

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

Grocery Store Shopping Center Application Information Master Development Plan

Case Number: MDP 2025-00084

Application Type: Master Development Plan

Applicant: Robertson Loia Roof Architects & Engineers, Ryne McCoy

Owners: Baker Commercial Properties – Baker Commercial NC, LLC

Location: The properties are located on the east of US Highway 17 at the corner of Scotts Hill Loop Road across US Highway 17 from Blake Farm Blvd and Reed Hammock Way.

Property ID #(s): 3271-30-9965-0000 and 3271-30-6743-0000

Description: Construction of a 50,000 square foot grocery store and 9800 square foot building for shops and restaurant space with two commercial outparcels.

Total Area of Project: Approximately 13 acres

Current Zoning: GB, General Business

Application Materials:

Application Package
Site Plan

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. X **Signed Application**
2. X **Payment** *Will provide payment once fee is generated*
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. X **Paper Plan Sets**
One (1) 24 x 36, Two (2) 11 x 17
4. X **Digital Submission** *Copies of plans submitted have been emaile*
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. X **List of Property Owners Within 500'** *List of Property owners and envelopes have been sent in separately and prior to this submittal*
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. X **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. X **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 Ryne McCoy Date 06/26/2025
Printed Name Ryne McCoy

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

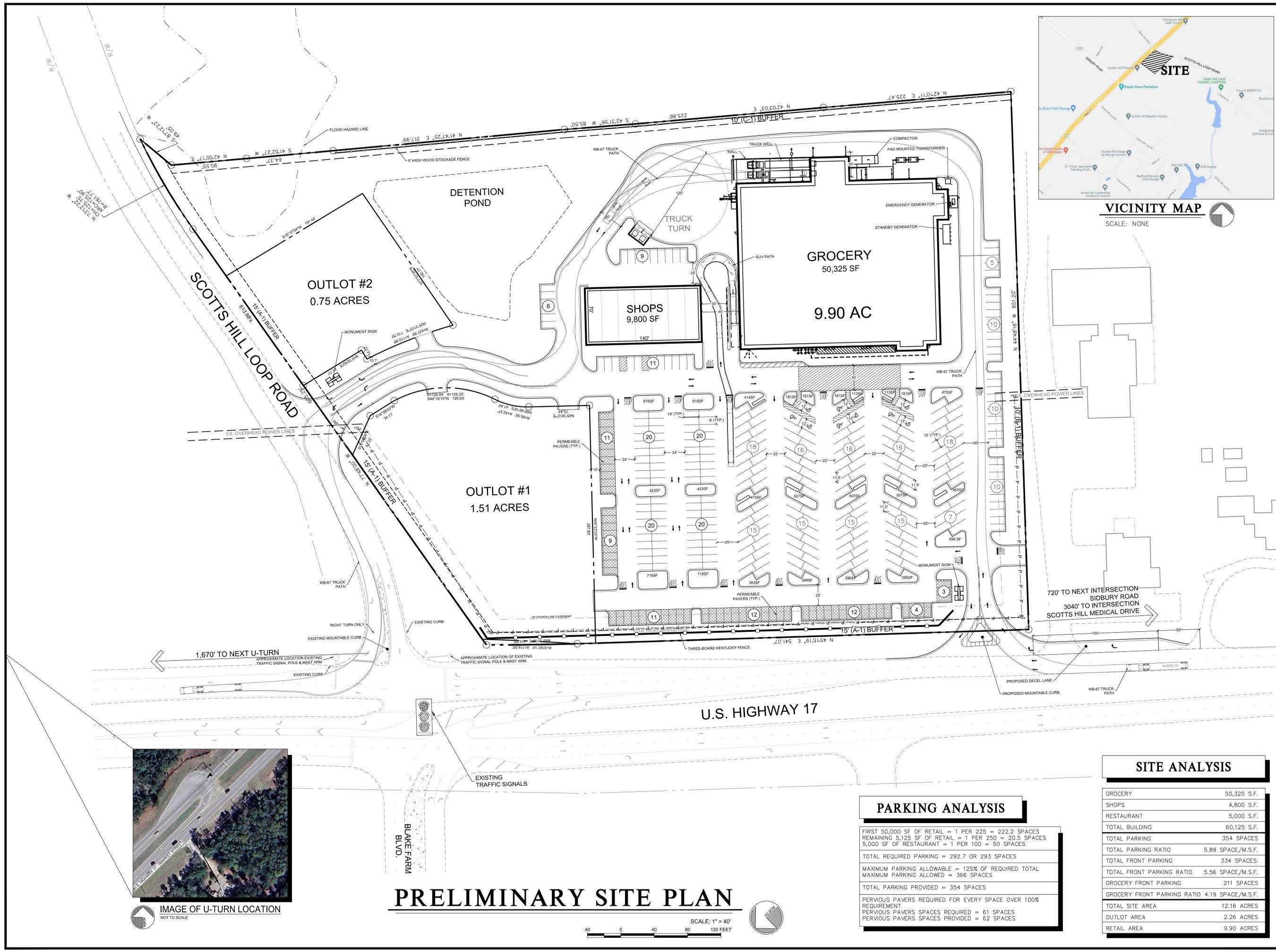
The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

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

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Robertson Loia Roof Architects & Engineers, Attn: Ryne McCoy	Owner's Name:	Baker Commercial Properties - Baker Commercial NC, LLC
Applicant's Address:	3460 Preston Ridge Road Suite 275	Owner's Address:	1400 Pickens Street, 5th Floor
City, State, & Zip	Alpharetta, GA 30005	City, State, & Zip	Columbia, SC 29201
Phone Number:	770-674-2600	Phone Number:	803-254-8987
Email Address:	rmccoy@rlrpc.com	Email Address:	rmaltba@bakercp.com
Legal relationship of applicant to landowner: Engineer		Baker Commerical Properties - Baker	
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>	NAICS:
Property Identification Number (PIN):	3271-30-9965-0000 & 3271-30-6743-0000	Total property acreage: <i>(rounded up to whole acre)</i>	13 Acres
Zoning Classification:	GB	Acreage to be disturbed:	13 Acres
Project Address :	10390 US Highway 17		Township:
Description of Project Location:	Southern corner of the intersection of Scotts Hill Loop Rd and NC-17		Water Provider: Pender County
			Sewer Provider: Pluris
Describe activities to be undertaken on project site:	Construction of a 50K grocery store and 9800 SF		Road Type: Public / Private / Both
	building for shops and restaurant space. Parking, landscape, and utility connections for these		
	buildings and a stormwater pond to meet the state and local water quality standards		
SECTION 3: SIGNATURES			
Applicant's Signature			Date: 06/26/2025
Applicant's Printed Name	Ryne McCoy		Date: 06/26/2025
Owner's Signature			Date: 06/26/2025
Owner's Printed Name	Ryan N. Maltba		Date: 06/26/2025

SITE PLAN



VICINITY MAP
SCALE: NONE



IMAGE OF U-TURN LOCATION
NOT TO SCALE

PRELIMINARY SITE PLAN

SCALE: 1" = 40'
0 40 80 120 FEET

PARKING ANALYSIS

FIRST 50,000 SF OF RETAIL = 1 PER 225 = 222.2 SPACES
REMAINING 5,125 SF OF RETAIL = 1 PER 250 = 20.5 SPACES
5,000 SF OF RESTAURANT = 1 PER 100 = 50 SPACES
TOTAL REQUIRED PARKING = 292.7 OR 293 SPACES
MAXIMUM PARKING ALLOWABLE = 125% OF REQUIRED TOTAL
MAXIMUM PARKING ALLOWED = 366 SPACES
TOTAL PARKING PROVIDED = 354 SPACES
PERVIOUS PAVERS REQUIRED FOR EVERY SPACE OVER 100% REQUIREMENT
PERVIOUS PAVERS SPACES REQUIRED = 61 SPACES
PERVIOUS PAVERS SPACES PROVIDED = 62 SPACES

SITE ANALYSIS

GROCERY	50,325 S.F.
SHOPS	4,800 S.F.
RESTAURANT	5,000 S.F.
TOTAL BUILDING	60,125 S.F.
TOTAL PARKING	354 SPACES
TOTAL PARKING RATIO	5.89 SPACE/M.S.F.
TOTAL FRONT PARKING	334 SPACES
TOTAL FRONT PARKING RATIO	5.56 SPACE/M.S.F.
GROCERY FRONT PARKING	211 SPACES
GROCERY FRONT PARKING RATIO	4.19 SPACE/M.S.F.
TOTAL SITE AREA	12.16 ACRES
OUTLOT AREA	2.26 ACRES
RETAIL AREA	9.90 ACRES

ROBERSON LOIA ROO
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road - Suite 275 - Alpharetta, GA. 30005
770.674.2600 / www.rlrpc.com
GA.COA#PE00062 EXPRES: 06/30/2026

PROPOSED DEVELOPMENT
HWY - 17 & SCOTTS HILL LOOP RD
PENDER COUNTY, NORTH CAROLINA
FOR:
BAKER COMMERCIAL PROPERTIES
COLUMBIA, SOUTH CAROLINA

PRELIMINARY
SITE PLAN
DATE: **06/27/2025**
PROJECT NUMBER:
22293
SHEET NUMBER:
CPs-34