

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

Application Information Anchor Point Master Development Plan

Case Number: MDP 2025-88

Application Type: Master Development Plan

Applicant: Hanover Design Services, P.A., Austin Scheib

Owners: Hampstead Investment Group, LLC, Travis Holder

Location: This project is located north of NC Highway 210 off Holiday Drive and Rowan Drive.

Property ID #s: 3283-11-4692-0000, 3283-11-2624-0000, 3283-11-0325-0000, 3283-12-8244-0000, 3283-12-8417-0000, 3283-11-1058-0000, 3283-11-9646-0000, 3283-12-6764-0000, 3283-12-3772-0000, 3283-11-1458-0000, 3283-11-5113-0000, 3283-21-0513-0000, 3283-12-8049-0000, 3283-11-8008-0000, 3283-10-5612-0000, 3283-11-7406-0000, 3283-11-8197-0000, 3283-21-0205-0000, 3283-11-6206-0000, 3283-10-3828-0000, 3283-11-8768-0000, 3283-10-6872-0000, 3283-11-4418-0000, 3283-11-1872-0000, 3283-11-4020-0000, 3283-11-8942-0000, 3283-10-5781-0000, 3283-11-3323-0000, 3283-01-9198-0000, 3283-10-7943-0000, & 3283-10-3593-0000.

Description: Hanover Design Services, P.A., applicant, on behalf of Hampstead Investment Group, LLC, is seeking to redevelop 30 existing parcels to create a total of 98 residential lots.

Current Zoning: RP, Residential Performance

Application Materials

Application

Site Plan

Application

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By- Right Master Development Plan Submission

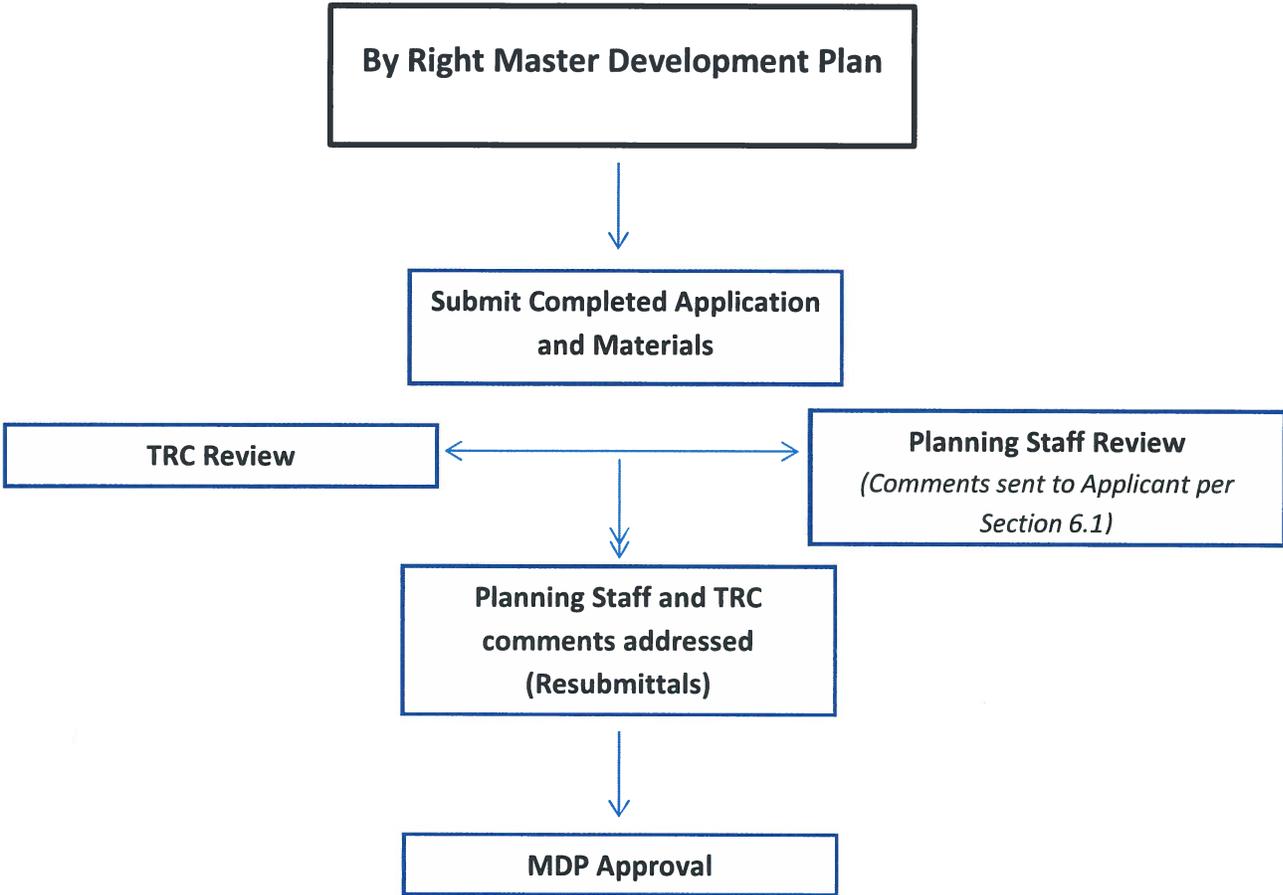
Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. **Signed Application**
2. **Payment**
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. **Paper Plan Sets**
One (1) 24 x 36, Two (2) 11 x 17
4. **Digital Submission**
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. **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 a list of property owners within the 500' buffer are available on the Pender County 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. **None received** **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
8. **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 Austin Scheib Date 9-24-2025

Printed Name Austin Scheib-Hanover Design Services PA



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.

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

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

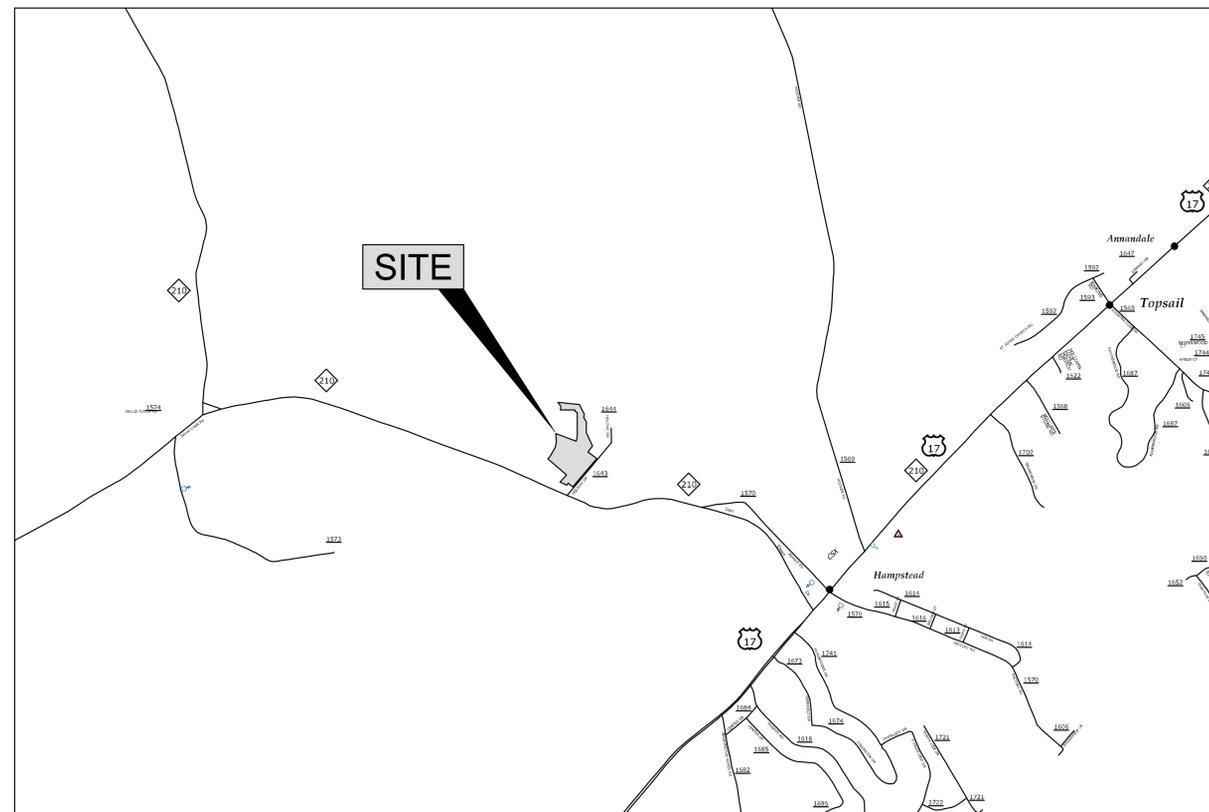
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Hanover Design Services, P.A	Owner's Name:	Hampstead Investment Group, LLC
Applicant's Address:	1123 Floral Parkway	Owner's Address:	P.O Box 10189
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	Wilmington, NC 28404
Phone Number:	910-343-8002	Phone Number:	910-520-8905
Email Address:	ascheib@hdsilm.com/gwayne@hdsilm.com	Email Address:	travisholder285@gmail.com
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input checked="" type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	NAICS:
Property Identification Number (PIN):	See plans(multiple)	Total property acreage: <i>(rounded up to whole acre)</i>	36.57
Zoning Classification:	RP	Acreage to be disturbed:	36.57
Project Address :	Rowan Road	Township:	Topsail
Description of Project Location:	From NC 210 head North on Rowan Rd	Water Provider:	Pluris
	project 675 +/- from intersection	Sewer Provider:	Pluris
Describe activities to be undertaken on project site:	Clearing and grubbing, paving, grading and utilities	Road Type:	Public/ Private /Both
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Austin Scheib</i>	Date:	9-22-2025
Applicant's Printed Name	Austin Scheib	Date:	9-22-2025
Owner's Signature	<i>[Signature]</i>	Date:	9/22/25
Owner's Printed Name	<i>Travis Holder</i>	Date:	9/22/25

Site Plan

SITE PLAN OF
Anchor Point
 RP - Residential Performance
 TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA

OWNER:
 HAMPSTEAD INVESTMENT GROUP LLC
 P.O. BOX 10189
 WILMINGTON, N.C. 28404

HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS
 1000 W. WILMINGTON AVENUE, SUITE 200
 WILMINGTON, N.C. 28403
 LICENSE NO. 1120002



LEGEND	
WV = WATER VALVE	⊥ = SIGN LOCATION
WM = WATER METER	☆ ^{LP} = LIGHT POLE
CIO = SANITARY SEWER CLEAN OUT	--- 36 --- EXISTING CONTOUR
INV. = INVERT	--- 36 --- PROPOSED CONTOUR
B/O = BLOW OFF ASSEMBLY	--- 36 --- PROPERTY LINE
BFP = BACK FLOW PREVENTOR	--- --- BUILDING SETBACK
GW = GUY WIRE	--- --- CENTERLINE
SWMH = STORM MANHOLE	--- --- EASEMENT
GT. = GREASE TRAP	--- --- COMPUTED PROPERTY LINE
FH = FIRE HYDRANT ASSEMBLY	--- --- PROPOSED STORM DRAIN
I.S. = IRON SET	--- --- PROPOSED WATER SERVICE
⊙ = CURB RAMP	--- --- PROPOSED GAS SERVICE
⊙ = SANITARY SEWER MH	--- G --- G --- G --- G --- PROPOSED 6" SANITARY SEWER SERVICE
⊙ = HANDICAP RAMP	--- --- SILT FENCE (TYPICAL)
⊙ = CURB INLET	--- LOD --- LOD --- LIMITS OF DISTURBANCE
⊙ = WATER SERVICE	--- --- PROPOSED FENCE
⊙ = SEWER CLEANOUT	--- --- PROPOSED SIDEWALK
⊙ = WATER VALVE	
☆ = LIGHT POLE	

PRELIMINARY MAP

REVISIONS	DATE

PRELIMINARY PLAN
Anchor Point
 RP - Residential Performance
 TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA
 OWNER: HAMPSTEAD INVESTMENT GROUP LLC
 P.O. BOX 10189
 WILMINGTON, N.C. 28404

Date: 08-21-25
 Scale: HORZ.: 1" = 50'
 Drawn: JW
 Checked: GW
 Project No: 16717

COVER SHEET

INDEX TO DRAWINGS	
SHEET No.	DESCRIPTION
P1 of P6	COVER SHEET
P2 of P6	SITE PLAN OVERALL
P3 of P6	SITE PLAN
P4 of P6	SITE PLAN
P5 of P6	SITE PLAN
P6 of P6	EXISTING CONDITIONS

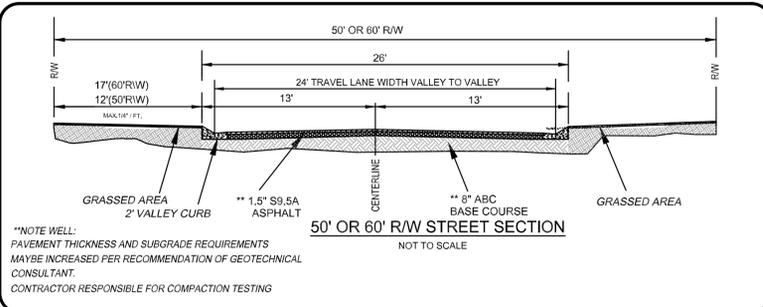
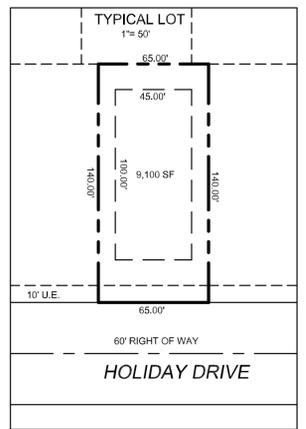
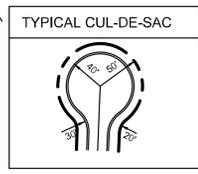
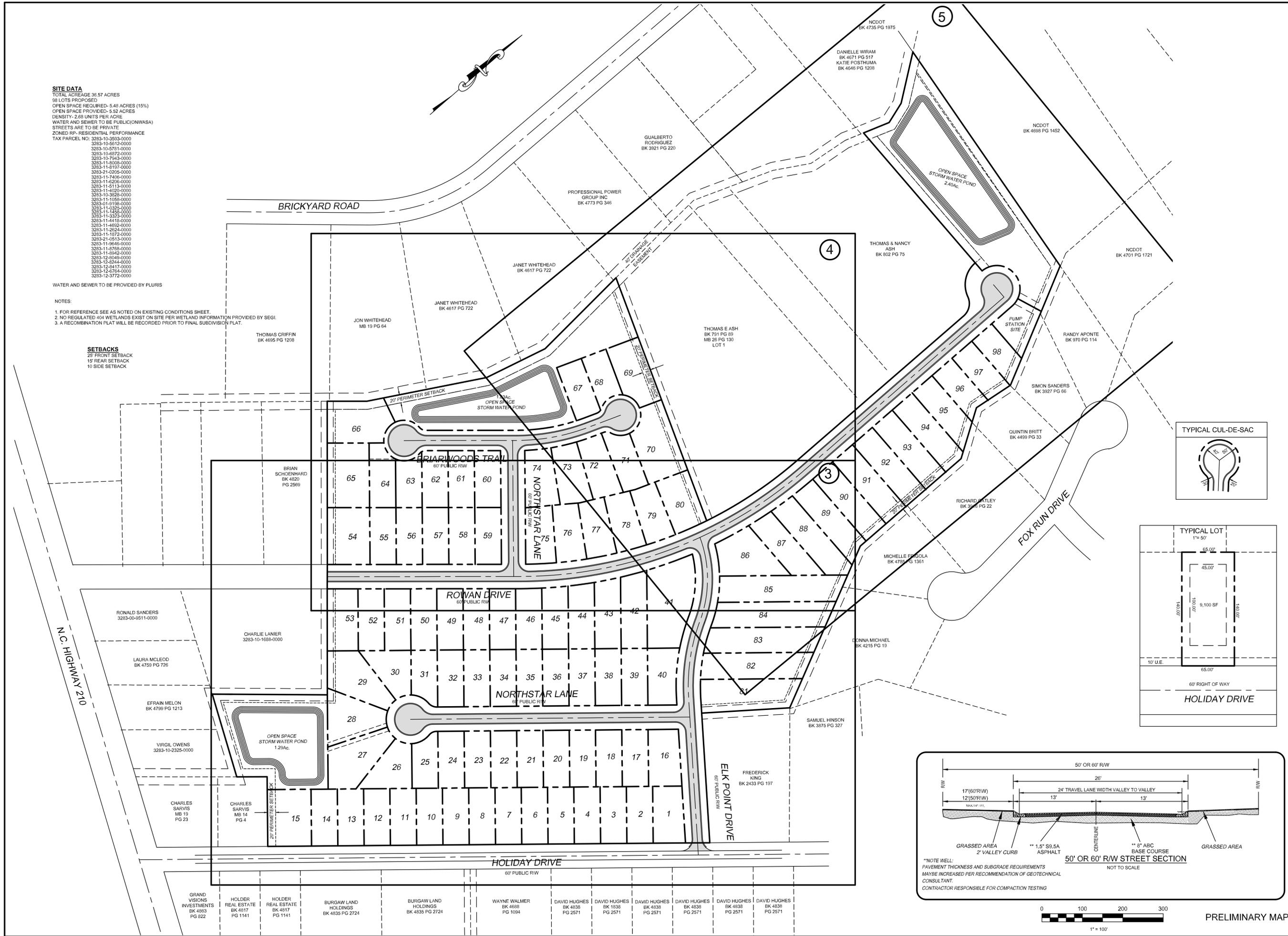
Sheet No:
1
 OF
6

SITE DATA
 TOTAL ACREAGE 36.57 ACRES
 98 LOTS PROPOSED
 OPEN SPACE REQUIRED- 5.48 ACRES (15%)
 OPEN SPACE PROVIDED- 5.52 ACRES
 DENSITY 2.88 UNITS PER ACRE
 WATER AND SEWER TO BE PUBLIC(WASA)
 STREETS ARE TO BE PRIVATE
 ZONED RP- RESIDENTIAL PERFORMANCE
 TAX PARCEL NO. 3283-10-3593-0000
 3283-10-5612-0000
 3283-10-5781-0000
 3283-10-6972-0000
 3283-10-7943-0000
 3283-11-8006-0000
 3283-11-8197-0000
 3283-21-0205-0000
 3283-11-7408-0000
 3283-11-6206-0000
 3283-11-5113-0000
 3283-11-4020-0000
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 3283-11-8842-0000
 3283-12-8049-0000
 3283-12-6244-0000
 3283-12-8417-0000
 3283-12-8754-0000
 3283-12-3772-0000

NOTES:
 1. FOR REFERENCE SEE AS NOTED ON EXISTING CONDITIONS SHEET.
 2. NO REGULATED 404 WETLANDS EXIST ON SITE PER WETLAND INFORMATION PROVIDED BY SEGI.
 3. A RECOMBINATION PLAT WILL BE RECORDED PRIOR TO FINAL SUBDIVISION PLAT.

SETBACKS
 25' FRONT SETBACK
 15' REAR SETBACK
 10' SIDE SETBACK

WATER AND SEWER TO BE PROVIDED BY PLURIS



PRELIMINARY MAP

HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS & LAND PLANNERS
 100 W. WILMINGTON, N.C. 28403
 704.762.0002
 LICENSE NO. 017-00002

REV. NO.	DATE	REVISIONS

Anchor Point
 RP - Residential Performance
 TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA

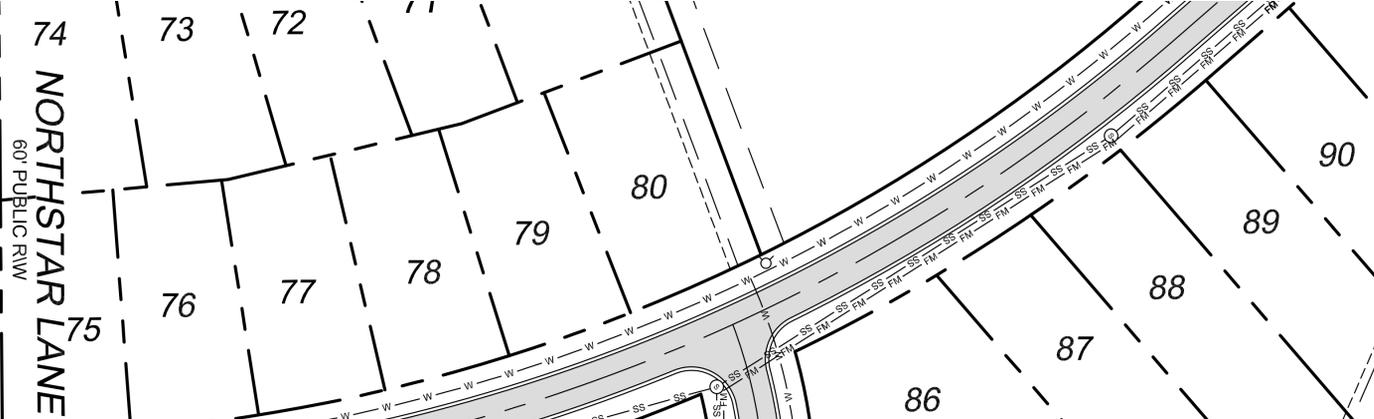
OWNER: HAMPSTEAD INVESTMENT GROUP LLC
 P.O. BOX 10189
 WILMINGTON, N.C. 28404

Date: 08-21-25
 Scale: HORIZ.: 1" = 100'
 Drawn: JW
 Checked: GW
 Project No: 16717

OVERALL SITE PLAN

Sheet No:
2
 OF
6

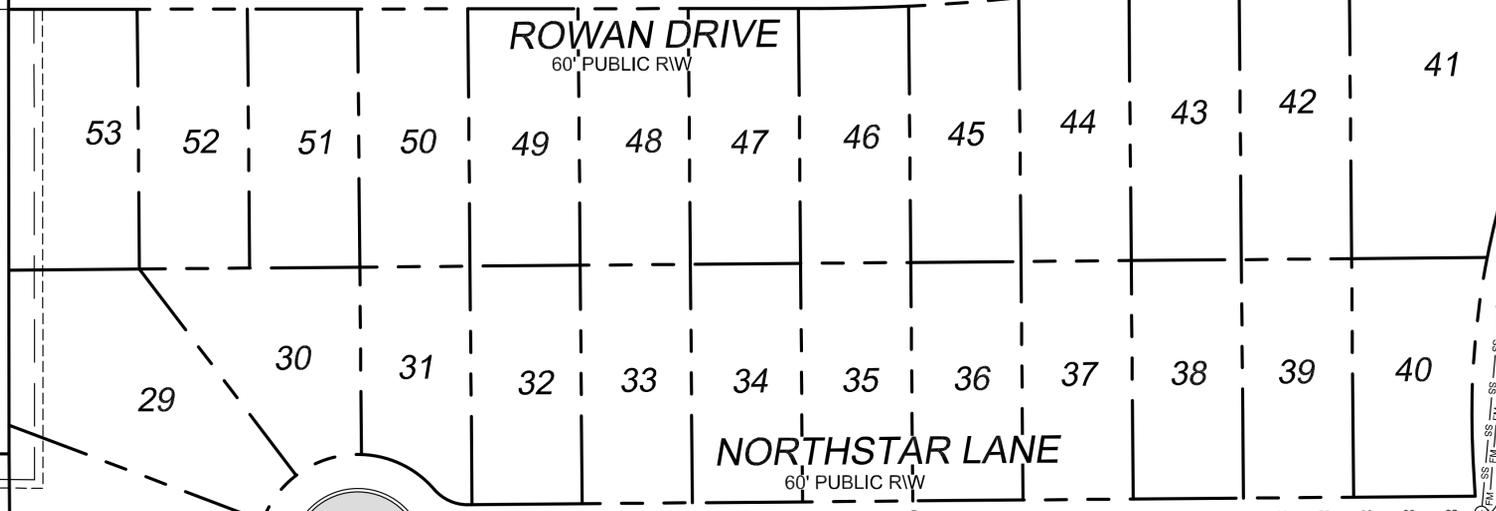
BRIAN
SCHOENHARD
BK 4820
PG 2569



NORTHSTAR LANE
60' PUBLIC R/W

CHARLIE LANIER
3283-10-1688-0000

ROWAN DRIVE
60' PUBLIC R/W



NORTHSTAR LANE
60' PUBLIC R/W

ELK POINT DRIVE
60' PUBLIC R/W

SAMUEL HINSON
BK 3875 PG 327

FREDERICK
KING
BK 2433 PG 197

CHARLES
SARVIS
MB 14
PG 4

OPEN SPACE
STORM WATER POND
1.29Ac.

20' PERIMETER SETBACK

RE-LOCATED DITCH

HOLIDAY DRIVE
60' PUBLIC R/W

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
WILMINGTON, N.C. 28403
LICENSE # C-2037

REVISIONS	DATE

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P.O. BOX 10189
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PRELIMINARY PLAN
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RP - Residential Performance
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PRELIMINARY MAP

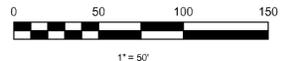
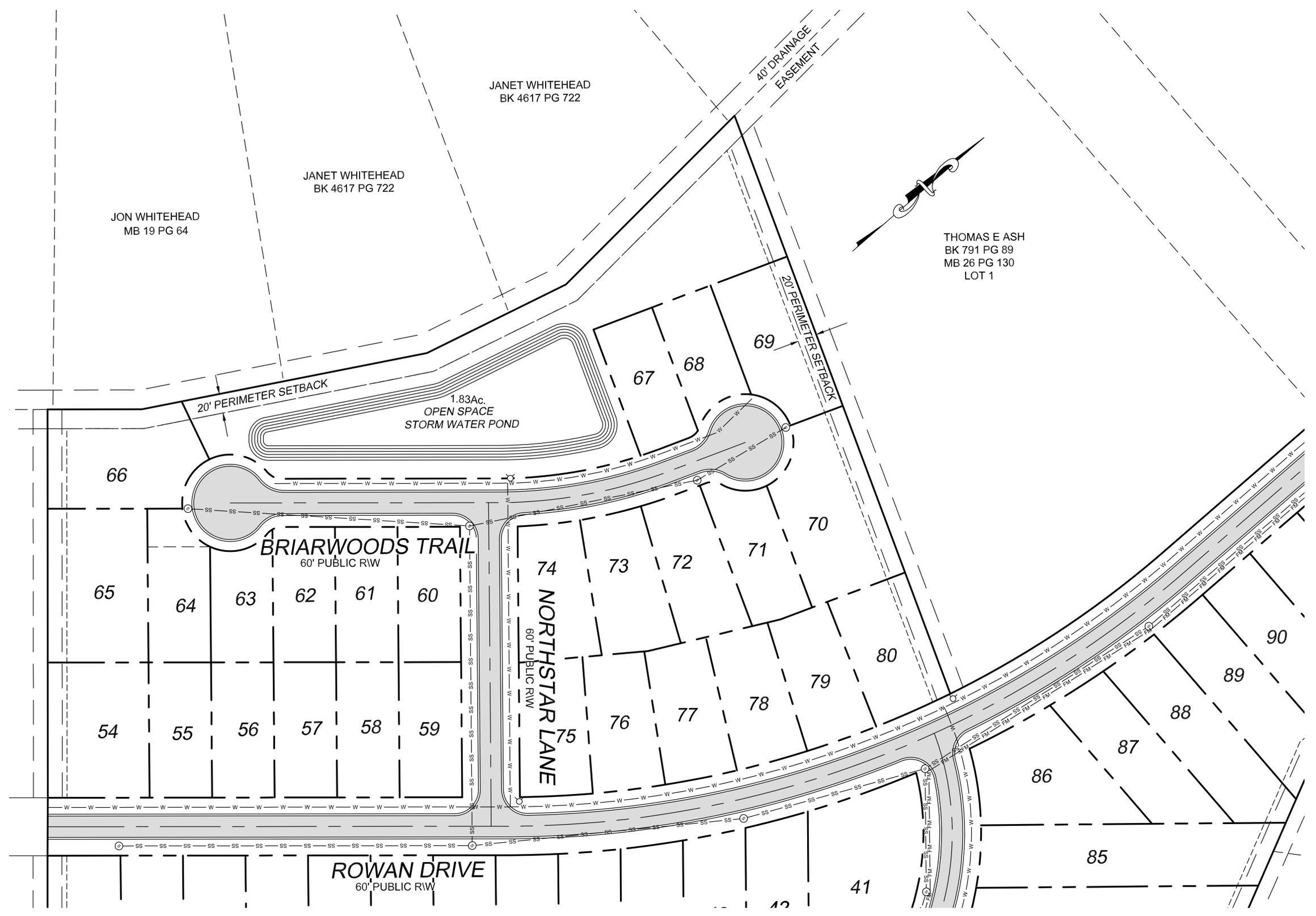
Sheet No:
3
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6

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PRELIMINARY PLAN
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PRELIMINARY MAP

JON WHITEHEAD
 MB 19 PG 64

JANET WHITEHEAD
 BK 4617 PG 722

JANET WHITEHEAD
 BK 4617 PG 722

THOMAS E ASH
 BK 791 PG 89
 MB 26 PG 130
 LOT 1

