

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

Signature Auto Sports Application Information Master Development Plan

Case Number: MDP 2023-60

Application Type: Master Development Plan

Applicant: RSC Engineering, PLLC

Owners: CCH Investments, LLC

Location: Approximately .25 miles west of the intersection of US Route 117 and NC 210.

Property ID #(s): 3235-62-6536-000

Description: Master Development Plan for a two-phase project wherein phase I will consist of a car dealership, showroom, office, parts department, and body shop. Phase two will consist of 6 buildings with uses associated to a car dealership and auto shop.

Current Zoning: GB, General Business

Technical Review Committee Meeting: November 2nd, 2023

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

Application Materials

Application
Site Plan

APPLICATION PACKAGE

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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 _____
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, 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**
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)

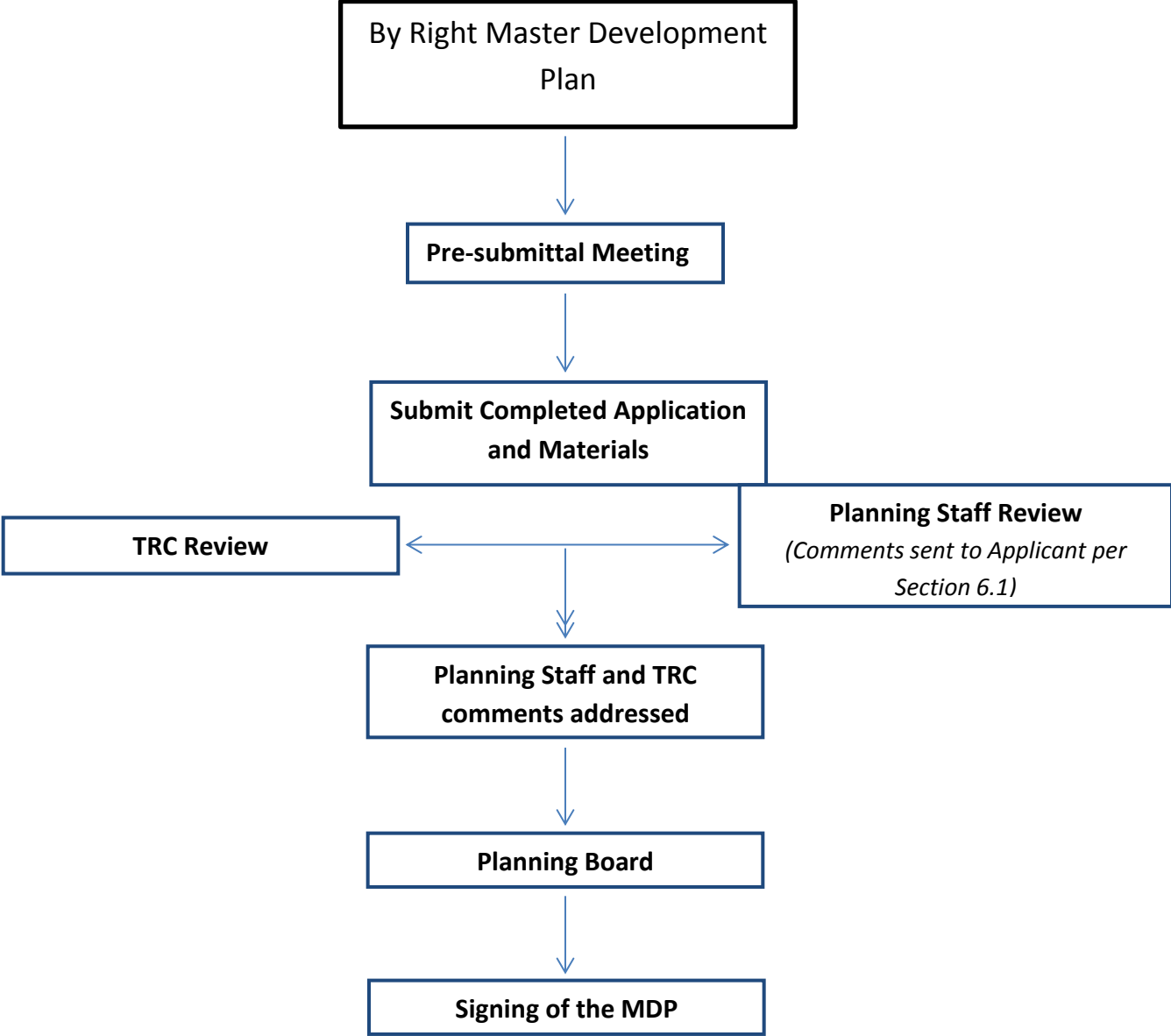
I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant 

Date 9/20/23

Printed Name Anthony C. Braam

Staff Initials:	_____
Date:	_____



		Meeting Date	Complete Application Due Date
TRC	January	1.8.20	12.13.19
	February	2.5.20	1.17.20
	March	3.4.20	2.14.20
	April	4.1.20	3.13.20
	May	5.6.20	4.17.20
	June	6.3.20	5.15.20
	July	7.1.20	6.12.20
	August	8.5.20	7.17.20
	September	9.2.20	8.14.20
	October	10.7.20	9.18.20
	November	11.4.20	10.16.20
	December	12.2.20	11.13.20

Complete Application Date: All documents must be received by 12PM on the deadline date to be considered a complete application.

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

THIS SECTION FOR OFFICE USE

Application No.	MDP 2023-60	Date	10.5.23
Application Fee	\$ 551.20	Invoice Number:	00036205
Pre-Application Conference		Hearing Date	TRC 11.2.23

SECTION 1: APPLICANT INFORMATION

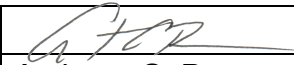

Applicant's Name:	RSC Engineering, PLLC	Owner's Name:	CCH Investments, LLC
Applicant's Address:	15226 US Hwy 17	Owner's Address:	138 Bump Along Rd
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Wilmington, NC 28411
Phone Number:	919-219-2543	Phone Number:	910-465-0270
Email Address:	cliff@rscengineering.com	Email Address:	ospreycustom@gmail.com

Legal relationship of applicant to land owner: Authorized agent

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input checked="" type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	
Property Identification Number (PIN):	3235-62-6536-0000	Total property acreage:	5.12
Zoning Classification:	GB	Acreage to be disturbed:	5.12
Project Address :	Property does not currently have a street address		
Description of Project Location:	From the intersection of NC 210 & US 117 in Rocky Point, travel west on NC 210. Property is located 0.25 miles west on the right.		
Describe activities to be undertaken on project site:	Project will consist of 2 phases. Phase I will have a car dealership, showroom, office space, and parts department in building 1 and then a body shop in building 2. Phase II will consist of 6 buildings to be used for warehouse/storage space.		

SECTION 3: SIGNATURES

Applicant's Signature		Date:	9/20/23
Applicant's Printed Name	Anthony C. Braam	Date:	9/20/23
Owner's Signature		Date:	9/20/23
Owner's Printed Name	Aaron Richardet	Date:	9/20/23

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: \$ 551.20

Attachments Included with Application: (Please include # of copies)

CD /other digital version	<input checked="" 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 checked="" type="checkbox"/> Master Card <input checked="" type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
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Application received by:	Taylor Davis	Date: 10.5.23
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Application completeness approved by:	Taylor Davis	Date: 10.5.23
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Date scheduled for public hearing: TRC 11.2.23

SITE PLAN(S)

PROJECT INFORMATION
 SIGNATURE AUTO SPORTS
 NAISC CODES: 444120 - USED CAR DEALER
 811121 - AUTO BODY REPAIR
 493110 - GENERAL WAREHOUSING & STORAGE
 PIN: 3235-62-6536-0000
 PENDER COUNTY

PROPERTY OWNER
 CCH INVESTMENTS
 9100 SALEM STREET
 WILMINGTON, NC 28411

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

SITE DATA
 REFERENCE: DB: 4818 PG 1919
 ZONE GB: GENERAL BUSINESS
 SETBACKS: FRONT=25', SIDE=10', REAR=10'

PARKING
 BUILDING #1
 VEHICLE SALES: (18,000 SF)(1 SPACE/500 SF) = 36 SPACES
 2 SPACES SHOULD BE ADA COMPLIANT

BUILDING #2
 LIGHT INDUSTRIAL: (6,000 SF)(1 SPACE/1000 SF) = 6 SPACES
 1 SPACE SHOULD BE ADA COMPLIANT

BUILDING #3-#8
 STORAGE: MIN 5 SPACES/BLDG)(6 BLDG) = 30 SPACES
 1 SPACE PER BUILDING SHOULD BE ADA COMPLIANT

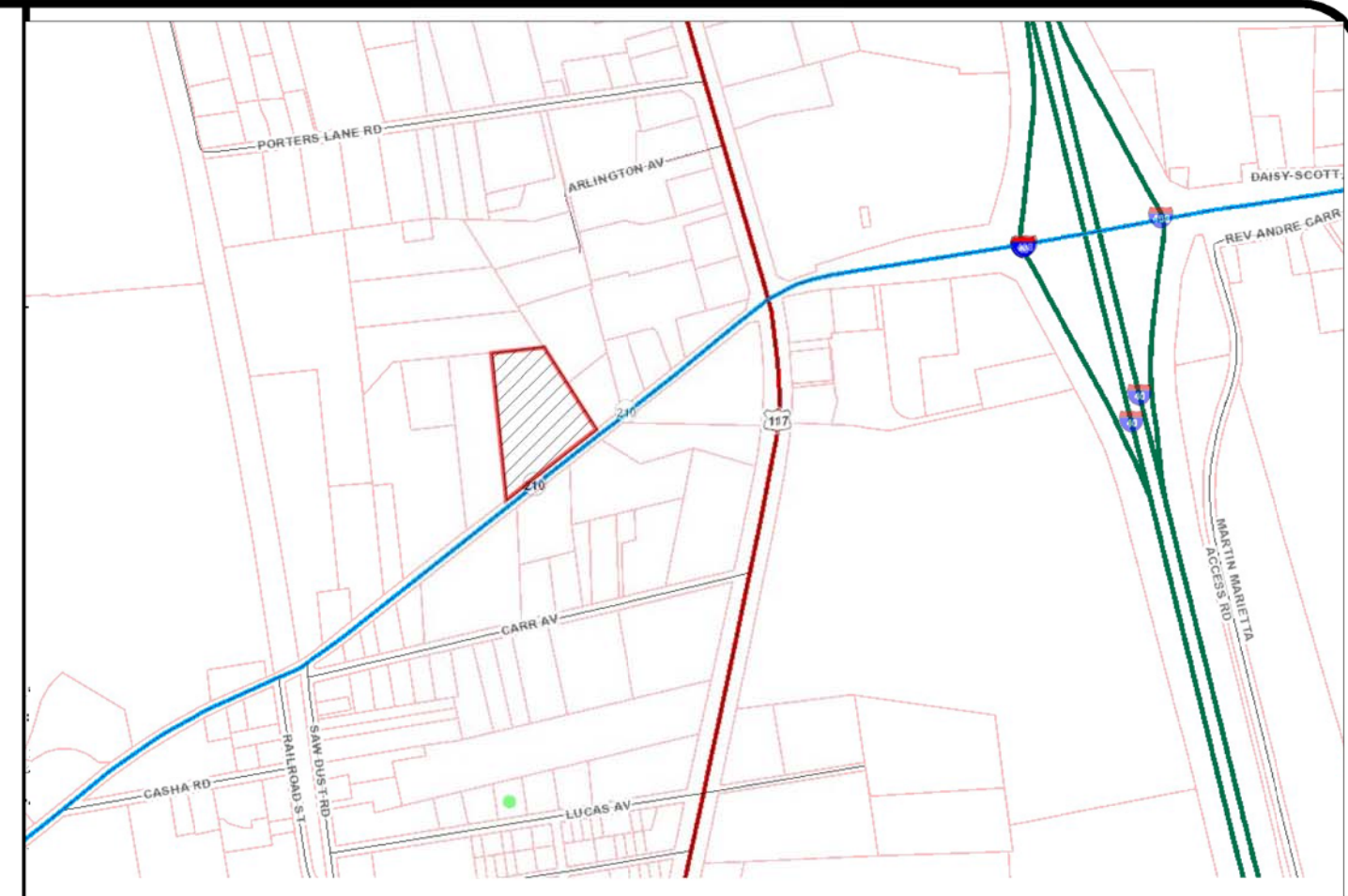
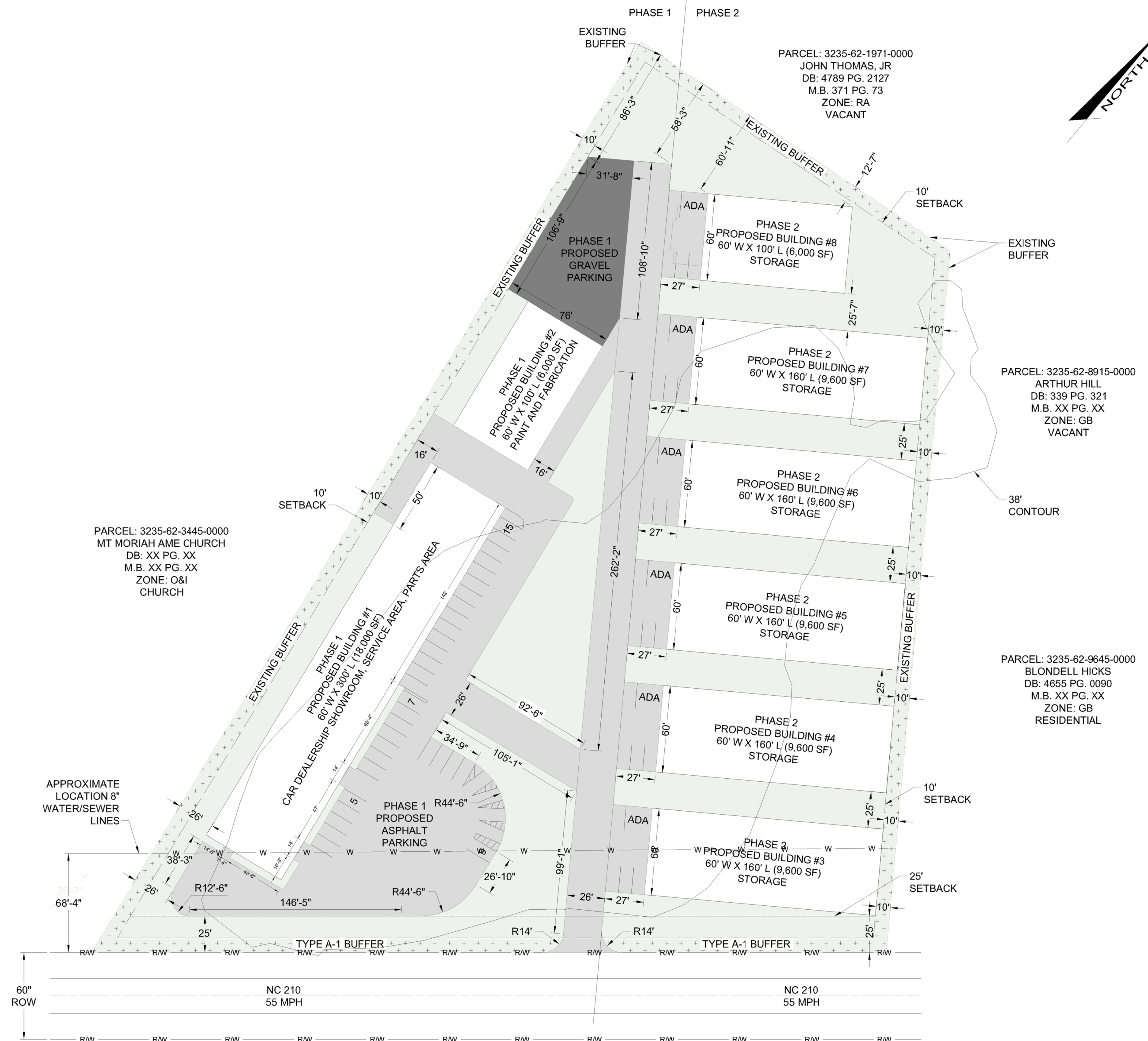
TRIP CALCULATIONS
 DAILY TRIPS (ITE CODE)
 -CAR SALES (841): 33.34 X 12 = 400
 -PARTS & SERVICE (942): 15.86 X 12 = 190
 -WAREHOUSING (150): 3.56 X 54 = 192

AM PEAK TRIPS (ITE CODE)
 -CAR SALES (841): 2.03 X 12 = 24
 -PARTS & SERVICE (942): 2.94 X 12 = 35
 -WAREHOUSING (150): 0.30 X 54 = 16

PM PEAK TRIPS (ITE CODE)
 -CAR SALES (841): 2.59 X 12 = 31
 -PARTS & SERVICE (942): 3.38 X 12 = 41
 -WAREHOUSING (150): 0.32 X 54 = 17

SIGN
 SIGN LOCATION AND SIZE TO BE DETERMINED
 ALL SIGNS WILL COMPLY WITH ARTICLE 9 OF THE PENDER COUNTY UDO

LANDSCAPING
 SIDE AND REAR PROPERTY LINES WILL UTILIZE EXISTING BUFFERS
 FRONT PROPERTY BOUNDARY WILL HAVE TYPE A-1 BUFFER INSTALLED



VICINITY MAP

PROPOSED AREAS

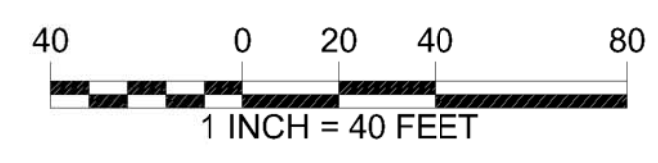
BUA PHASE I	
BUILDING 1.....	8,000 SF
BUILDING 2.....	6,000 SF
ASPHALT.....	45,696 SF
TOTAL IMPERVIOUS.....	59,696 SF
BUA PHASE II	
BUILDING 3.....	9,600 SF
BUILDING 4.....	9,600 SF
BUILDING 5.....	9,600 SF
BUILDING 6.....	9,600 SF
BUILDING 7.....	9,600 SF
BUILDING 8.....	6,000 SF
ASPHALT.....	9,720 SF
TOTAL IMPERVIOUS.....	63,720 SF
SUMMARY	
LOT SIZE.....(5.12 AC)	223,027 SF
TOTAL IMP. PHASE I.....	26.7%
TOTAL IMP. PHASE II.....	28.5%

UTILITY PROVIDERS

- WATER:** PENDER COUNTY UTILITIES
605 E. FREMONT ST.
BURGAW, NC 28245
259-1570
- ELECTRIC:** DUKE ENERGY
5700 HOLLY S-HELTER RD.
CASTLE HAYNE, NC 28429
419-6356
- SEWER:** PLURIS
1095 STATE HWY 210
SNEADS FERRY, NC 28460
(888) 758-7471

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

SITE PLAN
 1"=40'



REVISIONS

DESIGN & MAINTENANCE
 OF ALTERNATIVE LAND USES

RSC
 Engineering, PLLC

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

SIGNATURE AUTO SPORTS

DEVELOPED BY
CCH INVESTMENTS, LLC

138 BLMP ALONG ROAD
 WILMINGTON, NC 28411

SITE PLAN

DATE:	9/27/2023
SCALE:	1"=40'
JOB #	23094490
DRAWN BY:	JDS
SHEET	C-101