Applicant's Address:	6211 Gordon Rd, Suite C	Owner's Address:	2500 Scotts Hill Loop Rd
City, State, & Zip	Wilmington, NC 28411	City, State, & Zip	Wilmington, NC 28411
Phone Number:		Phone Number:	
Email Address:	adam@mcadamshomes.net	Email Address:	

Legal relationship of applicant to land owner:

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	<input checked="" type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	<input checked="" type="checkbox"/> Mixed Use <i>PD</i>
Property Identification Number (PIN):	3271-43-5429-0000	Total property acreage:	78.5 acres
Zoning Classification:	PD	Acreage to be disturbed:	
Water Provider	Pender County Engineering	Wastewater Provider:	Pluris of Hampstead, LLC
Project Address :			
Description of Project Location:	+/-78.5 acres, US Hwy 17		
Describe activities to be undertaken on project site:	construction of a residential neighborhood with commercial		

SECTION 3: SIGNATURES

Applicant's Signature		Date:	
Applicant's Printed Name	Adam G. Sosne, Manager	Date:	
Owner's Signature		Date:	
Owner's Printed Name	Henry C. Blake, III, Manager	Date:	

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

<input type="checkbox"/>	MDP Fees: (<i>\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter</i>)	Total Fee Calculation: \$
--------------------------	---	----------------------------------

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
---------------------------	--	-----------	------------	------------	-------------------------	--

Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
------------------------	--	--	---

Application received by:	Taylor Davis	Date: 8/7/2023
--------------------------	--------------	----------------

Application completeness approved by:		Date:
---------------------------------------	--	-------

Date scheduled for public hearing: **Sept. 7th, 2023**

PROJECT NARRATIVE

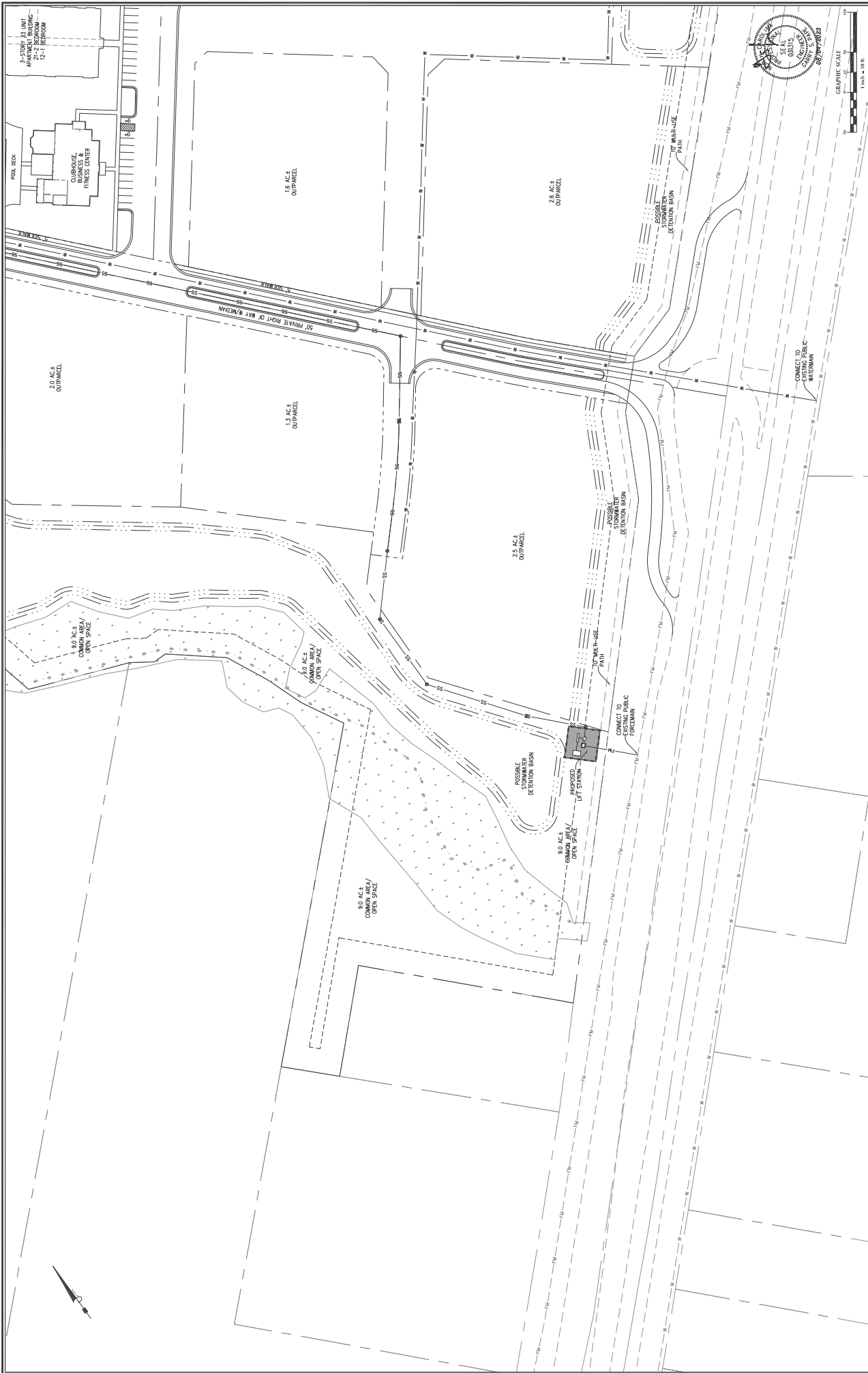
POINT SOUTH

The Applicant, McAdams Homes, LLC (“McAdams”), is requesting a Master Development Plan approval for parcel 3271-43-5429-0000 totaling 78.5 acres. The subject property is located adjacent to US 17, is currently zoned Planned Development (“PD”), and is classified as Regional Mixed Use (“RMU”) in the Pender 2.0 Comprehensive Land Use Plan.

The preferred land use mix in RMU is primarily commercial/retail and office with multi-family residential uses. In addition, RMU permits single family residential uses. McAdams proposes as a mixed-use development consisting of 25.26% commercial space, 15.4% multifamily units, and 25% single family detached and attached units with the remainder of the property scheduled as open space. Following guidance found in RMU, the project proposes a multiuse path along the frontage of the property, sidewalks which connect the buildings within the site, shared parking, and stormwater incorporated into the overall design.

Water and sewer services are available on the property subject to this proposed Master Development Plan. The site will be served by Pluris of Hampstead, LLC for sewer and Pender County engineering for public water.

SITE PLAN(S)

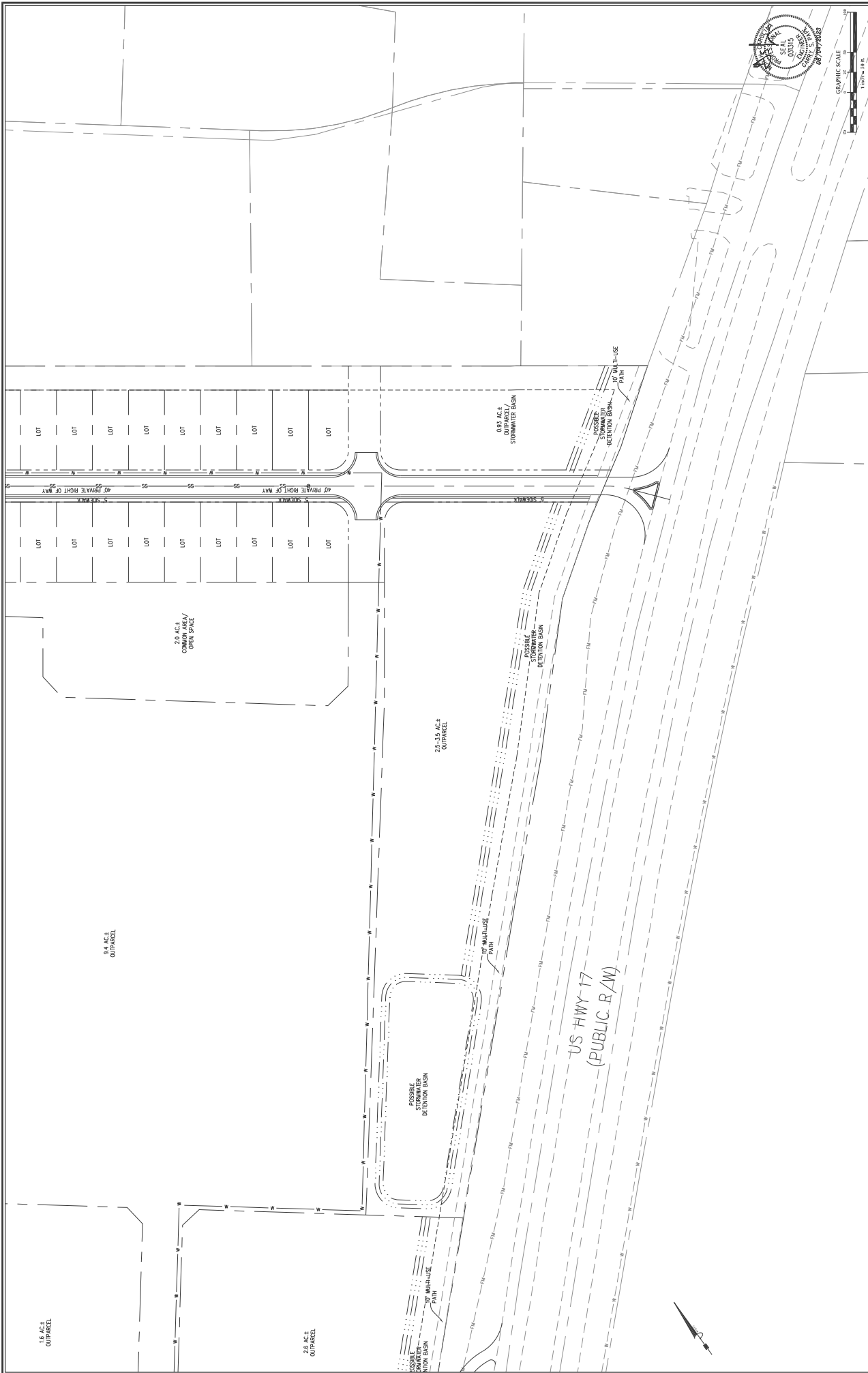


No. _____ Revision _____	Date _____ By _____	Scale: 1" = 50' Date: August, 2013 Project: P-0718 License #: 2013-0008	POINT SOUTH Pender County Topsail Township North Carolina	MASTER DEVELOPMENT PLAN	GSP CONSULTING, PLLC ENGINEERING 605 Gordon Road, Unit C, Wilmington, North Carolina, 28411 tel: 910-443-2970 fax: 910-794-0109	Sheet No. C-1 PREPARED FOR: McAdams Homes, LLC 10000 McAdams Road, Suite 200 Wilmington, NC 28411 910-794-0096
-----------------------------	------------------------	--	---	--------------------------------	--	--



No. _____ Date _____ Revision _____	Designer: GSP Drawn by: GSP License #: P-0718	Scale: 1" = 50' Date: August, 2013 Project #: 2013-0006	North Carolina Pender County Topsail Township	POINT SOUTH MASTER DEVELOPMENT PLAN	PREPARED FOR: McAdams Homes, LLC 4010 E. 10th Street, Suite 200 Wilmington, NC 28411 910-796-0096	GSP CONSULTING, PLLC ENGINEERING 605 Gordon Road, Unit C, Wilmington, North Carolina 28411 910-796-0095	Sheet No. C-2
---	---	---	---	---	---	--	----------------------





GRAPHIC SCALE
1" = 200'

Sheet No. **C-3**
GSP CONSULTING, PLLC
 ENGINEERING
 605 Gordon Road, Unit C, Wilmington, North Carolina, 28411 Tel: 910-443-2700 Fax: 910-794-0409

PREPARED FOR:
 McAdams Homes, LLC
 605 Gordon Road, Unit C, Wilmington, NC, 28411
 910-794-0409

MASTER DEVELOPMENT PLAN

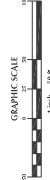
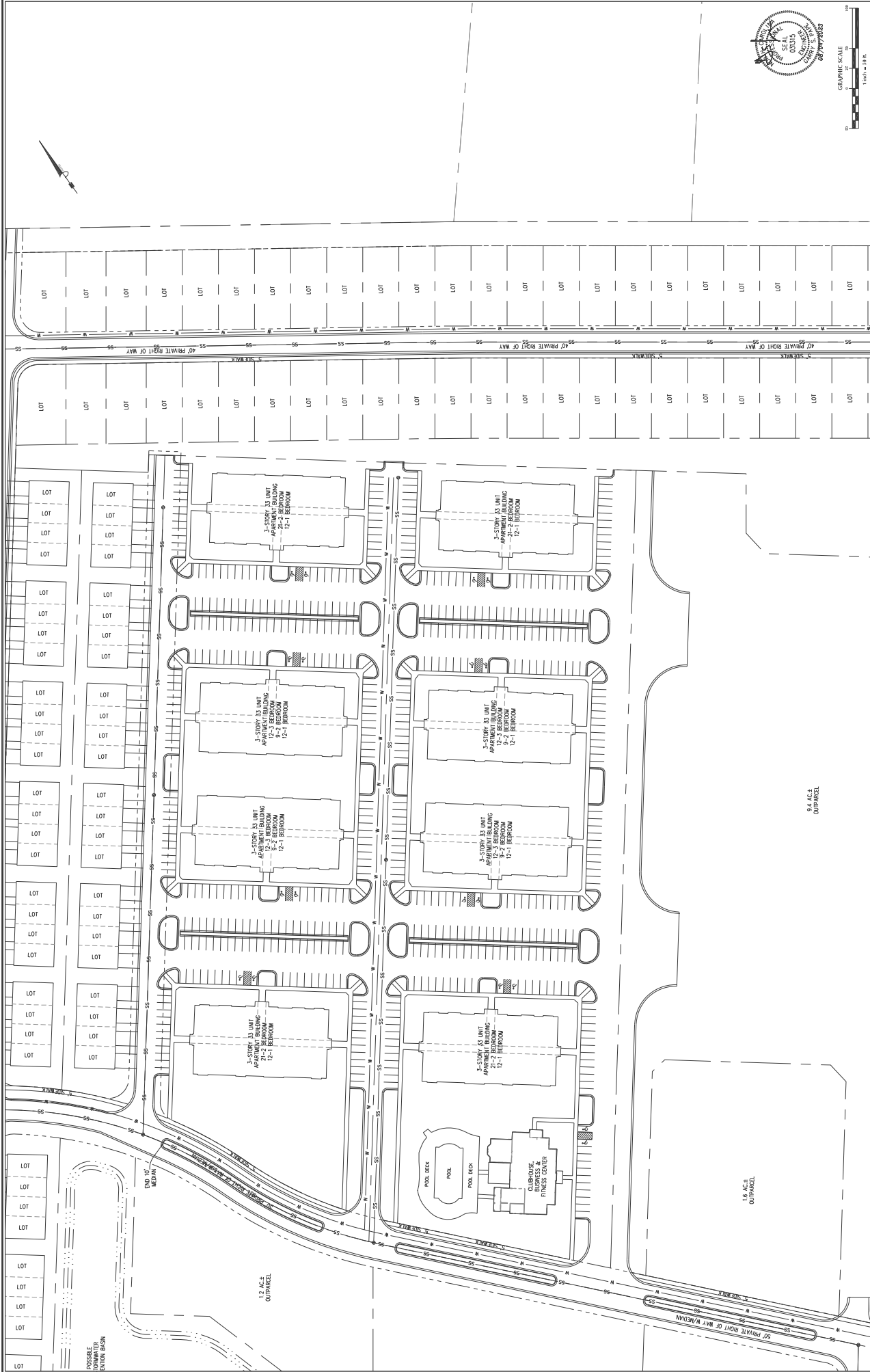
North Carolina

POINT SOUTH
 Pender County

Topsail Township

No.	Revision	Date	By

Designer	GSP	Scale	" = 50'
Drawn by	GSP	Date	August, 2023
Version A	P-0718	Project No.	2023-0008



Sheet No. **C-4**
GSP CONSULTING, PLLC
 ENGINEERING
 605 Gordon Road, Unit C, Wilmington, North Carolina, 28411 tel: 910-443-2700 fax: 910-794-0439

PREPARED FOR:
 McAdams Homes, LLC
 605 Gordon Road, Unit C, Wilmington, North Carolina, 28411
 910-794-0439

MASTER DEVELOPMENT PLAN

North Carolina

POINT SOUTH

Pender County
 Topsail Township

Scale: 1" = 50'	Date: August, 2013
Drawn by: GSP	Checked by: GSP
Version A	Project No. 2013-0006

No.	Revision	Date	By

