

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

Long Boat Estates HOA, Inc. Community Boating Facility Special Use Permit

Case Number: SUP 2023-44

Application Type: Special Use Permit

Applicant: Long Point Estates HOA, Inc.

Owners: Long Point Estates HOA, Inc.

Location: The subject property is located on Hughes Road approximately 500 feet northeast of the intersection of Hughes Road and Washington Acres Road in the Topsail Township along the Intracoastal Waterway and may be further identified by PIN numbers 3291-07-5002-0000 & 3291-07-4166-0000.

Property ID #(s): 3291-07-5002-0000, 3291-07-4166-0000

Description: Long Point Estates HOA, Inc., applicant & owner, is requesting the approval of a Special Use Permit to allow the expansion of a community boating facility, which includes the addition of five boating slips to the pre-existing five boat slips, bringing the total number of boat slips to ten. The use is proposed on approximately 1.97 acres within the RP, Residential Performance zoning district.

Current Zoning: RP, Residential Performance

Technical Review Committee Meeting

N/A

Board of County Commissioners Meeting

12/04/2023

Included: Application Materials, Application Package

APPLICATION PACKAGE

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Special Use Permit Submission

Applications will be considered for the Board of County Commissioners 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 10/23/23
2. _____ **Signed Application**
3. _____ **Payment**
\$300 for the first 5 acres; \$10 per acre over 5 acres of the project area
4. _____ **Site Plan**
All Site Plans submitted must be in accordance with Section 3.12.2 of the Unified Development Ordinance.
5. _____ **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. _____ **Adjacent Property List**
The applicant shall provide to the Administrator a list of names and addresses of the owners of all properties located within 500-feet of the perimeter of the project bounds along of the property under consideration.
7. _____ **Adjacent Property Envelopes**
The applicant shall provide one (1) set of #10 envelopes with typed addresses to each person on the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the required amount for first class postage.
8. _____ **Project Narrative**
A description of the proposed Special Use Permit including response to the standards set forth in Section 3.12.3.G of the Unified Development Ordinance.

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

Signature of Applicant

Tim Brock

Date

11/1/2023

Printed Name Tim Brock, President, for Long Point Estates HOA, Inc.

Staff Initials: _____

Date: _____

Special Use Permit Specific Requirements

1. Project Narrative--Written description of the project (max of 3 pages) including the following:

- Location of the project and type of access to project site
- Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc.
- Description of all construction activities to be undertaken on the site
- Describe type of utilities that will serve project and status of approval from applicable providers
- List of all state and federal permits that will be required for the project
- Applicant must specifically address the 8 written findings for Special Use Permit approval which are identified on page 1 of this application and in the Pender County Unified Development Ordinance (Section 3.12.3.G.). Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts. The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.

2. Project Map(s)--Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a readable scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following:

- Structures. Location of all structures within fifty (50) feet of the property; location and depth, if known, of any existing utility lines in the property or along any adjacent road.
- Location of property boundaries, location of any easements for utility lines or passage which cross or occupy any portion of the property for proposed lines;
- Name, address, tax map number, acreage, zoning, township and means of access to the site (road or recorded access easement);
- Location and status of utilities: water, sewer, well, septic system, method of solid waste disposal, electrical service and natural gas if available;
- Existing topography and all proposed changes. Include calculations to show total acreage of area to be graded or disturbed;
- Existing and proposed streams, drainage ways, ponds, lagoons, wetlands, flood plains, berms, etc.
- Existing and proposed structures and on-site improvements;
- Existing and proposed fencing, vegetative screening and buffering;
- Existing and proposed signs, lighting, landscaping, walks, parking and drives;
- Detail any expected impact to the community, such as; traffic, noise, vibration, glare, odor, dust, etc. and the method being used to lessen these impacts.

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SPECIAL USE PERMIT APPLICATION

GENERAL

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Any information the applicant wishes to submit to assist in making the above findings may be included as part of the Project Narrative or as a supplement labeled "Support Information-Required Findings" (max. 1 page).
3. Where construction, location or relocation is proposed to be done upon a residence, place of business or place of public assembly, no permit required for electrical, plumbing, heating, air conditioning or other construction, location or relocation activity under any provision of general or special law shall be issued until an authorization for wastewater system construction has been issued under G.S. 130A-336 or authorization has been obtained under G.S. 130A-337(c).

APPROVAL STANDARDS

The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:

1. The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
3. The proposed use shall not constitute a nuisance or hazard;
4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

Conditions and Guarantees - Prior to the granting of any special use, the Board of Commissioners may stipulate such conditions and restrictions upon the establishment, location, or construction, maintenance, and operation of the special use as it deems necessary for the protection of the public and to secure compliance with the standards and requirements specified in this ordinance. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary to assure that conditions stipulated in connection therewith are being and will be complied with.

APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE

Application No.	SUP 2023-44	Date	11/3/2023
Application Fee	\$ 300.00	Invoice Number	00036778
Pre-Application Conference	N/A	Hearing Date	BOCC 12.4.2023

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Long Point Estates HOA, Inc.	Owner's Name:	Long Point Estates HOA, Inc.
Applicant's Address:	PO Box 12051	Owner's Address:	PO Box 12051
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	Wilmington, NC 28405
Phone Number:	910-508-7476 (c/o Applicant/Owner's Attorney Matt Nichols)	Phone Number:	910-508-7476 (c/o Applicant/Owner's Attorney Matt Nichols)
Email Address:	matt@mattnicholslaw.com	Email Address:	matt@mattnicholslaw.com

Legal relationship of applicant to landowner: Same

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	3291-07-5002-0000 3291-07-4166-0000	Total property acreage:	Approx. 1.97 acres
Zoning Classification:	RP	Acreage to be disturbed:	N/A, docking/pier facility
Water Provider:	NA	Wastewater Provider:	NA

Project Address: 719 Hughes Road. **NAICS Code:**

Description of Project Location: Off Hughes Road in Hampstead, Pender County, North Carolina on Mill Creek

Describe activities to be undertaken on project site: Five (5) slip community boating facility expansion in the Long Point residential community. The proposed new pier will tie into the existing bulkhead with 5 fixed finger piers. The proposed project has already been approved by NCDEQ-DCM (CAMA Major Permit No. 80-23 issued 7/21/23) (copy attached).

SECTION 3: SIGNATURES

Applicant's Signature	<i>Tim Brock</i>	Date:	<i>11/13/23</i>
Applicant's Printed Name:	Tim Brock, President, for Long Point Estates HOA, Inc.	Date:	<i>11/13/23</i>
Owner's Signature	<i>Tim Brock</i>	Date:	<i>11/13/23</i>
Owner's Printed Name:	Tim Brock, President, for Long Point Estates HOA, Inc.	Date:	<i>11/13/23</i>

NOTICE TO APPLICANT

1. Applicant must also submit the information described on the Special Use Checklist.
2. Applicant or agent authorized in writing must attend the public hearing.
3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing.
4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application
5. **Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing.**

Office Use Only

\$ 300 for the first 5 acres; \$10 per acre over 5 acres of the project area

Total Fee Calculation: \$ 300.00

Application#: SUP-2023-44

Date of Hearing: 12.4.2023 BOCC

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 type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
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Application received by:	Tucker Cherry	Date: 11.3.23
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Application completeness approved by:	Date:
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PROJECT NARRATIVE

Project Narrative:

The Applicant/Property Owner, Long Point Estates HOA, Inc., is requesting a Special Use Permit for the expansion of the HOA's existing residential, 5-slip boating facility dock to allow for an additional 5 boat slips. The proposed facility is considered a "community boating facility" under the Pender County UDO and requires the issuance of a Special Use Permit (SUP) in the RP zoning district. Within the Long Point Estates residential community, all properties have water access excluding 5 homeowners. The Applicant is proposing 5 additional boat lifts to accommodate the remaining property owners within the community that are lacking boat slips. Currently in this location, there is an existing bulkhead, one floating dock, and three finger piers accommodating five boat slips. The properties to the north have boat ramps and parking. The proposed expansion would consist of adding a fixed pier measuring approximately 110 feet by 6 feet that will tie into the existing bulkhead and provide access to 5 fixed finger piers that will measure approximately 36 by 4 feet with the addition of 5 more lift slips.

This site has direct access off of Hughes Road in Hampstead which is an improved public secondary road. The Applicant/HOA's property consists of two adjacent parcels totaling approximately 1.97 acres with approximately 370 feet of combined shoreline along Mill Creek. As the proposed project is an expansion of an existing boating facility, it will not require additional water or sewer facilities.

The proposed dock facility expansion has already received a Major CAMA Permit (Permit No. 80-23, a copy of which is attached as Exhibit A) from NCDEQ-DCM and is subject to the 26 conditions listed therein.

Special Use Permit Criteria:

1) The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;

The proposed project is a Community Boating Facility as defined in the Pender County UDO Appendix A Definitions as follows:

COMMUNITY BOATING FACILITY: A private, nonprofit boating facility with navigable water frontage which includes a dock, pier, and/or launching ramp which is intended to serve five (5) or more residential units. Must be owned/controlled by a Homeowners Association (HOA) or any type of development association or collective owners group where more than one family has privileges to use facility. Commercial activities of any kind, including commercial letting of slips to parties that are not residents of the association or development, shall be prohibited.

Community Boating Facility is a use permitted by Special Use Permit in the RP district as illustrated in UDO Sec. 5.2.3 *Table of Permitted Uses*.

2) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;

The proposed use is an expansion of an existing residential docking facility from 5 slips to 10 slips. The proposed project is entirely consistent with what currently exists in this location. Both adjacent properties have water and boat access structures. The property to the north has a boat ramp and parking and the property to the south is a single-family home with a fixed pier and floating dock. The subject property has a long shoreline with ample room to accommodate the proposed water dependent structure. The proposed use will not interfere with any other properties.

Additionally, the proposed project has already received a Major CAMA permit from NCDEQ-DCM. As part of the extensive CAMA Major permitting review process, the project has been reviewed by the North Carolina Division of Coastal Management, Division of Marine Fisheries, Division of Water Resources, NCDEMLR, the North Carolina Commerce Department, Historic Preservation Office, the Wildlife Resources Commission, and the U.S. Army Corps of Engineers. A series of 26 conditions are listed on the CAMA Permit (attached) to ensure that the project is consistent with all regulatory requirements.

3) The proposed use shall not constitute a nuisance or hazard;

In addition to the foregoing, the use of the proposed facility will be a continuation of its current customary and historic use. The proposed SUP will accommodate an additional 5 residential properties within Long Point Estates, subject to all 26 conditions and requirements of the CAMA Major Permit. The proposed use will not create a nuisance or a hazard and there will be little noticeable change to the current use of the property, only the expansion of the pier and docking facility. Additionally, the proposed expansion will be constructed in accordance with all applicable building and safety regulations.

4) The requested use will be in conformity with the Pender County Land Use Plan and other official plans, or policies adopted by the Board of County Commissioners;

The subject property is classified Coastal Residential on the Future Land Use map. The Pender County 2.0 Comprehensive Land Use Plan ("Comprehensive Plan") states that in Coastal Residential areas "[a]ppropriate uses include single-family residences, community recreation and open space uses, and water-based recreation uses (public and private)." (Comprehensive Plan pg. 5-23). It further lists among the desired uses for this designation "[r]ecreation, parks, and open space". The proposed project is consistent with this designation and these uses, as further evidenced by NCDEQ-DCM's issuance of the CAMA Major Permit.

5) Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;

The property is located on an improved public road with sufficient access to the site. Sufficient infrastructure is currently in place to accommodate the proposed low-intensity use and expansion of the existing residential boat docking facility.

6) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;

As the use of the proposed facility is limited to residents of Long Point, no increase in traffic impacts are anticipated. The existing access off Hughes Road is sufficient for the proposed low-intensity use and expansion of the existing residential boat docking facility.

7) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and

The special use will conform with all applicable regulations of the RP District. Additionally, the proposed use will meet the supplemental requirements listed in UDO Sec. 5.3.12.D specific to Community Boating Facilities as follows:

C. Community Boating Facility

1) Must serve five (5) or more residential units and may include a dock, pier, ramp, or launching pad.

The proposed project will expand the existing residential boating facility from five to ten slips.

2) No commercial activities of any kind shall be allowed within the confines of the facility.

There are no proposed commercial activities for the expanded pier/docking structure.

3) Approved Special Use Permits are required in all zoning districts unless the proposed facility is illustrated in conjunction with a development which requires a master development plan. Sufficient detail must be provided on the master plan to allow the Planning Board to make an informed decision on the facility's impacts to the surrounding properties throughout the public hearing process.

The Applicant/Owner is requesting a Special Use Permit for this project.

8) The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

The proposed use will have no adverse impact on surrounding uses. To the contrary, the proposed use will complement surrounding uses and will enhance the Long Point residential community. The project is entirely consistent with the surrounding properties. Both adjacent properties have water and boat access structures. The property to the north has a boat ramp and parking and the property to the south is a single-family home with a fixed pier and floating dock. The Subject Property has a long shoreline with ample room to accommodate the proposed structure without interfering with other properties.

Property Owners within 500 feet

PIN	NAME	MAILING ADDRESS	CITY STREET ZIP	PROPERTY_ADDRESS
3281-96-7946-0000	EDWARD TIFFT	1677 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	1677 WASHINGTON ACRES RD
3281-96-8834-0000	TAD LEE THOMAS	1703 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	1703 WASHINGTON ACRES RD
3281-96-9941-0000	THOMAS TAD LEE	1703 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	LT 3 PB 22/25 JOHN G THOMAS SR SURVEY
3281-97-5485-0000	COTTAGES AT ISLAND PALMS HOMEOWNERS ASSO	620 S CASCADE AVENUE	COLORADO SPRINGS CO 80903	COMMON AREA PB 39/139
3281-97-6059-0000	MATTHEW EDWIN THOMAS	130 CANDLEWOOD DR	HAMPSTEAD NC 28443	1619 WASHINGTON ACRES RD
3281-97-8164-0000	TIMOTHY DAVID KENDALL	206 PALM COTTAGE DR	HAMPSTEAD NC 28443	206 PALM COTTAGE DR
3281-97-9339-0000	CHRISTOPHER PERRY LUKAS	205 PALM COTTAGE DR	HAMPSTEAD NC 28443	205 PALM COTTAGE DR
3281-97-9520-0000	MICHAEL BROWNING	100 DATE PALM CT	HAMPSTEAD NC 28443	100 DATE PALM CT
3291-06-0720-0000	JAMES L CORNETTE	PO BOX 1277	HAMPSTEAD NC 28443	1827 WASHINGTON ACRES RD
3291-06-1741-0000	JAMES L CORNETTE	PO BOX 1277	HAMPSTEAD NC 28443	L 24 PB 10/29 LONG POINT EST.
3291-06-1748-0000	JONATHAN L WHITE	729 HUGHES RD	HAMPSTEAD NC 28443	729 HUGHES RD
3291-06-2504-0000	MARK R UPHAM	1933 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	1933 WASHINGTON ACRES RD
3291-06-2676-0000	CHRISTOPHER W PARKS	102 ANNA CT	HAMPSTEAD NC 28443	102 ANNA CT
3291-06-2970-0000	CASEY RICE	727 HUGHES RD	HAMPSTEAD NC 28443	727 HUGHES RD
3291-06-3540-0000	WILLIAM W RUSSELL	1973 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	1973 WASHINGTON ACRES RD
3291-06-4357-0000	JEFFREY DALE DURHAM TRUSTEE	1995 WASHINGTON ACRES ROAD	HAMPSTEAD NC 28443	1995 WASHINGTON ACRES RD
3291-06-4497-0000	ROBERT BROOKS	104 ANNA CT	HAMPSTEAD NC 28443	104 ANNA CT
3291-06-5651-0000	J4 HOLDINGS GROUP LLC	303 FEDERAL ROAD	BENSON NC 27504	106 ANNA CT
3291-06-5800-0000	TIMOTHY J FISCHER	107 ANNA CT	HAMPSTEAD NC 28443	107 ANNA CT
3291-06-6289-0000	CHET WILLIS	317 LORD DR	WILMINGTON NC 28411	2043 WASHINGTON ACRES RD
3291-06-6815-0000	TIMOTHY J FISCHER	107 ANNA CT	HAMPSTEAD NC 28443	PT OF L31 PB48/128 RECOMB
3291-06-7348-0000	MATTHEW D SUTTLES	240 N WATER STREET UNIT 756	WILMINGTON NC 28401	2103 WASHINGTON ACRES RD
3291-06-7487-0000	ANDREW GRADY GORDON	2119 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	2119 WASHINGTON ACRES RD
3291-06-8517-0000	JERRY DALE JR HEDGE	PO BOX 911	WRIGHTSVILLE BEACH NC 28480	L10 PB 36/45 LONG POINT EST
3291-06-8732-0000	TRENT ARTHUR TALBERT	664 HUGHES RD	HAMPSTEAD NC 28443	2213 WASHINGTON ACRES RD
3291-06-8967-0000	BRIAN FOREHAND	2224 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	2224 WASHINGTON ACRES RD
3291-06-9888-0000	HENRY VAN PALA	2500 DUNHAVEN DRIVE	GARNER NC 27529	2202 WASHINGTON ACRES RD
3291-07-0030-0000	BRET ACKERMAN	230 HUGHES ROAD	HAMPSTEAD NC 28443	LOT 2 PB 22/25 JOHN G THOMAS SR SURVEY
3291-07-0162-0000	CASEY N RICE	727 HUGHES RD	HAMPSTEAD NC 28443	HUGHES RD
3291-07-1129-0000	DANNY RICE LLC	727 HUGHES RD	HAMPSTEAD NC 28443	HUGHES RD
3291-07-1284-0000	LONG POINT HOLDINGS LLC	2119 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	HUGHES RD
3291-07-1428-0000	CTMG HOLDINGS LLC	1948 MIDDLE SOUND LOOP RD	WILMINGTON NC 28411	102 DATE PALM CT
3291-07-1569-0000	LESLIE KING BULLARD	104 DATE PALM COURT	HAMPSTEAD NC 28443	104 DATE PALM CT
3291-07-2399-0000	SHARON MCGINNIS THOMAS REVOCABLE TRUST	720 HUGHES ROAD	HAMPSTEAD NC 28443	720 HUGHES RD
3291-07-2707-0000	PIERRE LEFEBVRE	5210 LONGWOOD DR	DURHAM NC 27713	705 PINE ST
3291-07-3465-0000	SHARON MCGINNIS THOMAS REVOCABLE TRUST	720 HUGHES ROAD	HAMPSTEAD NC 28443	718 HUGHES RD
3291-07-3599-0000	CLAYTON T WILSON	716 HUGHES RD	HAMPSTEAD NC 28443	716 HUGHES RD
3291-07-3815-0000	JOEL MAHON BROWN	703 PINE ST	HAMPSTEAD NC 28443-2107	703 PINE ST
3291-07-4166-0000	LONG POINT ESTATES HOA INC	PO BOX 12051	WILMINGTON NC 28405	TR B1 PB 54/129 LONG POINT EST
3291-07-4730-0000	NICHOLAS FULBRIGHT	1785 SLOOP POINT LOOP RD	HAMPSTEAD NC 28443	714 HUGHES RD
3291-07-5002-0000	LONG POINT ESTATES HOA INC	C/O PREMIER MANAGEMENT COMPANY	WILMINGTON NC 28405	TR B2 PB 54/129 LONG POINT EST
3291-07-5289-0000	WASHINGTON ACRES HOMEOWNERS ASSN INC	PO BOX 309	HAMPSTEAD NC 28443	TR A-R PB 52/88 RECOMBINATION
3291-07-5717-0000	PAUL E WILKERSON	2039 CHOPTANK AVE	PASADENA MD 21122	710 HUGHES RD
3291-07-5884-0000	JEFFREY C GROGAN	708 HUGHES RD	HAMPSTEAD NC 28443	708 HUGHES RD
3291-07-6016-0000	TERRY WAYNE HOLLINGSWORTH	50 LONG POINT LANE	HAMPSTEAD NC 28443	BT SLP 55 PB48/128 LONG POINT EST

3291-07-6027-0000	CHET WILLIS	2043 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	BT SLP S4 PB48/128 LONG POINT EST
3291-07-6039-0000	CASEY RICE	727 HUGHES RD	HAMPSTEAD NC 28443	BT SLP S3 PB48/128 LONG POINT EST
3291-07-6140-0000	ANDREW GRADY GORDON	2119 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	BT SLP S2 PB48/128 LONG POINT EST
3291-07-6161-0000	ROBERT BROOKS	104 ANNA CT	HAMPSTEAD NC 28443	BT SLP S1 PB48/128 LONG POINT EST
3291-07-6355-0000	ANDREW SMITH	715 HUGHES RD	HAMPSTEAD NC 28443	715 HUGHES RD
3291-07-6492-0000	THOMAS V CLANCY	1624 S LIVE OAK PKWY	WILMINGTON NC 28403	713 HUGHES RD
3291-07-6592-0000	W GRADY SCOTT	711 HUGHES RD	HAMPSTEAD NC 28443	711 HUGHES RD
3291-07-7558-0000	ROBERT H REIF TRUSTEES	20 FLAVELL ROAD	GROTON MA 01450	709 HUGHES RD
3291-07-8603-0000	KAREN D REIF	20 FLAVELL ROAD	GROTON MA 01450	LOTS 13 14 15 PB 6/39
3291-07-9732-0000	SHIRLEY R CORBETT	PO BOX 41	RIEGELWOOD NC 28456	L16 THRU 25 PB 6/39 WASHINGTON ACRES
3291-16-0441-0000	JIMMIE L WILDER TRUSTEE	2110 WASHINGTON ACRES DR	HAMPSTEAD NC 28443	L3A PB 45/82 WASHINGTON ACRES
3291-16-0591-0000	MITCHELL SODOMSKY	2146 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	2146 WASHINGTON ACRES RD
3291-16-0870-0000	MICHAEL CHRISTOPHER ESSID	2176 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	2176 WASHINGTON ACRES RD
3291-16-1569-0000	BRIAN A MOOSE	2154 WASHINTON ACRES RD	HAMPSTEAD NC 28443	2154 WASHINGTON ACRES RD
3291-16-1771-0000	MARK D DRESSLER	2166 WASHINGTON ACRES RD	HAMPSTEAD NC 28443	2166 WASHINGTON ACRES RD

SITE PLAN

CERTIFICATE OF ACCURACY & MAPPING

I, Paul D. Talbot, do certify that this plat was drawn under my supervision from previously recorded information (deed descriptions as noted and referenced); that the boundaries are not surveyed; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 2nd day of August, A.D., 2010.

This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.



Preliminary
For Review Purposes Only
Not for recordation,
conveyances, or sales
Paul D. Talbot P.L.S. L-4099

NOTES:

- 1.) Boundary information taken from Map Book 36 Page 47, Map Book 48 Page 126, Map Book 52 Page 88, Map Book 54 Page 129.
- 2.) This map is drawn to show the proposed boat slips for Long Point Estates HOA, Inc and is for illustrative purposes only.

PARCEL IDENTIFIER CERTIFICATE

Parcel Identifiers have been issued for all parcels shown on this plat.

Tax Supervisor _____

Date _____

Parcel #s 3291-07-5002-0000

REVIEW OFFICER CERTIFICATE

I, _____, Review Officer of Pender County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

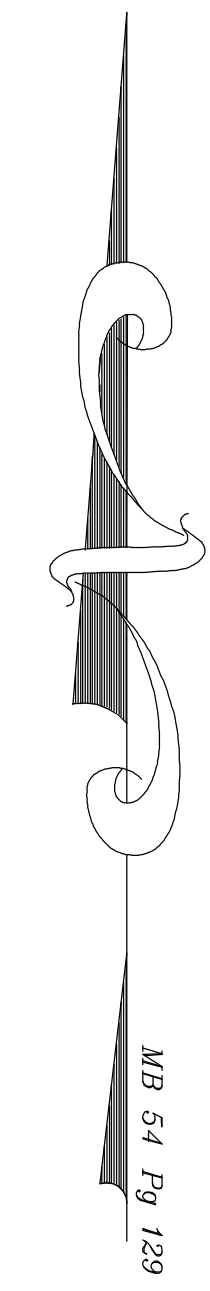
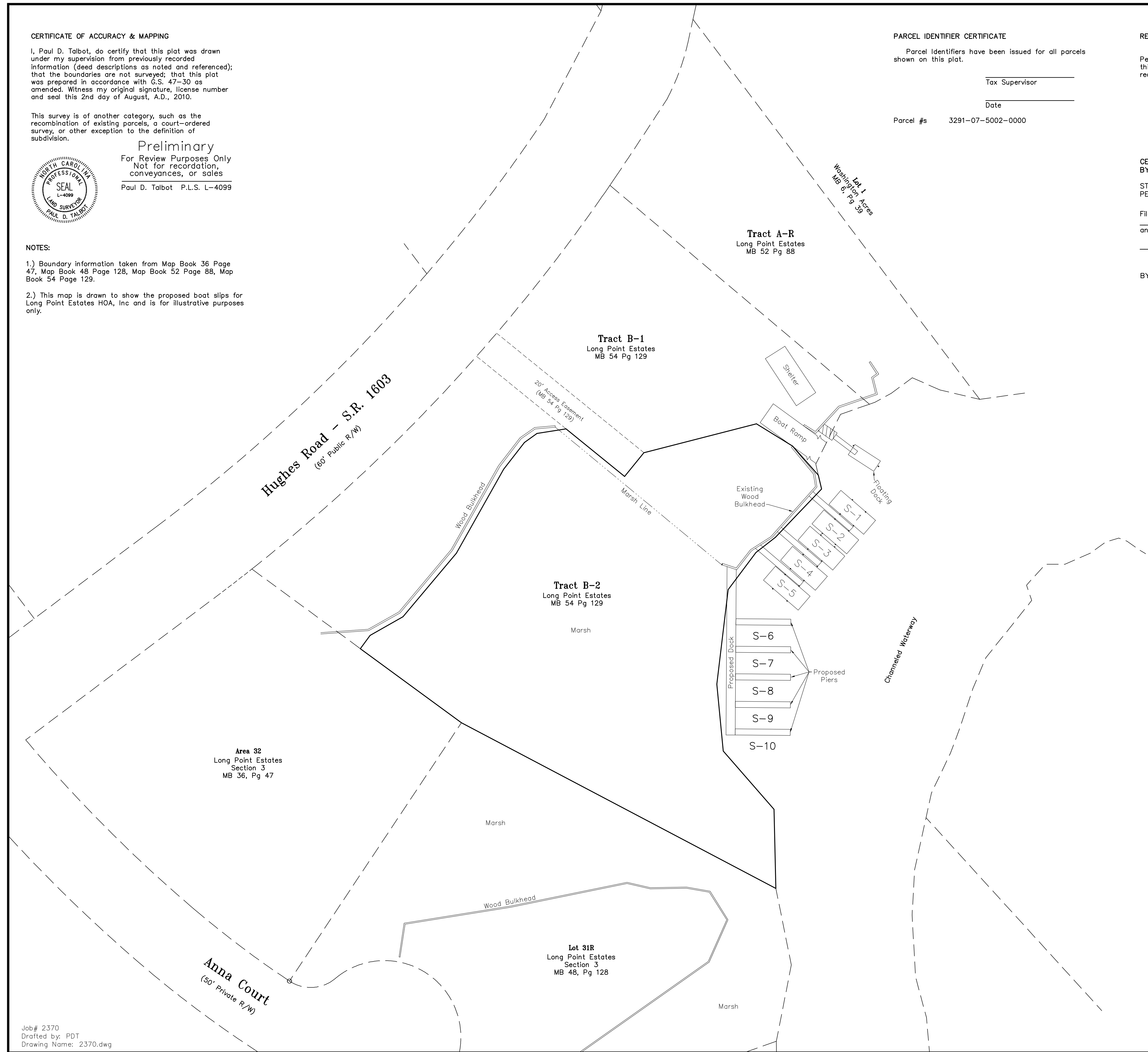
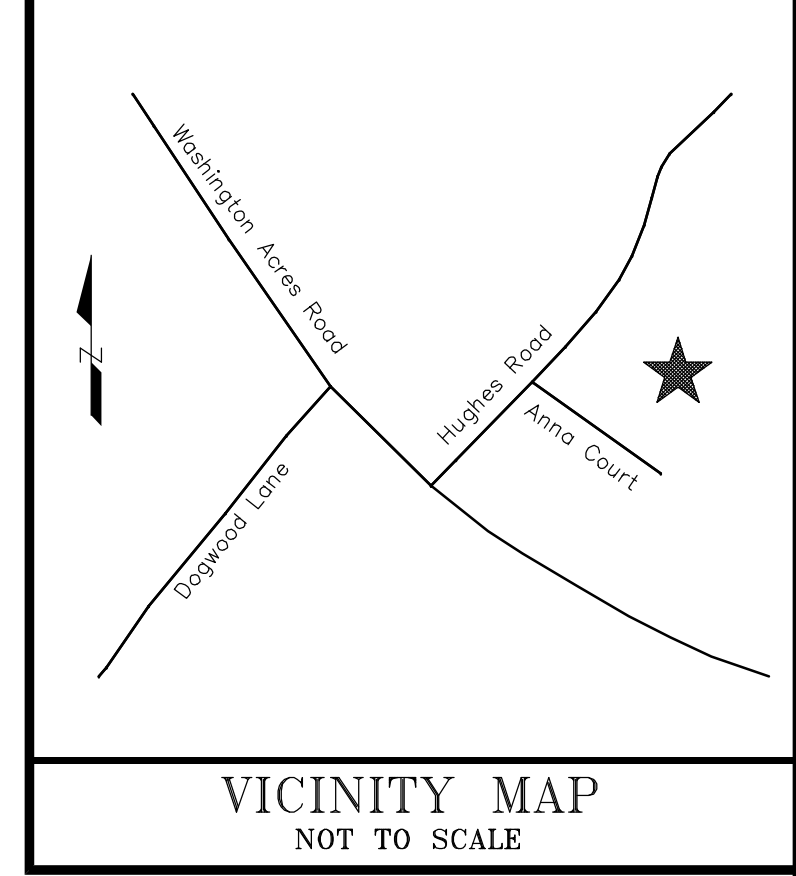
Review Officer _____

Date _____

**CERTIFICATE OF REGISTRATION
BY THE REGISTER OF DEEDS**
STATE OF NORTH CAROLINA
PENDER COUNTY

Filed for registration on the _____ day of _____, 2022 at _____ O'clock, _____m.
and duly recorded in Map Book _____ at Page _____
_____, Register of Deeds

BY: _____
Deputy / Assistant

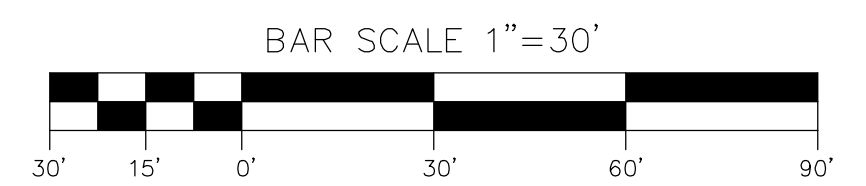


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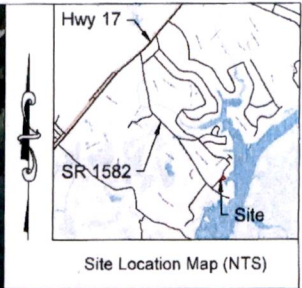
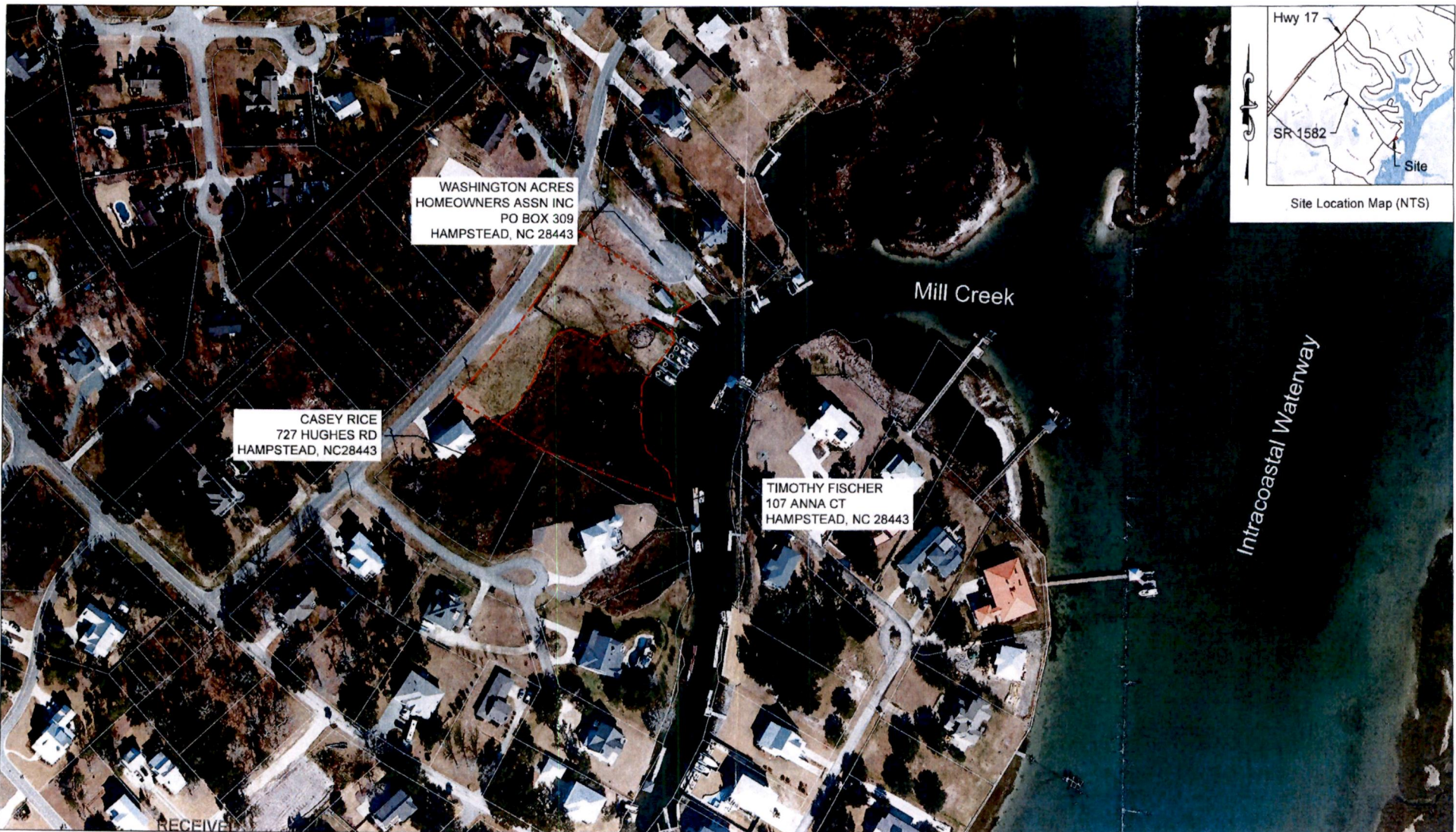
Owner:
Long Point Estates HOA, Inc
P.O. Box 12051
Wilmington, NC 28405

**EXHIBIT
MAP OF
Long Point Estates HOA, Inc.**

Boat Slip Assignments
Tract B-2
Topsail Township, Pender County
North Carolina
October 4, 2023



Talbot Land Surveying, P.C.
16747 U.S. Hwy 17, Suite 118
Hampstead, North Carolina 28443
Firm License C-2722
Phone: (910) 270-9824



MAR 22 2023

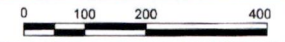
Legend

--- DCM WILMINGTON, NC
Subject Tax Parcel

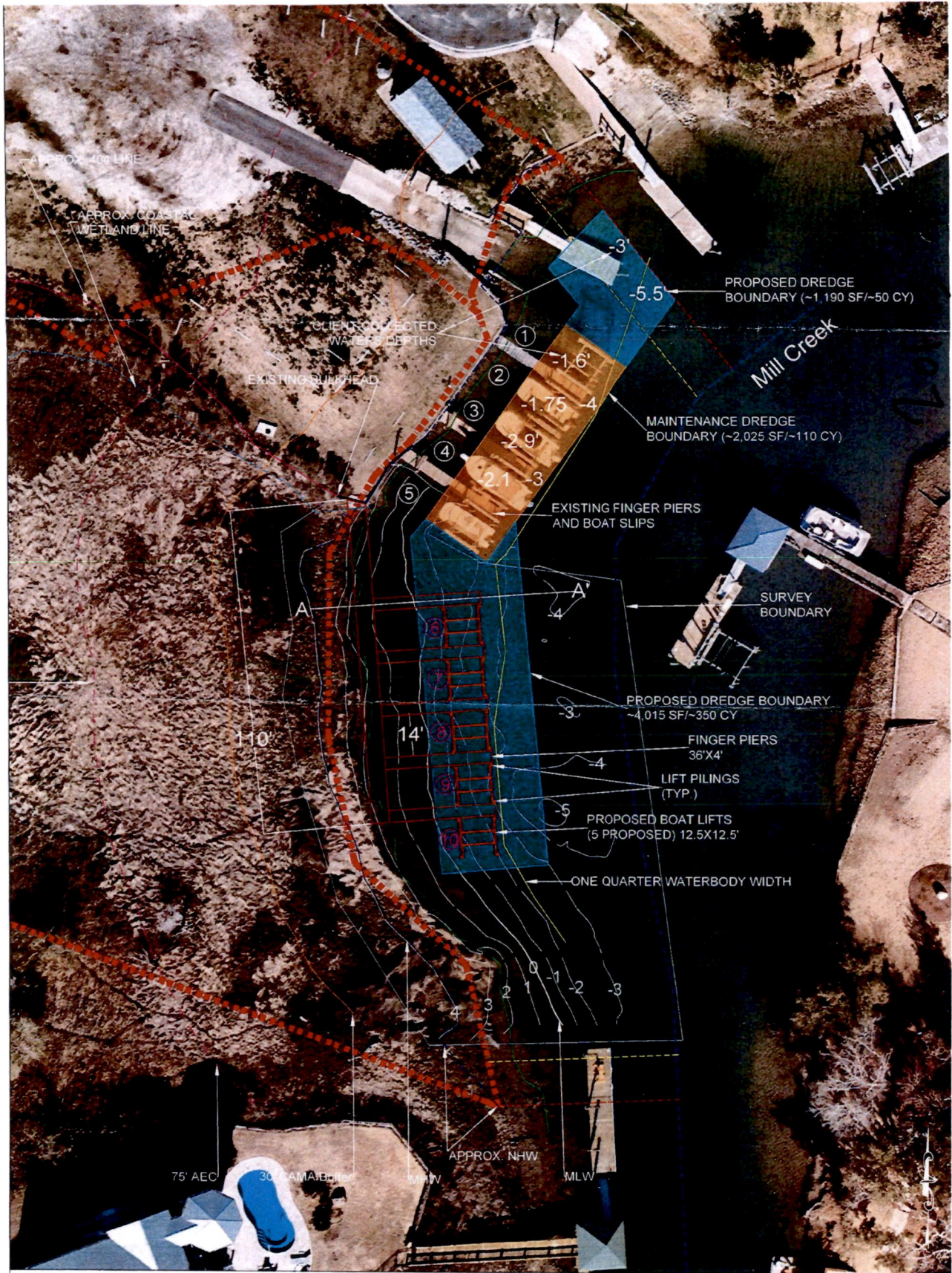
NOTES:

1. 2018 PARCELS AND 2022 AERIAL FROM NEARMAP
3. NOT A SURVEYED OR ENGINEERED DRAWING. FOR ENVIRONMENTAL PERMITTING ONLY.

1 of 5

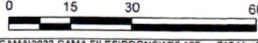


DAVEY Resource Group <small>3805 Wrightsville Ave Suite 15 Wilmington, North Carolina 28403 910-452-0001</small>	Project	Date	Revision Date
	719 Hughes Rd	2/22/2023	3/20/2023
Title	Scale	Job Number:	
	Site Location	1" = 200'	DRGNCW22.169
Drawn By		Sheet Number	
SH		1 of 5	



Legend

- - - - - Subject Tax Parcel
- Proposed Pier
- 15' Riparian Setback
- - - - - Riparian Corridor
- - - - - Edge of Marsh
- - - - - Approx. Channel Line



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MAR 22 2023
DCM WILMINGTON, NC

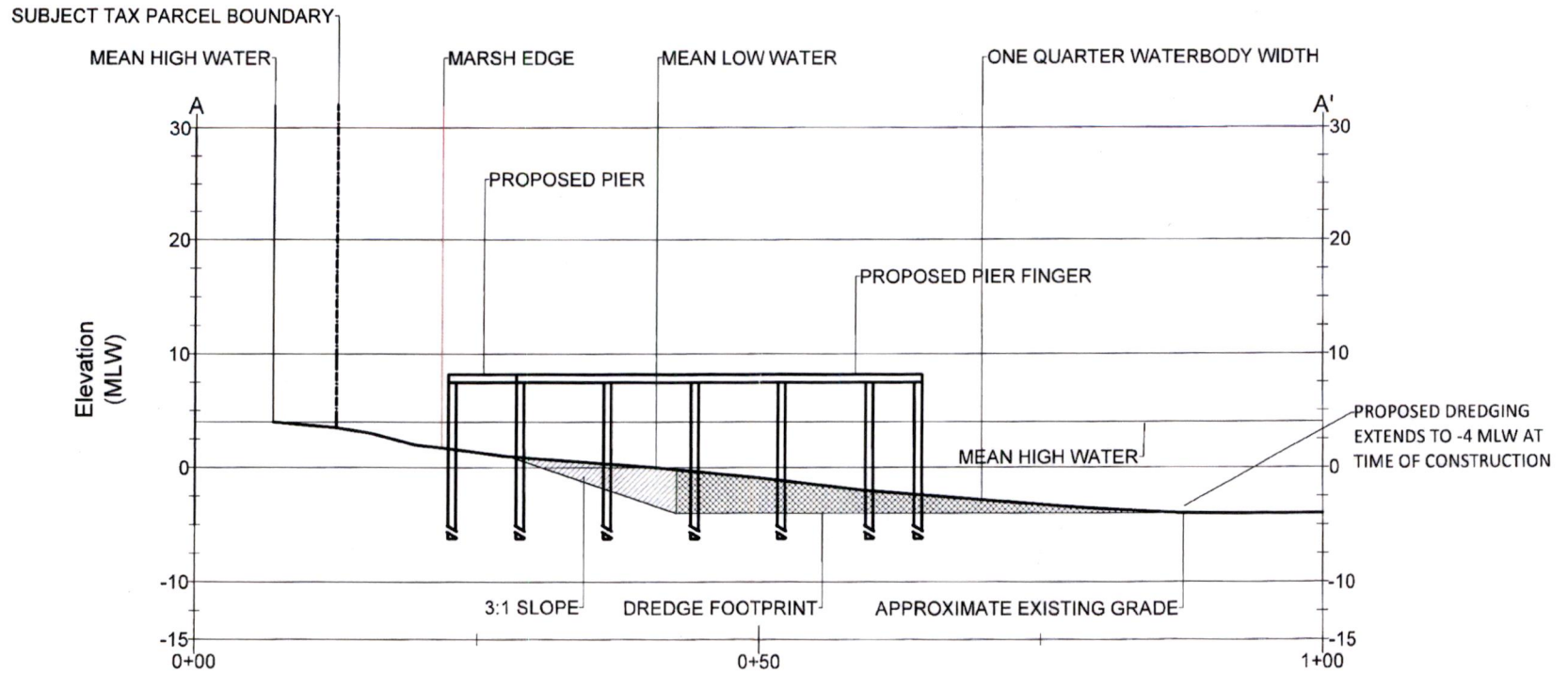
NOTES:

1. 2018 PARCELS AND JAN. 2023 AERIAL FROM NEARMAP.
2. CONTOURED WATER DEPTHS RELATIVE TO MLW NAVD88. SURVEY DATA PROVIDED BY ESP ASSOCIATES, P.A. FROM APRIL 5, 2022.
3. ADDITIONAL WATER DEPTHS PROVIDED BY CLIENT AND TAKEN AT LOW TIDE ON MARCH 17, 2023
4. NOT A SURVEYED OR ENGINEERED DRAWING. FOR ENVIRONMENTAL PERMITTING ONLY.

DAVEY
Resource Group
 3805 Wrightsville Ave Suite 15
 Wilmington, North Carolina 28403
 910-452-0001

Project	719 Hughes Rd	Date	2/22/2023	Revision Date	3/20/2023
Title	Plan View 1	Scale	1"=30'	Job Number	DRGNCW22 169
		Drawn By	SH	Sheet Number	2 of 5

TYPICAL PROFILE VIEW



RECEIVED

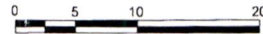
MAR 22 2023

DCM WILMINGTON, NC

3 of 5

NOTES:

1. ELEVATION DATUM IS BASED ON MEAN LOW WATER.
2. APPROXIMATE EXISTING GRADE IS DERIVED FROM ESP ASSOCIATES, P.A. SURVEY FROM APRIL 5, 2022.
3. NOT A SURVEYED OR ENGINEERED DRAWING. FOR ENVIRONMENTAL PERMITTING ONLY.



DAVEY
Resource Group
3805 Wrightsville Ave Suite 15
Wilmington, North Carolina 28403
910-452-0001

Project	719 Hughes Rd	Date	2/22/2023	Revision Date	3/10/2023
Title	Profile A	Scale	1" = 10'	Job Number	DRGNCW22.169
		Drawn By	SH	Sheet Number	3 of 5



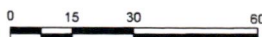
Legend

--- Subject Tax Parcel

RECEIVED

MAR 22 2023

DCM WILMINGTON, NC



NOTES:

1. 2018 PARCELS AND 2022 AERIAL FROM NEARMAP.
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DAVEY
Resource Group
3805 Wrightsville Ave Suite 15
Wilmington, North Carolina 28403
910-452-0001

Project 719 Hughes Rd	Date 2/22/2023	Revision Date 3/10/2023
	Scale 1"=30'	Job Number DRGNCW22 169
Title Spoil Location	Drawn By SH	Sheet Number 5 of 5

NOTES:

1.) Boundary information taken from Map Book 36 Page 47, Map Book 48 Page 128, Map Book 52 Page 88, Map Book 54 Page 129.

2.) This map is drawn to show the proposed boat slips for Long Point Estates HOA, Inc and is for illustrative purposes only.

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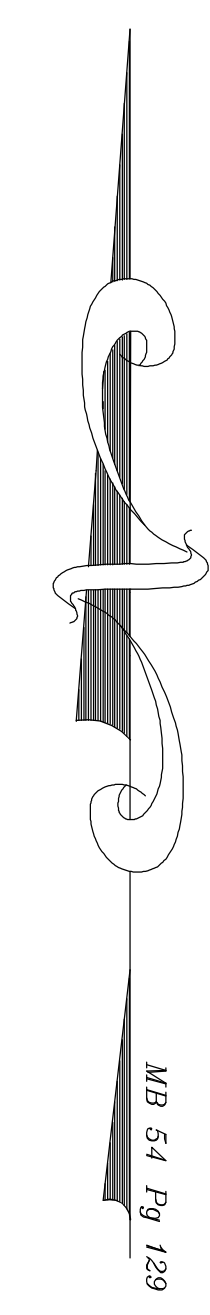
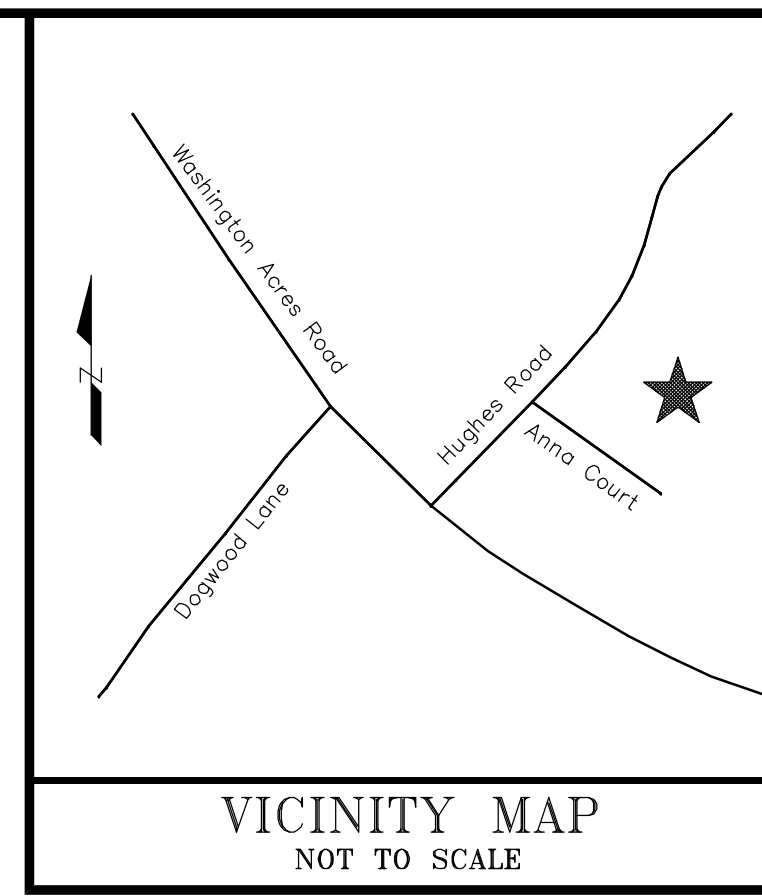
Area 32
Long Point Estates
Section 3
MB 36, Pg 47
PIN=3291-06-2970-0000
Zone "RP"

Tract B-1
0.895 Ac.
Long Point Estates
MB 54 Pg 129
PIN=3291-07-4166-000
Zone "RP"

Tract A-R
Long Point Estates
MB 52 Pg 88
PIN=3291-07-5289-0000
Zone "RP"

Tract B-2
1.085 Ac.
Long Point Estates
MB 54 Pg 129
PIN=3291-07-5002-000
Zone "RP"

Lot 31R
Long Point Estates
Section 3
MB 48, Pg 128
PIN=3291-06-5800-0000
Zone "RP"

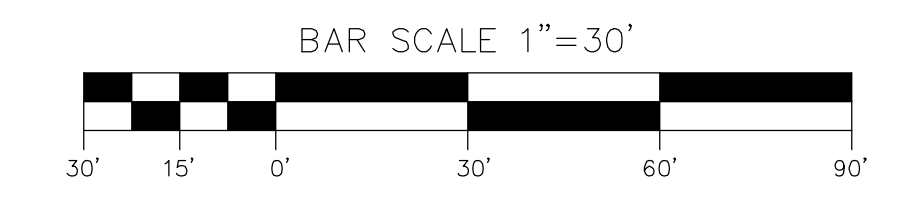


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Owner:
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P.O. Box 12051
Wilmington, NC 28405

EXHIBIT
MAP OF
Long Point Estates HOA, Inc.

Boat Slip Assignments
Tract B-2
Topsail Township, Pender County
North Carolina
November 13, 2023



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16747 U.S. Hwy 17, Suite 118
Hampstead, North Carolina 28443
Firm License C-2722
Phone: (910) 270-9824