

# 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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## Master Development Plan Application Information Rehoboth Mixed Commercial Master Development Plan

**Case Number:** MDP 2025-87

**Application Type:** Master Development Plan

**Applicant:** Weston Lyall, PE, PLS, PLLC

**Owners:** Rehoboth Investors 2, LLC

**Location:** The property is located on the north side of U.S. HWY 17, 300 feet southwest of the intersection of Dewberry Lane and US HWY 17.

**Property ID #(s):** 3293-21-4351-0000

**Description:** Proposal for the construction of a 12,000 square feet, two-story office building for a real estate office and medical office.

**Total Area of Project:** 1.1 acre

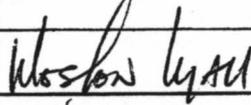
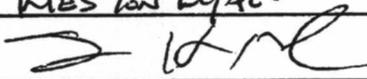
**Current Zoning:** General Business (GB)

### Application Materials:

Application Package  
Site Plan

# APPLICATION

## APPLICATION FOR MASTER DEVELOPMENT PLAN

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Weston Lyall, PE, PLS, PLLC	Owner's Name:	REHOBOTH Investors 2, LLC
Applicant's Address:	214 Hwy 17 N Suite 1	Owner's Address:	P.O. Box 12005
City, State, & Zip	Holly Ridge, NC 28445	City, State, & Zip	Jacksonville, NC 28546
Phone Number:	910-329-9961	Phone Number:	910-545-2015
Email Address:	westonlyall@westonlyall.com	Email Address:	Tim@timbaker.com
Legal relationship of applicant to landowner:			
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):	3293-21-4351-0000	Total property acreage: <i>(rounded up to whole acre)</i>	1.7
Zoning Classification:	GB	Acreage to be disturbed:	1.1
Project Address:	beside 15749 U.S. Hwy 17	Township:	Topsail
Description of Project Location:	located on U.S. Hwy 17 0.10 mile South of Dewberry Lane	Water Provider:	County
		Sewer Provider:	County
Describe activities to be undertaken on project site:	build 12,000 SF, 2-story building	Road Type:	<u>Public</u> /Private/Both
	With paved parking lot and construct storm water retention pond		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	8/18/25
Applicant's Printed Name	Weston Lyall	Date:	8/18/25
Owner's Signature		Date:	8/18/25
Owner's Printed Name	Timothy H. Baker	Date:	8/18/25

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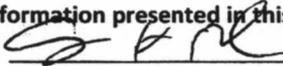
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## By- Right Master Development Plan Submission

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. | <input checked="" type="checkbox"/> | <b>Signed Application</b>  |
| 2. | <input type="checkbox"/>            | <b>Payment</b><br>Application fee and initial stormwater review fee invoices will be generated after application is received for online payment. <b>Do not provide check with application.</b> \$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. | <input checked="" type="checkbox"/> | <b>Paper Plan Sets</b><br>One (1) 24 x 36, Four (4) 11 x 17  |
| 4. | <input checked="" type="checkbox"/> | <b>Digital Submission</b><br>For all documents submitted in paper copy, provide a digital copy. These may be emailed or uploaded to a share folder. <i>Physical media such as CD or USB drives will not be accepted.</i>   |
| 5. | <input checked="" type="checkbox"/> | <b>List of Property Owners Within 500'</b><br>A numbered list of names and addresses, as obtained from the county tax listings and tax abstract, <u>including the applicant, the owner</u> , 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. | <input checked="" type="checkbox"/> | <b>500' Buffer Property Envelopes</b><br>The applicant shall provide a set of business envelopes addressed <u>to the applicant, the owner, and each of the owners</u> 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. | <input checked="" type="checkbox"/> | <b>Permits</b><br>Include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.   |
| 8. | <input checked="" type="checkbox"/> | <b>Site Plan Requirements</b><br>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 

Date 8/18/25

Printed Name Timothy H. Baker

NAME	ADDR	CITY	STATE	ZIP
SUN COASTAL PLANTATION LLC	27777 FRANKLIN ROAD SUITE 200	SOUTHFIELD	MI	48034
PENDER EMS & FIRE INC	805 RIDGEWOOD RD	BURGAW	NC	28425
NADEAU MICHAEL G	PO BOX 56	HAMPSTEAD	NC	28443
REGISTER STEVEN DALE	701 N GREEN TEE RD	HAMPSTEAD	NC	28443
JH&L PROPERTIES LLC	15811 US HWY 17	HAMPSTEAD	NC	28443
COPP JAMES M	181 PW-MIA TRAIL	HAMPSTEAD	NC	28443
SUN COASTAL PLANTATION LLC	27777 FRANKLIN ROAD SUITE 200	SOUTHFIELD	MI	48034
JH & L PROPERTIES LLC	15811 US HWY 17	HAMPSTEAD	NC	28443
REHOBOTH INVESTORS 2 LLC	PO BOX 12005	JACKSONVILLE	NC	28546
REEVES THOMAS S JR	15597-A US 17 HWY NORTH	HAMPSTEAD	NC	28443
VENTURA DANIEL	301 RAVENSWOOD RD	HAMPSTEAD	NC	28443
DAVID G PHILLIP	821 INLET VIEW DRIVE	WILMINGTON	NC	28409
HM BEND LLC	C/O HAWTHORNE RESIDENTIAL PARTNERS LLC	ATLANTA	GA	30325
TF PROPERTIES LLC	PO BOX 4174	WILMINGTON	NC	28406
SODOMSKY MITCHELL	2146 WASHINGTON ACRES RD	HAMPSTEAD	NC	28443
SUN COASTAL PLANTATION LLC	27777 FRANKLIN ROAD SUITE 200	SOUTHFIELD	MI	48034
S&C REALTY INC	109 SOUNDVIEW DR	HAMPSTEAD	NC	28443
KELLER JEFF	822 BAYSHORE DRIVE	WILMINGTON	NC	28411
SKIPPER LEX HAYES	15681 US HWY 17 N	HAMPSTEAD	NC	28443
MBD HOLDINGS LLC	PO DRAWER 3007	WILMINGTON	NC	28406
LBC BOTTLE SHOP INC	601 ARJEAN DR	WILMINGTON	NC	28411

DEMLR USE ONLY		
Date Received	Fee Paid	Permit Number

**STATE STORMWATER:  
PERMIT INFORMATION UPDATE APPLICATION FORM**

*There is NO FEE for updating project name or permittee information.*

This form is to only to be used by the current permittee to notify the Division of:

- 1) changes to the Point of Contact (signing official) for the current permittee (LLC, Corporation, HOA or POA);
- 2) changes to the mailing address, phone number or email address of the current permittee;
- 3) changes to the name of the project; and
- 4) changes to the legal corporate name as documented by a Name Change or Merger filed with the NCSOS.

**A. NEW PERMIT INFORMATION**

State Stormwater Permit Number: SWB 090106

Are you updating (check all that apply):	If so, please provide the updated information:
<input checked="" type="checkbox"/> Project name	<u>BAKER/REHOBOTH PROJECT</u>
<input checked="" type="checkbox"/> Corporation Name <sup>1</sup>	<u>REHOBOTH INVESTORS 2, LLC</u>
<input checked="" type="checkbox"/> Permit Contact Name <sup>2,3</sup>	<u>TIMOTHY H BAKER</u>
<input checked="" type="checkbox"/> Permit Contact Title	<u>MEMBER/MANAGER</u>
<input checked="" type="checkbox"/> Mailing Address <sup>3</sup>	<u>P.O. Box 818, SNEADS FERRY NC 28460</u>
<input checked="" type="checkbox"/> Phone number	<u>(910) 545-2015</u>
<input checked="" type="checkbox"/> Email address	<u>tim@treasure Realty.com</u>

- <sup>1</sup> Provide documentation such as a Name Change / Merger filed with the NCSOS.
- <sup>2</sup> Provide supporting documentation such as NCSOS filing. The permit contact's position must be in accordance with 15A NCAC 02H.1040(1).
- <sup>3</sup> If more than one point of contact or mailing address is being changed, please attach a separate sheet.

**B. CERTIFICATION OF PERMITTEE**

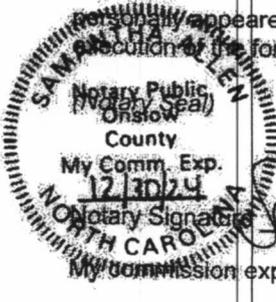
I, Timothy Baker, the current permittee, hereby notify DEMLR that I am making the changes as listed in Section A above. I further attest that this application for an update to the permit information currently on file is accurate and complete to the best of my knowledge.

Signature: [Signature] Date: 1-18-22

I, Samantha Allen, a Notary Public for the State of North Carolina,

County of Onslow, do hereby certify that Timothy Baker

personally appeared before me this the 18 day of January, 2022, and acknowledge the due execution of the forgoing instrument. Witness my hand and official seal,



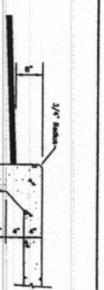
Samantha Allen  
Notary Signature  
My Commission Expires 12/30/2024



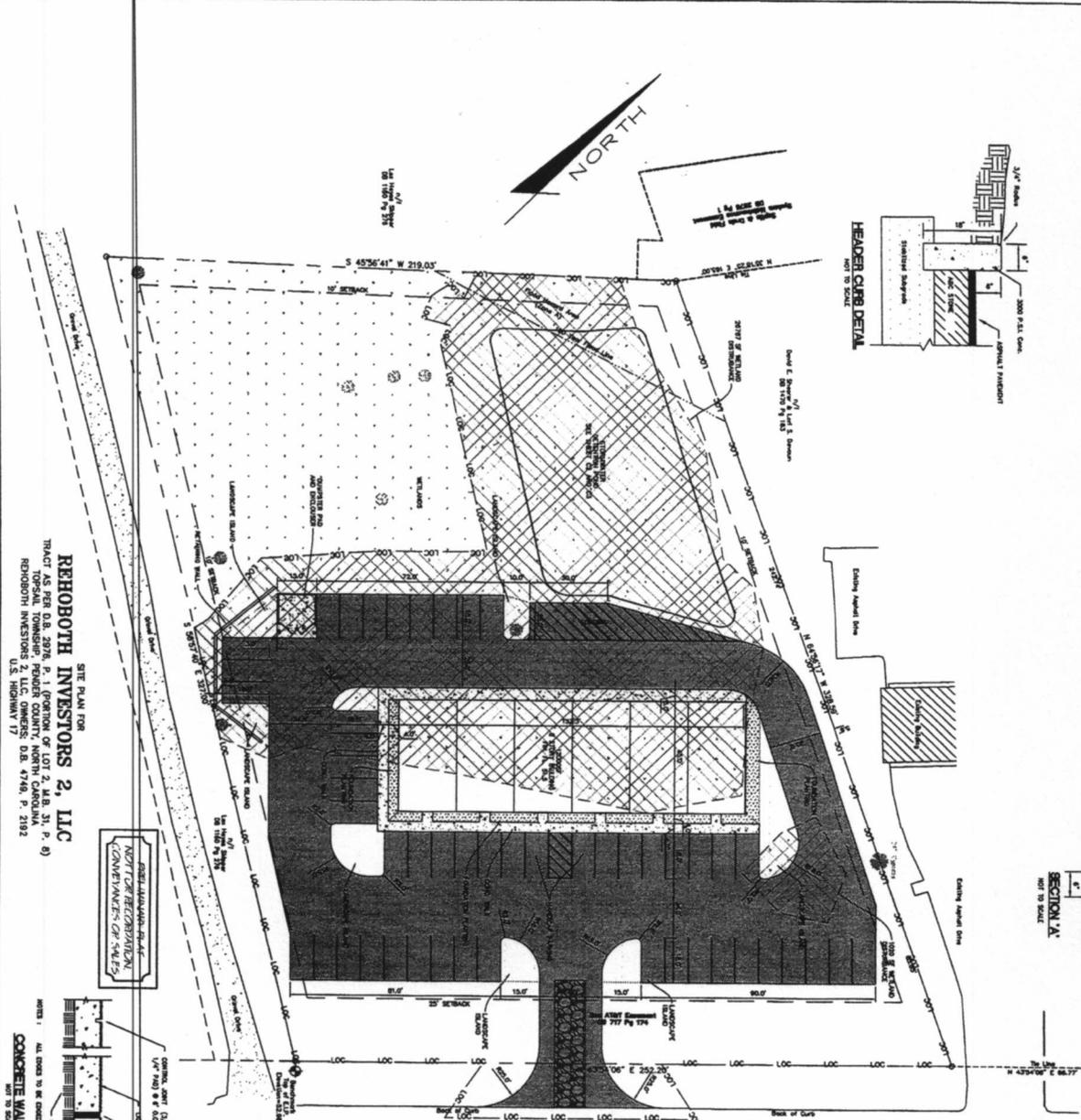
CHARTERED SURVEYOR  
**CHARLES F. RIGGS & ASSOCIATES, INC. (C-200)**  
 1000 WEST STREET  
 LENOIR COUNTY, NC 28751-1129  
 (252) 753-1129  
 FAX: (252) 753-1129  
 E-MAIL: riggs@riggsassociates.com

SITE PLAN  
**JBS CONSULTING, PA**  
 1022 COMMERCE STREET  
 RENOIR COUNTY, NC 28751  
 (252) 753-1129  
 FAX: (252) 753-1129  
 E-MAIL: jbs@jbsconsulting.com

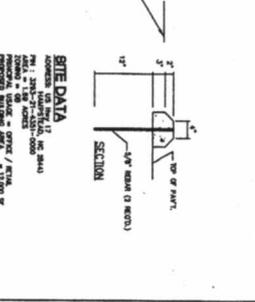
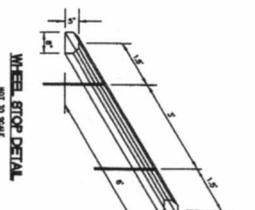
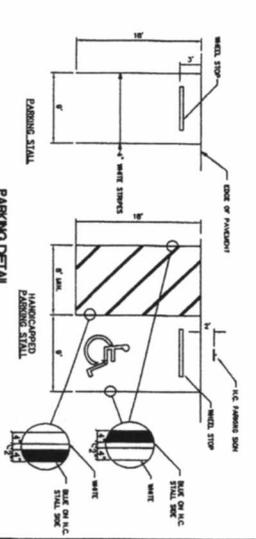
PREPARED BY:  
**NOT FOR CONSTRUCTION**  
 CONVEYANCE OF SALES



**NOTES**  
 1) OWNER APPROVED TO ADD SIDE WALK AND 1' SIDEWALK CURB TO EXISTING SIDEWALK.  
 2) 2' WALK OF EXISTING SIDEWALK - 2000 SQ. FT.  
 3) 1' WALK OF EXISTING SIDEWALK - 2000 SQ. FT.  
 4) 1' WALK OF EXISTING SIDEWALK - 2000 SQ. FT.



U.S. HWY 17 & N.C. 210  
 (Public R/W)  
 (45' WIDE)



**LEGEND**

	LOC
	CONCRETE
	ASPHALT
	GRAVEL
	SAND
	CURB
	SIDEWALK
	DRIVEWAY
	DRIVE
	DRIVEWAY
	DRIVE
	DRIVEWAY
	DRIVE

**SITE DATA**  
 PROJECT: REHOBOTH INVESTORS 2, LLC  
 ADDRESS: TRACT AS PER D.B. 2078, P. 1, PORTION OF LOT 2, A.B. 31, P. 8)  
 TOPGAL TOWNSHIP, FENNER COUNTY, NORTH CAROLINA  
 REHOBOTH INVESTORS 2, LLC OWNERS, D.B. 4749, P. 2192  
 U.S. HIGHWAY 17

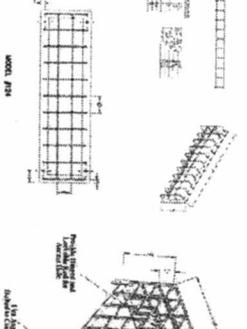
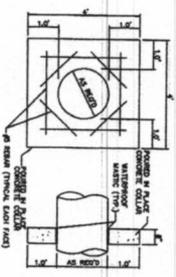
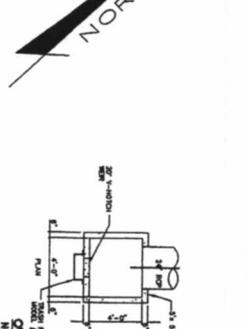
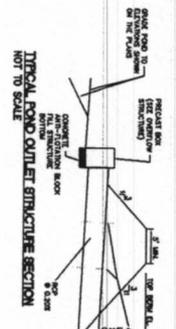
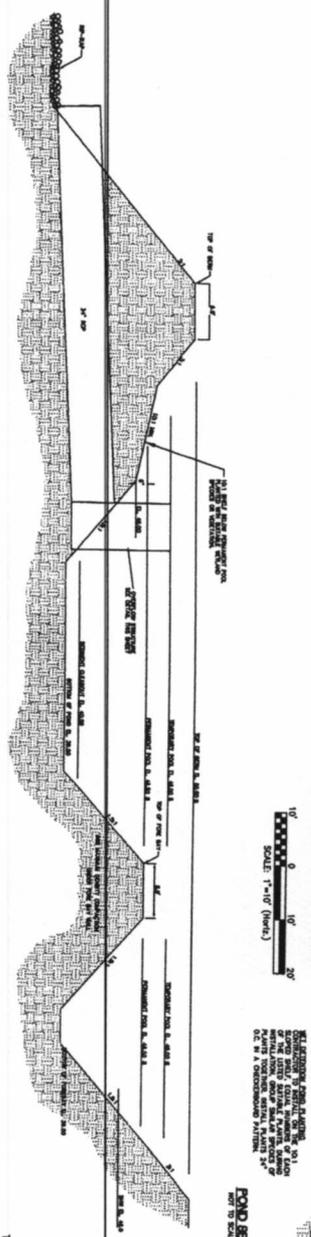
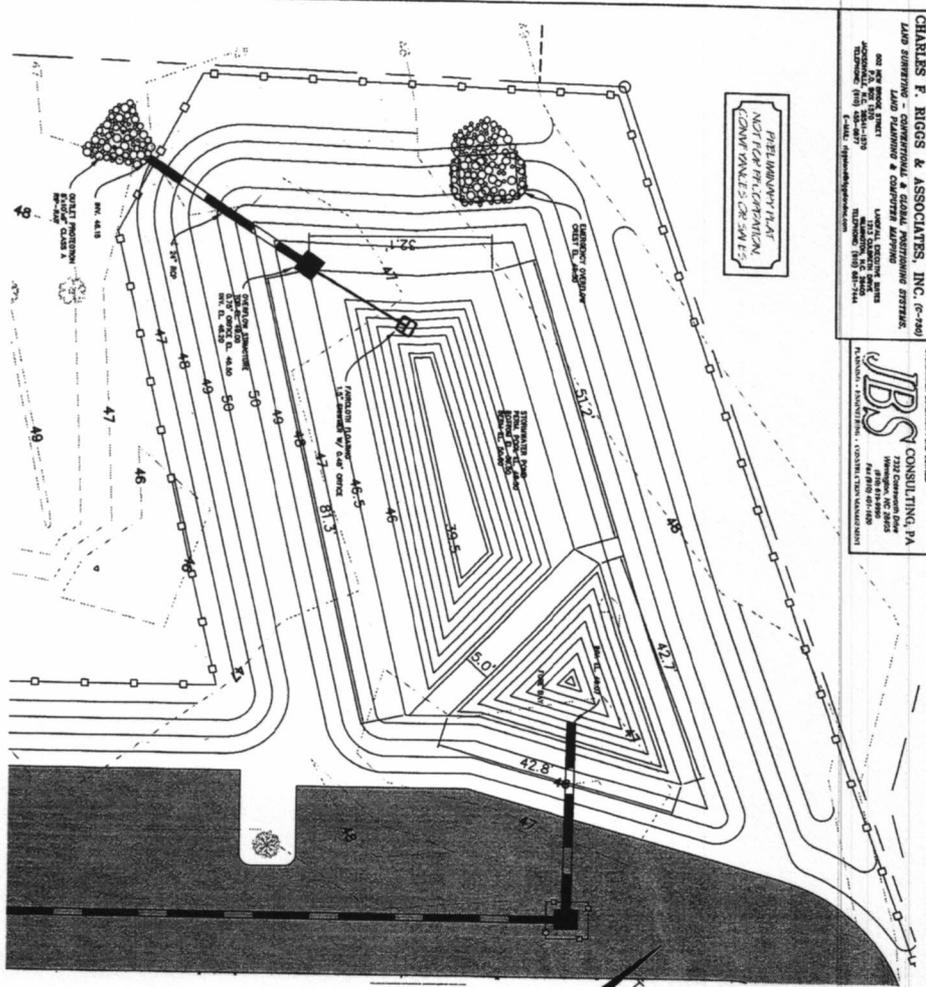
DATE: 08/11/2011  
 TIME: 10:00 AM  
 DRAWN BY: JBS  
 CHECKED BY: JBS  
 APPROVED BY: JBS

SCALE: 1" = 40' (PLAN)  
 SCALE: 1" = 4' (SECTION)

SHEET NUMBER: 21-08-20  
 OF 4

SITE PLAN FOR  
**REHOBOTH INVESTORS 2, LLC**  
 TRACT AS PER D.B. 2078, P. 1, PORTION OF LOT 2, A.B. 31, P. 8)  
 TOPGAL TOWNSHIP, FENNER COUNTY, NORTH CAROLINA  
 REHOBOTH INVESTORS 2, LLC OWNERS, D.B. 4749, P. 2192  
 U.S. HIGHWAY 17

PERMANENT PLAN  
 NOT FOR CONSTRUCTION  
 (CONTRACT NO. 278-11-01)

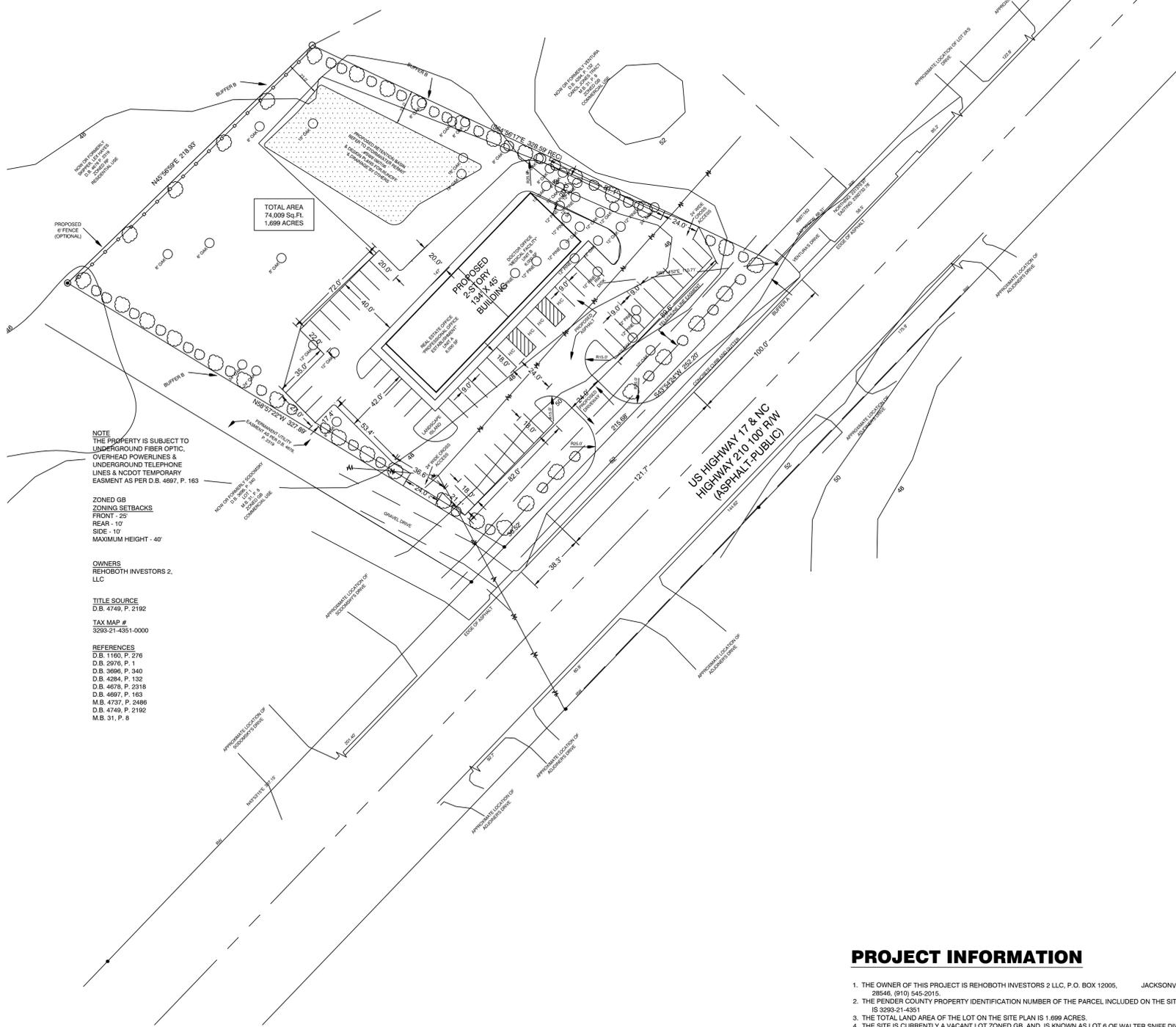
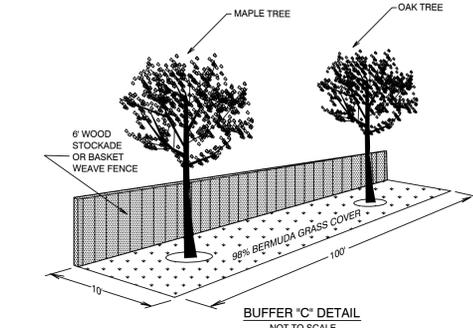
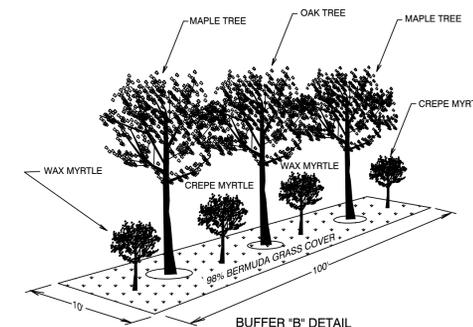
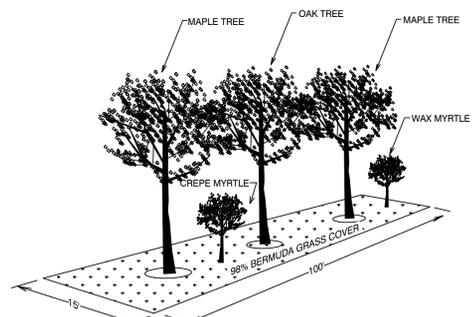
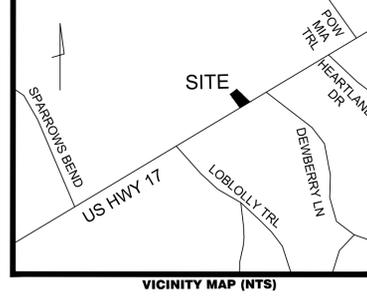
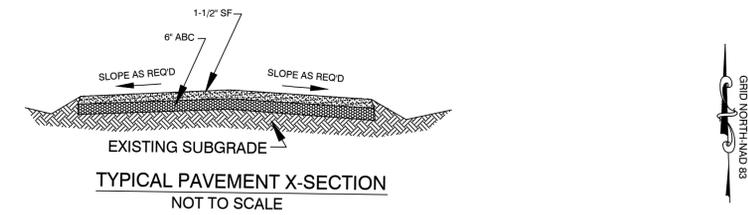
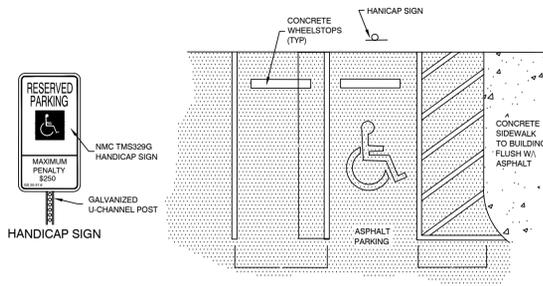


- SEDIMENT BASIN NOTES**
1. THIS IS TO BE A 1:1 SEDIMENT BASIN DESIGN BY CONSTRUCTION OF THE SITE.
  2. THE SITE IS TO BE MAINTAINED AS A POND AS SHOWN ON THIS PLAN AND NOT CONSTRUCTED AS A POND AS SHOWN ON THIS PLAN.
  3. SEE SHEET C-1 FOR DRAINAGE CONTROL, VEGETATION.

STONWATER SEDIMENT POND DETAILS  
**RHOBOTH INVESTORS 2, LLC**  
 TRACT AS PER D.B. 2878, P. 1 (PORTION OF LOT 2, M.B. 31, P. 8)  
 HUNTERDON TOWNSHIP, FENDER COUNTY, NORTH CAROLINA  
 RHOBOTH INVESTORS, D.B. 4748, P. 2192  
 U.S. HIGHWAY 17

PERMANENT PLAN  
 NOT FOR CONSTRUCTION  
 (CONTRACT NO. 278-11-01)

# **SITE PLAN**



NOTE: THE PROPERTY IS SUBJECT TO UNDERGROUND FIBER OPTIC, OVERHEAD POWERLINES & UNDERGROUND TELEPHONE LINES & NCDOT TEMPORARY EASEMENT AS PER D.B. 4697, P. 163

ZONED GB  
ZONING SETBACKS  
FRONT - 25'  
REAR - 10'  
SIDE - 10'  
MAXIMUM HEIGHT - 40'

OWNERS  
REHOBOTH INVESTORS 2, LLC

TITLE SOURCE  
D.B. 4749, P. 2192

TAX MAP #  
3293-21-4351-0000

REFERENCES  
D.B. 1160, P. 276  
D.B. 2976, P. 1  
D.B. 3696, P. 340  
D.B. 4394, P. 132  
D.B. 4678, P. 2318  
D.B. 4697, P. 163  
M.B. 4737, P. 2486  
D.B. 4749, P. 2192  
M.B. 31, P. 8

**CALCULATIONS**

**PARKING & LANDSCAPING DATA:**

1 SPACE PER 250 SF FOR MEDICAL FACILITY (6,000 SF AREA / 250 = 24 SPACES REQ'D)  
1 SPACE PER 500 SF FOR REAL ESTATE (6,000 SF AREA / 500 = 12 SPACES REQ'D)  
TOTAL REQUIRED = 36 SPACES  
TOTAL PROVIDED = 49 SPACES  
TYPICAL 90' PARKING SPACES 9' X 18' WITH 24' MANEUVERING AISLE

ALL PARKING AREAS SHALL BE SEALED BY AN APPROPRIATE LICENSED PROFESSIONAL AND PAVED IN ACCORDANCE WITH NCDOT BASE COURSE AND PAVEMENT SURFACE STANDARDS (SEE TYPICAL DETAIL).

15' BUFFER "A" SHALL CONTAIN 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE, PER 100 LINEAR FEET. TOTAL FRONTAGE ALONG HWY 17 IS 252.20', REQUIRING A STREET BUFFER CONTAINING AT LEAST 8 CANOPY TREES AND 6 UNDERSTORY TREES

10' BUFFER "B" SHALL BE 10 FT WIDE ALONG SIDE OF PROPERTY AND CONTAINING 3 CANOPY TREES, 4 UNDERSTORY TREES, AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100 LINEAR FEET

EACH TERMINAL LANDSCAPE ISLAND SHALL CONTAIN AT LEAST ONE CANOPY TREE AND 2' SCREENING SHRUBS AROUND PERIMETER OF ISLAND

ALL PLANTINGS SHALL COMPLY WITH SECTION 8.1.6 OF THE PENDER UDO.

SIGNIFICANT TREE SURVEY: THERE ARE NO EXISTING TREES WITHIN THE PROPOSED BUILDING AREA. ONLY EXISTING TREES ARE PINE TREES LOCATED IN THE VERY REAR OF THE PROPERTY.

**TRIP GENERATION ANALYSIS:**

LAND USE: REAL ESTATE OFFICE AND MEDICAL OFFICE (WORST CASE SCENARIO OF MEDICAL OFFICE IS USED)  
WEEKDAY DAILY TRIPS - 360  
WEEKDAY AM PEAK HOUR ENTRANCE - 24  
WEEKDAY AM PEAK HOUR EXIT - 7  
WEEKDAY PM PEAK HOUR ENTRANCE - 12  
WEEKDAY PM PEAK HOUR EXIT - 27

**IMPERVIOUS CALCULATIONS:**

LOT AREA - 74,009 SF (1.699 AC)  
PROPOSED BUILDING - 8,030 SF  
ASPHALT PARKING/SIDEWALK - 25,483 SF  
TOTAL IMPERVIOUS AREA: 31,513 SF  
MAX ALLOWED IMPERVIOUS PER SW PERMIT = 31,913  
(PERCENT IMPERVIOUS - 42.5%)

**GENERAL SITE NOTES**

- SEE SITE PLAN FOR THE NAMES, USES AND ZONING FOR ALL ADJOINING LANDS.
- NO NEW EASEMENTS OR RIGHTS-OF-WAY ARE PROPOSED FOR THE DEVELOPMENT; THE EXISTING 30' ACCESS EASEMENT WILL BE UTILIZED.
- NO SIGNS ARE PROPOSED.
- AN NCDOT DRIVEWAY PERMIT SHALL BE REQUIRED PRIOR TO DEVELOPMENT.
- THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
- SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS OF RECORD, ZONING ORDINANCE, & UNDERGROUND UTILITIES, IF ANY.
- NO TITLE SEARCH BY SURVEYOR.
- REFERENCES: DB 4749, PG 2192; MB 31, PG 8
- FLOOD ZONE: AC 2, COMMUNITY PANEL 3720-3293-00K, EFFECTIVE DATE 1/17/25, APPROXIMATE FLOOD LINE SHOWN IS SCALED FROM PENDER COUNTY GIS.
- ZONE: PENDER COUNTY GB
- SETBACKS: FRONT: 25', SIDE: 10', REAR: 10'
- AREA BY COORDINATE METHOD.
- TOPO SHOWN SCALED FROM GIS.
- ADDRESS NUMBER ON BUILDING MUST BE 6'
- A NEW SEPTIC AND WELL PERMIT SHALL BE ISSUED PRIOR TO DEVELOPMENT.
- TRIP GENERATION ANALYSIS PROVIDED BY OTHERS.

**PROJECT INFORMATION**

- THE OWNER OF THIS PROJECT IS REHOBOTH INVESTORS 2 LLC, P.O. BOX 12005, JACKSONVILLE, NC 28546, (910) 545-2015.
- THE PENDER COUNTY PROPERTY IDENTIFICATION NUMBER OF THE PARCEL INCLUDED ON THE SITE PLAN IS 3293-21-4351
- THE TOTAL LAND AREA OF THE LOT ON THE SITE PLAN IS 1.699 ACRES
- THE SITE IS CURRENTLY A VACANT LOT ZONED GB, AND IS KNOWN AS LOT 6 OF WALTER SNIFF DIVISION; IT IS LOCATED DIRECTLY OFF OF US HWY 17 IN HAMPSTEAD AND CONTAINS A 30' ACCESS EASEMENT WHICH ALSO SERVES A RESIDENTIAL LOT, IN THE REAR. THE PROPOSED DEVELOPMENT WILL BE COMMERCIAL IN NATURE (HEAVY AND CIVIL ENGINEERING CONSTRUCTION), AND WILL INCLUDE REQUIRED BUFFERS TO SCREEN IT FROM THE RESIDENTIAL USE TO THE NORTHWEST.
- SEWER AND WATER TO BE PROVIDED BY LOCAL COMPANIES AND DUKE ENERGY FOR ELECTRICITY.
- THE HEIGHT OF THE PROPOSED BUILDING WILL BE 32'
- THE USE FOR THIS STRUCTURE SHALL BE HEALTH CARE SERVICES WHICH FALLS UNDER NAICS 621 AND REAL ESTATE WHICH FALLS UNDER NAICS 53.

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

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



**NORTH CAROLINA PENDER COUNTY**

I, WESTON LYALL, PROFESSIONAL LAND SURVEYOR NUMBER L-4438, CERTIFY THAT THIS PLOT PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION FROM (MAP BOOK 31 PAGE 17) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: CLASS OF SURVEY: B; POSITIONAL ACCURACY: 500 RMS; TYPE OF GPS FIELD PROCEDURE: VRSRTKGPS; DATUM: NAD83 "2007", NAVD88; GEIOD MODEL: GEIOD 03; COMBINED GRID FACTOR: 0.9999641; UNITS: US SURVEY FEET.

- LEGEND**
- SIR - 1/2" Set Iron Rod
  - EIP - Existing Iron Pipe
  - EIR - Existing Iron Rod
  - CP - Calculated Point
  - RW - Right-of-Way
  - DB - Deed Book
  - MB - Map Book
  - PG - Page
  - EB - Existing Electric Box
  - LP - Existing Lightpole
  - MBL - Minimum Building Line
  - Property Line Surveyed
  - Property Line Not Surveyed
  - Elevation Contours

**PROPERTY INFORMATION:**

OWNER: REHOBOTH INVESTORS 2 LLC  
PO BOX 12005  
JACKSONVILLE, NC 28540  
PART OF LOT 6 JOE SHEPARD SUBDIVISION  
AREA: 1.699 AC. (INCLUDING EASEMENTS)  
PIN #3293-21-4351-0000  
REFERENCE: DB 4749, PG 2192; MB 31, PG 17

**PRELIMINARY PLAT NOT FOR RECORDATION CONVEYANCES OR SALES**

WESTON LYALL  
REGISTRATION NUMBER L-4438

**PRELIMINARY SITE PLAN FOR**

**REHOBOTH INVESTORS 2, LLC**  
TRACT AS PER D.B. 2976, P.1 (PORTION OF LOT 2, M.B. 31, P.8)  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NC  
US HIGHWAY 17

SCALE: 1" = 20'

**WESTON LYALL, PE, PLS, PLLC**  
214 HIGHWAY 17N SUITE 1  
HOLLY RIDGE, NC 28445  
PHONE: 910-329-9961 FIRM LICENSE #P-0937  
STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING

AUGUST 18, 2025