

# 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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## Application Information Staycation Pools NC Major Site Development Plan

**Case Number:** SDP 2025-494

**Application Type:** Major Site Development Plan

**Applicant:** Staycation Pools NC

**Owners:** Shon R. Wicker

**Location:** The subject property is located on the western side of Hwy 17 across from Perkins Drive.

**Property ID #:** 4226-64-9978-0000

**Description:** Staycation Pools NC is requesting the approval of a Major Site Development Plan for the development of a pool contractor office/warehouse.

**Current Zoning:** GB, General Business

### Application Materials

Application  
Site Plan

# **APPLICATION**

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## Major Site 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.  **Signed Application**
2.  **Payment**  
Invoice for \$250 application fee and initial stormwater review fee of \$400 will be generated upon receipt of application for online payment. **Do not include check with application.** Subsequent stormwater reviews will be charged at \$200 per review at time of resubmission.
3.  **Paper Plan Sets**  
Two (2) 24 x 36, Four (4) 11 x 17
4.  **Digital Submission**  
For all documents submitted in paper copy, provide a digital version. These may be emailed or uploaded to a share folder. **Physical media such as CD or USB drives will not be accepted.**
5.  **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 list of addresses available on Pender County's website on the Planning and Community Development page.
6.  **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.  **Permits**  
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
8.  **Site Plan Requirements**  
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, 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 Major Site Development Checklist)

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

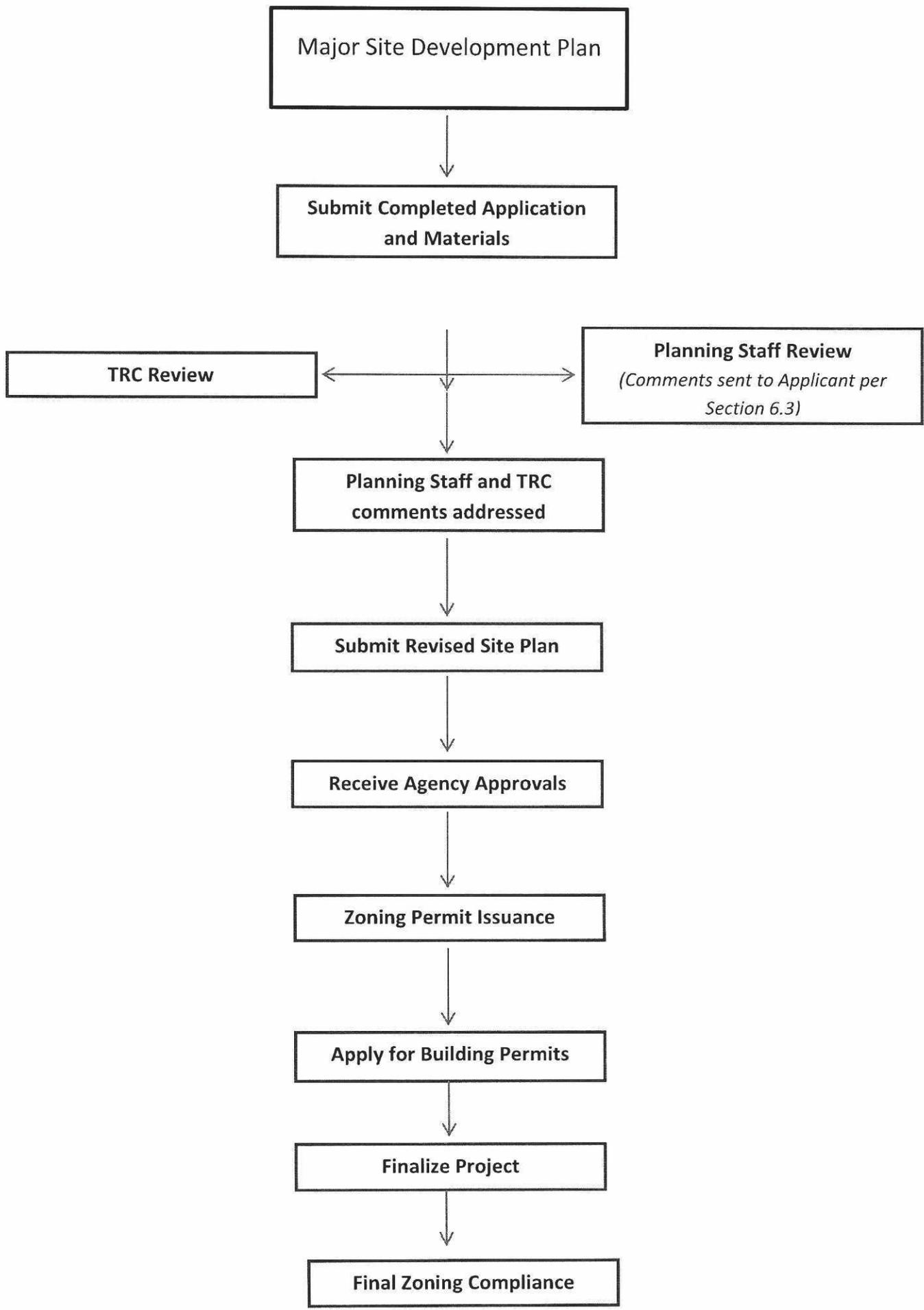
Signature of Applicant

Date

6/9/25

Printed Name

Shon R Wicker



## **Major Site Development Plan Specific Requirements**

### **1. Major Site Development Application Submittal**

- Site Plan (per Section 6.3)
  - Scale
  - North Arrow
  - All property information (zoning, setbacks, PIN #)
  - Adjacent property info (owner, zoning, use, PIN #)
  - References to any previously approved plans
  - Utility providers
  - All existing and proposed structures
  - Buffering (Section 8.2.6) & Landscaping (8.3)
  - Parking (Section 7.10)
  - Lighting
  - Cross Access Connections (Section 7.4.4)
  - AM/PM Peak Hour Trip Calculations (TIA required with 100 AM/PM trips or >1,000 trips per day)
  - Soil Erosion and Sedimentation Control Plan
  - Location of all environmental features
  - Stormwater management features
  - Proposed accesses, easements, streets, and sidewalks
- Permits received

### **2. TRC Meeting**

- Site Plan Review
- Agency comments/requirements

### **3. Post-TRC Meeting**

- Submit site plan with revisions
- Receive agency approvals
- Forward all agency approvals to Planning Staff.

### **4. Approval of Site Plan**

- All TRC comments and agency requirements addressed
- Zoning approval allows for building permit process to begin
- Apply for building permits

### **5. Final Zoning**

- Site Visit to check the following:
  - Landscaping
  - Buffering
  - Parking

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## MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

<b>SECTION 1: GENERAL INFORMATION</b>			
<b>Applicant's Name:</b>	Staycation Pools NC	<b>Property Owner's Name:</b>	Shon R. Wicker
<b>Applicant's Address:</b>	135 Silance Road	<b>Property Owner's Address:</b>	133 Cove Side Lane
<b>City, State, &amp; Zip</b>	Jacksonville, NC 28540	<b>City, State, &amp; Zip</b>	Hampstead, NC 28443
<b>Phone Number:</b>	910-791-6707 (rep)	<b>Phone Number:</b>	910-376-0323
<b>Email Address:</b>	bschuler@paramounte-eng.com (rep)	<b>Email Address:</b>	shon@staycationpoolsnc.com
<b>Legal relationship of applicant to landowner:</b>	Same (business owner)		
<b>SECTION 2: PROJECT INFORMATION</b>			
<b>PIN (Property Id #):</b>	4226-64-9978-0000	<b>Total property acreage:</b>	+/- 1.36 AC
<b>Zoning:</b>	GB	<b>Acreage to be disturbed:</b>	+/- 1.2 AC
<b>Water Provider:</b>	Private Well	<b>Wastewater Provider:</b>	Private Septic
<b>Directions to Site:</b>	Site located on Hwy 17, near Perkins Drive	<b>Township:</b>	Topsail
<b>Road Type:</b>	<b>Public/Private/Both</b>	Private drive / parking	
<b>Sq Ft of Building:</b>	4,800 SF	<b>Building Height:</b>	20'
<b>Setbacks</b>	<b>Front:</b> 25'	<b>Side:</b> 10'	<b>Rear:</b> 10'
<b>NAICS Code/Use:</b>	238 - Specialty Trade Contractor		
<b>Business Name:</b>	Staycation Pools NC		
<b>Describe activities to be undertaken on project site:</b>	Development of a pool contractor office/warehouse/showroom		

<b>SECTION 5: SIGNATURES</b>			
<b>Applicant's Signature</b>		<b>Date:</b>	6/9/25
<b>Applicant's Name Printed</b>	Shon R Wicker	<b>Date:</b>	6/9/25
<b>Owner's Signature</b>		<b>Date:</b>	6/9/25
<b>Owner's Name Printed</b>	Shon R Wicker	<b>Date:</b>	6/9/25

# **SITE PLAN**

# STAYCATION POOLS

## US HIGHWAY 17 PENDER COUNTY

# MAJOR SITE DEVELOPMENT PLAN

### JUNE 2025

FOR  
STAYCATION POOLS NC  
135 SILANCE ROAD  
JACKSONVILLE, NC 28540

**PENDER COUNTY NOTES**

PARCEL ID: 4226-64-9978-0000  
PROPERTY OWNER: SHON R. WICKER  
133 COVE SIDE LANE  
HAMPSTEAD, NC 28443

STAYCATION POOLS NC  
PENDER COUNTY, NORTH CAROLINA

PROJECT # 25133.PE

JUNE 2025

**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
EX-1	EXISTING CONDITIONS
C-2.0	SITE PLAN

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

**NOTICE REQUIRED**

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

**CONTACT THESE UTILITIES**

PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
PH: 910-259-1734

PENDER COUNTY UTILITIES (WATER & SEWER)  
PH: 910-259-0212

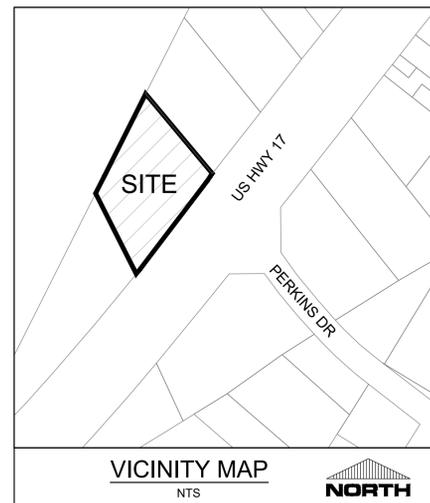
PIEDMONT NATURAL GAS  
PH: 910-350-2242

DUKE ENERGY  
PH: 910-602-4304

EMERGENCY DIAL 911  
POLICE - FIRE - RESCUE

BELL SOUTH  
PH: 910-341-0741

TIME WARNER CABLE  
PH: 910-763-4638



Know what's below.

**APPROVALS:**

APPROVED BY THE PENDER COUNTY PLANNING DEVELOPMENT ORDINANCE ADMINISTRATOR

ADMINISTRATOR SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

**CONSULTANTS:**

**APPLICANT:**

STAYCATION POOLS NC  
135 SILANCE ROAD  
JACKSONVILLE, NC 28540

**ENGINEER / LANDSCAPE ARCHITECT:**

PARAMOUNTE ENGINEERING, INC.  
122 CINEMA DRIVE  
WILMINGTON, NORTH CAROLINA 28403  
P: (910) 791-6707  
ATTN: TIM CLINKSCALES, PE (ENGINEERING)  
ATTN: ALLISON ENGBRETSO (LANDSCAPE)

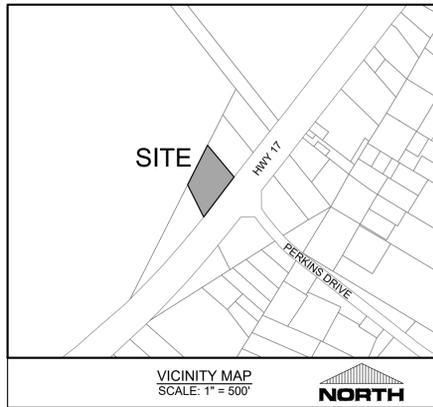
**SURVEYOR:**

PARAMOUNTE ENGINEERING, INC.  
122 CINEMA DRIVE  
WILMINGTON, NORTH CAROLINA 28403  
P: (910) 791-6707  
ATTN: JOSH TAYLOR, PLS

PREPARED BY:

**PARAMOUNTE**  
ENGINEERING, INC.

122 Cinema Drive Wilmington, North Carolina 28403  
(910) 791-6707 (C) (910) 791-6760 (F)  
NC License #: C-2846



**SITE DATA TABULATION**

PROJECT ADDRESS: US HWY 17  
HAMPSTEAD, NC 28443

PARCEL ID: 4226-64-9978-0000

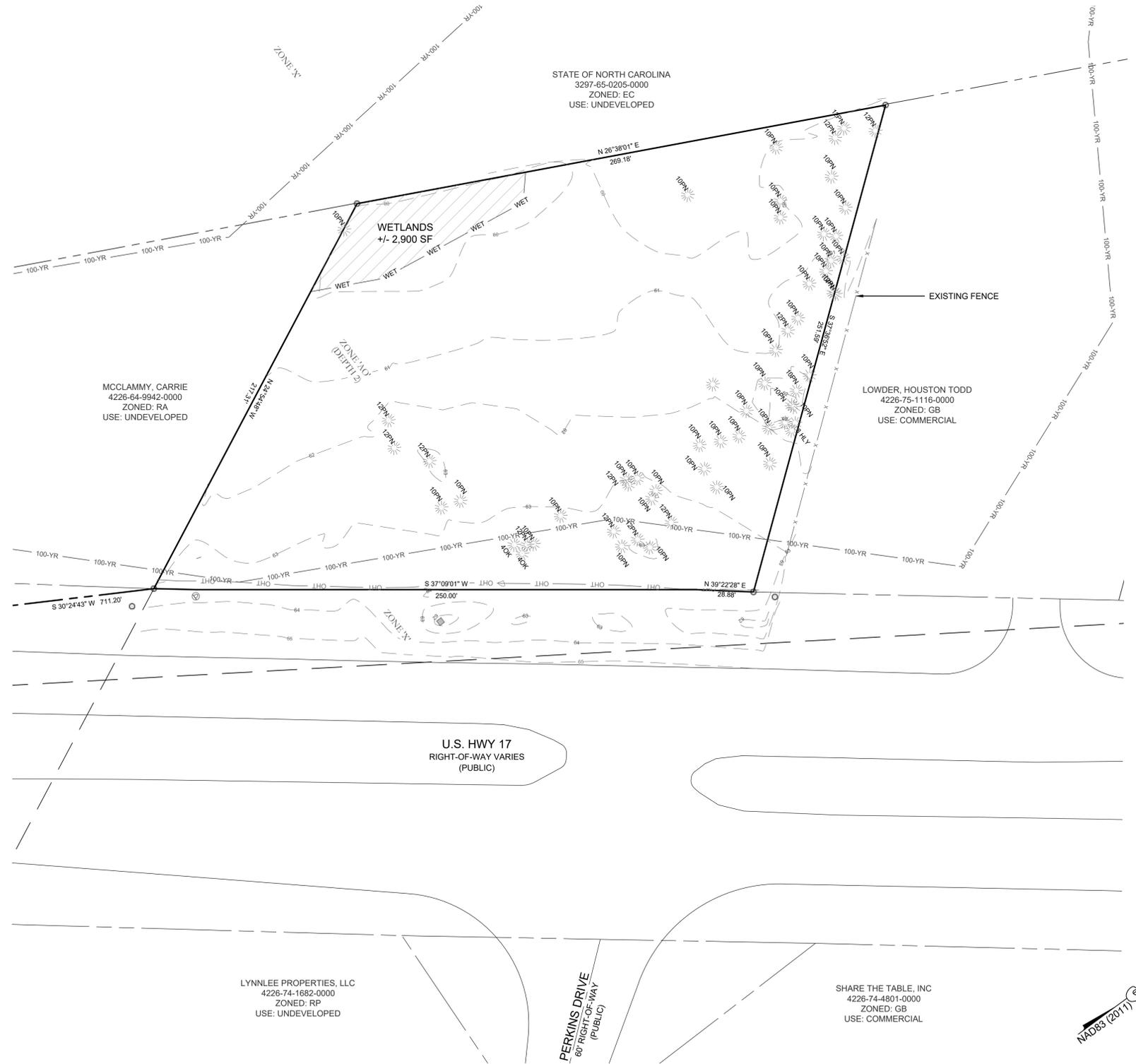
PROPERTY OWNER: SHON R. WICKER  
133 COVE SIDE LANE  
HAMPSTEAD, NC 28433

CURRENT ZONING: GB (GENERAL BUSINESS)

TOTAL SITE AREA: ±1.36 ACRES OR 59,331 SF

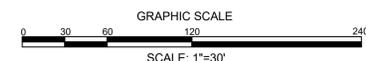
FLOOD INFORMATION: THIS SITE LOCATED IN ZONE AO, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720422600L, DATED JANUARY 17, 2025

WETLANDS: WETLAND SHOWN ARE PRELIMINARY AND REQUIRE FURTHER REVIEW AND APPROVAL BY THE US ARMY CORPS OF ENGINEERS.



**LEGEND**

IRON PIPE FOUND	○ IFF
IRON ROD FOUND	○ IRF
IRON ROD SET	○ IRS
PK NAIL FOUND	⊙ PKF
PK NAIL SET	⊙ PKS
NCDOT RIGHT OF WAY DISC	□ RW DISC
COMPUTED POINT	○ CP
BOUNDARY LINE	—————
ADJOINING BOUNDARY LINE	- - - - -
RIGHT OF WAY	—————
CONTOUR LINE	—— 55 ——



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:	
CLIENT INFORMATION:	STAYCATION POOLS NC 135 SILANCE ROAD JACKSONVILLE, NC 28540
EXISTING CONDITIONS	STAYCATION POOLS US HIGHWAY 17 PENDER COUNTY, NC 28443
PROJECT STATUS	CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONSTRUCTION:
DRAWING INFORMATION	DATE: 08/20/2025 SCALE: 1"=30' DESIGNED: BWS CHECKED: TTC
SEAL	
EX-1	
PEI JOB#:	25133.PE

**PARAMOUNT**  
ENGINEERING

122 Cinema Drive  
Wilmington, North Carolina 28403  
(910) 791-6707 (O) (910) 791-6760 (F)  
NC License #: C-2846

