

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 Rooks Farm Conditional Rezoning

Case Number: REZONE 2025-92

Application Type: Conditional Rezoning Application

Applicant: Andrew Smith

Owners: Burgaw Land Holdings, LLC

Location: This project is located north of NC Highway 210 north of Harmony Lane near the intersection of Clarks Landing Road and NC Highway 210.

Property ID #: 3205-82-5856-0000

Description: Burgaw Land Holdings, LLC is seeking the approval of a Conditional Rezoning to allow 75 single family lots on a property totaling approximately 54 acres.

Current Zoning: RA, Rural Agricultural

Application Materials

Application
Narrative
Site Plan

Application

Pender County Planning and Community Development

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Conditional Zoning Map Amendment Submission (Conditional Rezoning)

Applications will be considered for review 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**
Invoices for the application fee and stormwater review will be generated after receipt of application for online payment. *Do not include check with application.* \$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter (rounded to the nearest whole acre). CZMA stormwater review fee - \$200.
3. ✓ **Generalized Site Development Plan**
All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application.
4. ✓ **Narrative**
A description and/or statement of the present and proposed land use classification and stating why the request is being made and any information that is pertinent to the case.
5. **Public Input Meeting Report**
A meeting summary shall be submitted in accordance with the Unified Development Ordinance. This item is not required at the time of application submittal but must be received by the Administrator prior to any public hearings are noticed. *The report should include a copy of the letter notifying property owners of the meeting, a list of property owners within 500' of the subject property, an attendance roster, a summary of issues discussed, and the meeting results including changes to the project's proposal, if any.*
6. ✓ **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.*
7. ✓ **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, 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 500 buffer list are available on Pender County's website on the Planning and Community Development page.*
8. ✓ **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.

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

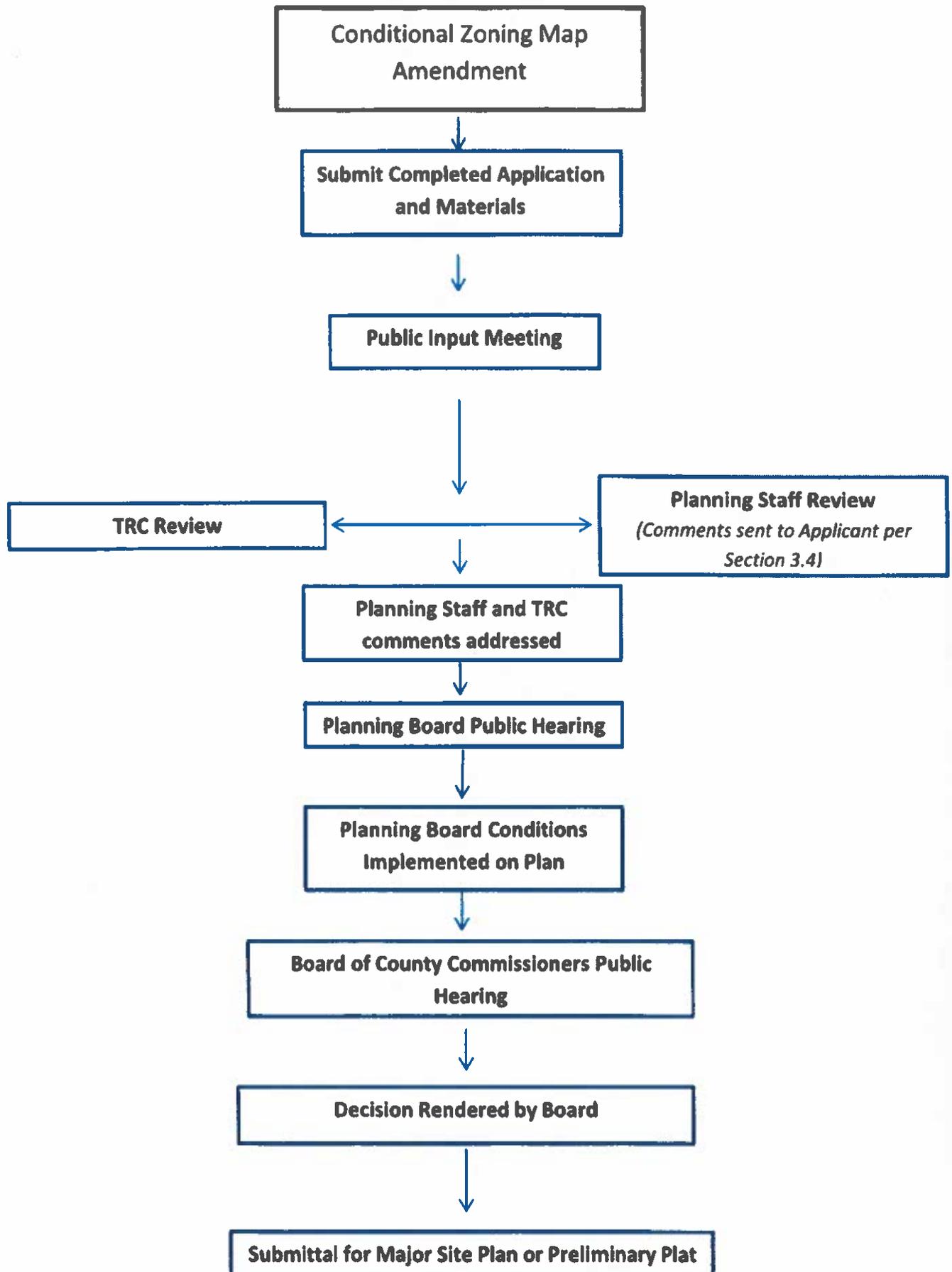
Signature of Applicant

Printed Name

ANDREW SMITH

Date

10/1/25



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805 S. Walker Street
PO Box 1519
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CONDITIONAL REZONING

Intent

- A. Conditional zoning districts hereby included are to allow for the consideration of certain uses that are permitted uses in the underlying zoning district but due to their nature may not be appropriate for a particular location.
- B. A conditional zoning district is intended for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses on small and large scale projects.
- C. Although, it is not intended to be used for speculative purposes, a conditional zoning district applicant may include as part of the application, a list of uses which will not be developed on the property.
- D. All uses listed as part of any application must be in the same format and description as listed in the Table of Permitted Uses.
- E. The following zoning district categories are approved to be assigned conditional zoning districts: PD, RP, RM, GB, OI, IT, IG (Reference Article 4 for Zoning District Descriptions).

Application

Except as provided herein, all applications to establish a conditional zoning district must follow the regulations prescribed in this section in addition to the standard rezoning process as described in Section 3.3, Rezoning of this Ordinance.

Public Input Meeting

Prior to scheduling a public hearing on the rezoning application, **the applicant must conduct one public input meeting and file a report of the results with the Administrator.**

- 1. The report for the public hearing will include a summary of the public input meeting.
- 2. The applicant shall mail a notice for the public input meeting to adjoining property owners not less than ten (10) days prior to the scheduled meeting.
- 3. The notice shall include the time, date and location of the meeting as well as a description of the proposal.
- 4. The applicant's report of the meeting shall include:
 - a. A copy of the letter announcing the meeting.
 - b. A list of adjoining property owners contacted.
 - c. An attendance roster.
 - d. A summary of the issues discussed.
 - e. The results of the meeting including changes to the project's proposal, if any.

Review

When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:

- 1. The application's consistency to the general policies and objectives of the adopted Land Use Plan.
- 2. The potential impacts and/or benefits on the surrounding area, adjoining properties.
- 3. The report of results from the public input meeting.

APPLICATION FOR CONDITIONAL REZONING

SECTION 1: APPLICANT INFORMATION					
Applicant's Name:	ANDREW SMITH	Owner's Name:	BURGAU LAND HOLDINGS, LLC		
Applicant's Address:	17117 HWY 17 N	Owner's Address:	17117 HWY 17 N		
City, State, & Zip	HAMPSTEAD, NC 28443	City, State, & Zip	HAMPSTEAD, NC 28443		
Phone Number:	(910) 262-6744	Phone Number:	(910) 262-6744		
Email Address:	andrew@hampsteadnchomes.com	Email Address:	andrew@hampsteadnchomes.com		
Legal relationship of applicant to landowner:					
SECTION 2: PROJECT INFORMATION					
Property Identification Number (PIN):	3205-82-5856-0000	Total property acreage: <i>(rounded to the nearest whole acre)</i>		+/- 55.63 AC (56 ACRES)	
Current Zoning District:	RA	Proposed Zoning District:	CZ	Acreage to be Rezoned:	+/- 55.63 AC (56 ACRES)
Project Address or Location:	AT THE INTERSECTION OF CLARKS LANDING ROAD AND NC HWY 210/LONG CREEK TOWNSHIP			Future Land Use Category:	LOW DENSITY RESIDENTIAL
Proposed Uses to be Considered (Include NAICS Code):					
LOW DESNITY RESIDENTIAL DEVELOPMENT, CONSISTING OF 75 SINGLE FAMILY HOMES					
WITH ALL PERTINENT INFRASTRUCTURE					
Township:	LONG CREEK	Road Type:	Public/ Private /Both		
Water Provider:	PCU	Waste Water Provider:	SEPTIC		
SECTION 3: SIGNATURES					
Applicant's Signature				Date:	10/1/2025
Applicant's Name Printed	ANDREW SMITH			Date:	10/1/2025
Owner's Signature				Date:	10/1/2025
Owner's Name Printed	ANDREW SMITH			Date:	10/1/2025

Conditional Rezoning Standards Checklist

When submitting a conditional rezoning application, the site plan and supporting materials must provide proposed standards for a variety of standards which are guided by the zoning district. This may be by requesting custom standards or by requesting the existing standards of an existing general use zoning district. Please provide proposed standards for:

<input checked="" type="checkbox"/>	Maximum density
<input checked="" type="checkbox"/>	Setbacks (Front, side, rear, corner)
<input checked="" type="checkbox"/>	Minimum lot width/Minimum chord length at the right-of-way for cul de sacs
<input checked="" type="checkbox"/>	Structure separation
<input checked="" type="checkbox"/>	Minimum lot size
<input checked="" type="checkbox"/>	Maximum building height
<input checked="" type="checkbox"/>	Permitted uses (Including NAICS code)
<input checked="" type="checkbox"/>	Buffer standards (Depth, number and type of vegetation per 100 linear feet)
<input checked="" type="checkbox"/>	Sign standards to the extent that the UDO's requirements are zoning district-specific

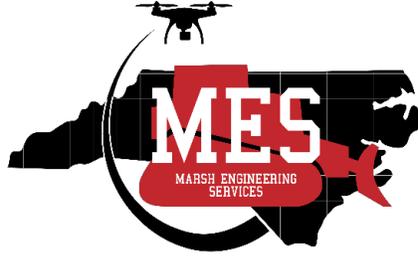
Where desired, the applicant must explicitly request varying standards for different uses within the conditional zoning district.

Conditional rezoning applications may not be used to vary from the general standards of the ordinance, including but not limited to:

- Traffic Impact Analysis thresholds
- Stormwater regulations
- Open space/recreational unit requirements
- Street design standards
- Off-street parking standards
- HOA requirements
- Water and wastewater requirements

The Pender County Planning Board and Board of County Commissioners may approve or deny the request entirely, or approve with modifications. Additionally, In approving a petition for the reclassification of property to a conditional zoning district, the Planning Board may recommend, and the Board of Commissioners request that the applicant add reasonable and appropriate conditions to the approval of the petition.

Narrative



Rooks Farm Subdivision

Conditional Rezoning Narrative & Supplemental Information

Property Information

- **Applicant:** Burgaw Land Holdings, LLC
 - **Current Zoning:** RA (Rural Agricultural)
 - **Proposed Zoning:** CZ (Conditional Zoning)
 - **Site Area:** 55.63 acres
 - **PIN:** 3205-82-5856-0000
 - **Proposed Use:** Single Family Residential
 - **Proposed Lots:** 75
 - **Minimum Lot Area:** 20,000 sq. ft.
 - **Township:** Long Creek
-

Introduction

Burgaw Land Holdings, LLC, respectfully submits this request for conditional rezoning of the subject property, located along NC Highway 210 in the Long Creek Township of Pender County. The property, identified by PIN 3205-82-5856-0000, encompasses 55.63 acres and is currently zoned RA, Rural Agricultural. The request seeks to rezone the property to CZ, Conditional Zoning, to allow for the development of a residential subdivision consisting of 75 single-family lots with a minimum lot area of 20,000 square feet.

Surrounding Area and Compatibility

The proposed subdivision is designed to adhere to the low-density residential requirements, at 1.34 lots per acre. This category encourages residential development at a scale and density that preserves the community's rural character while providing opportunities for managed growth.

The property's frontage along NC Highway 210 offers convenient access to regional transportation routes while maintaining compatibility with existing rural residential and agricultural uses in the area. The proposed subdivision will provide a logical transition between agricultural lands and nearby residential properties, supported by buffering and preservation of natural areas to enhance neighborhood compatibility.

Proposed Development

The proposed development will consist of 75 single-family residential lots on 55.63 acres, each lot meeting or exceeding the minimum lot size of 20,000 square feet.

Key development features include:

- **Lot Layout & Density:** 75 lots oriented along an internal road network with direct access to NC Highway 210, consistent with the Low-Density Residential land use.
 - **Open Space & Buffers:** Designated open space areas and vegetative buffers will be incorporated to protect existing rural views and screen adjacent properties.
 - **Access & Circulation:** A primary entrance from NC Highway 210 will provide access to the subdivision, designed to meet NCDOT and Pender County standards for safety and efficiency.
 - **Utilities & Services:** The subdivision will coordinate with Pender County Utilities and service providers for water and emergency service needs.
-

Consistency with Plans and Policies

The proposed conditional rezoning is consistent with the Pender 2.0 Comprehensive Land Use Plan and the Low-Density Residential designation by:

- Supporting residential development at a low density with a minimum 20,000 sq. ft. lot size.
 - Providing housing opportunities that respect the community's rural character and development goals.
 - Concentrating growth along NC Highway 210, a designated transportation corridor, which supports efficient access and infrastructure planning.
-

Conclusion

This conditional rezoning request will allow the subject property (PIN: 3205-82-5856-0000) to transition from **RA** to **CZ** to support a 75-lot residential subdivision with a **minimum lot area of 20,000 sq. ft.** The property's location along NC Highway 210 makes it suitable for residential development that aligns with Pender County's adopted land use vision while ensuring compatibility with surrounding agricultural and residential areas.

Approval of this request will enable the county to apply site-specific conditions to address traffic, buffering, open space, and infrastructure, ensuring that the subdivision enhances the Long Creek community and contributes to the orderly growth of Pender County.

Site Plan

ROOKS FARM SUBDIVISION CIVIL SITE DESIGN PLANS

PENDER COUNTY
ROCKY POINT, NORTH CAROLINA
LONG CREEK TOWNSHIP

VICINITY MAP



OWNER/DEVELOPER

BURGAU LAND HOLDINGS, LLC
17117 HWY 17 N, HAMPSTEAD, NC 28443
Contact: Andrew Smith
phone: (910)-262-6744
email: andrew@hampsteadnchomes.com

EXISTING UTILITY OWNER

WATER
PENDER COUNTY UTILITIES
605 E Fremont St, Burgaw, NC 28425
Contact: Anthony Colon
phone: (910)-259-1570
email: utilities@pendercountync.gov

CIVIL ENGINEER

MARSH ENGINEERING SERVICES, PLLC
5624 Toby Place Road, Stedman, North Carolina 28391
Contact: William Marsh, PE
phone: (910)-229-5814
email: willmarsh@mes-pllc.com

SURVEYOR

BARROW & BARROW, P.A.
115 HERITAGE CROSSING
SNOW HILL, NORTH CAROLINA 28580
Contact: Stephen M. Barrow
License #: L-2997
phone: 252-747-5111
email: steve@barrowandbarrow.com



CLIENT

BURGAU LAND HOLDINGS, LLC

17117 HWY 17 N
HAMPSTEAD, NC 28443
Phone: (910) 262-6744
Email:
andrew@hampsteadnchomes.com

PROJECT

ROOKS FARM SUBDIVISION

PIN: 3205-82-5856-0000
NC HWY 210
LONG CREEK TOWNSHIP
ROCKY POINT
PENDER COUNTY
NORTH CAROLINA

ISSUANCE AND REVISIONS

30% SUBMITTAL
NOT RELEASED FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

PROJECT INFORMATION

PROJECT NUMBER	XXX
DESIGNED BY	BEA
DRAWN BY	BEA
REVIEWED BY	CTC

RELEASE DATE

OCTOBER 1, 2025

DRAWING SCALE

SEE PLAN SHEETS

SHEET NAME

COVER



Know what's below.
Call before you dig.

THE CONTRACTOR MUST CONTACT NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 A MINIMUM OF 72 HOURS PRIOR TO DIGGING IN ORDER TO HAVE THE EXISTING UTILITIES LOCATED

C:\Users\barrow\OneDrive\Documents\HAMPSTEAD INVESTMENT GROUP\ROOKS FARM\CIVIL DESIGN\mes-pllc\100 COVER.dwg * 10/1/2025 12:57:22 PM



VICINITY MAP
NOT TO SCALE

- LEGEND:**
- ▲ HORIZONTAL & VERTICAL CONTROL POINT
 - ◻ ECM-EXISTING CONCRETE MONUMENT
 - ⊙ EIP-EXISTING IRON PIPE
 - ⊙ EIR-EXISTING IRON ROD
 - ⊙ EIS-EXISTING IRON STAKE
 - ⊙ EPK-EXISTING PK NAIL
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT-OF-WAY
 - - - SETBACK LINE
 - - - WATER LINE
 - - - OVERHEAD UTILITY
 - - - WETLANDS
 - ⊙ PROPOSED FIRE HYDRANT
 - ⊙ PROPOSED WATER METER
 - ⊙ PROPOSED TAP SLEEVE AND VALVE
 - ⊙ PROPOSED BLOW OFF
 - ⊙ PROPOSED TREE
 - ⊙ PROPOSED WATER VALVE
 - ⊙ PROPOSED REDUCER

SIGNAGE

REFER TO FENDER COUNTY UDO AND NCDOT SUBDIVISION MANUAL AND ADHERE TO ALL REGULATIONS REGARDING STREET AND TRAFFIC SIGNAGE.

LANDSCAPE BUFFERS

TYPE A LANDSCAPE BUFFER TO BE INSTALLED ALONG PORTION OF PROPERTY LINE PARALLEL TO HWY 210. ADHERE TO ONE OF THE TYPE A LANDSCAPE BUFFERS OUTLINED IN ARTICLE 8 OF FENDER COUNTY UDO. E.g. "TYPE A-1: WITH 15 FT WIDE STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND GRASS COVER OF AT LEAST 98% PER 100 LINEAR FT"

TYPE B LANDSCAPE BUFFER TO BE INSTALLED ALONG REMAINDER OF THE PROPERTY LINE. ADHERE TO ONE OF THE TYPE B LANDSCAPE BUFFERS OUTLINED IN ARTICLE 8 OF FENDER COUNTY UDO. E.g. "TYPE B-3: 20 FT WIDE STRIP WITH 1 CANOPY TREE 2 UNDERSTORY TREES AND EITHER A GRASS COVER OF AT LEAST 98% COVERAGE OR 15 SHRUBS PER 100 LINEAR FT"

SITE NOTES

- EXISTING UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE EVIDENCE COULD BE FOUND TO VERIFY LOCATION. PRIOR TO CONSTRUCTION OR EXCAVATION OF THE SITE, THE GENERAL CONTRACTOR SHALL VERIFY ALL UTILITY COMPANIES TO VERIFY THE LOCATION OF THEIR RESPECTIVE UTILITIES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.
- ASPHALT AND BASE TYPE SHALL BE PER THE DETAILS.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER FENDER COUNTY AND STATE REGULATIONS.
- ALL EXISTING FENCES, STRUCTURES, AND POWER UTILITIES WITHIN PROPERTY LINES AND NOT WITHIN EASEMENTS TO BE REMOVED OR RELOCATED.

TOTAL AREA: (FROM GIS COMPUTATION)
2,423,242 SF (55.63 AC)

MAXIMUM DENSITY 2.0 DU/AC PER NCDEQ STANDARDS

PIN: 3205-82-5856-0000

ZONING: CZ
25' FRONT
15' CORNER SIDE
10' SIDE
20' REAR

TOPOGRAPHIC DATA

EXISTING TOPOGRAPHIC DATA SHOWN IS FROM THE NC SPATIAL DATA DOWNLOAD WEBSITE USING Q1/Q2 LIDAR MASSPOINTS.

SOURCE OF TITLE

DB 4863 PG 2275
FENDER COUNTY
REGISTER OF DEEDS
BOUNDARY DATA OBTAINED FROM A SURVEY FOR WILLIE JAY ROOKS JR. AND JUDITH ROOKS ROOKS, TRUSTEES OF THE ROOKS FAMILY TRUST
DATED APRIL 5, 2025 PREPARED BY:
BARROW & BARROW, P.A.
115 HERITAGE CROSSING
SNOW HILL, NORTH CAROLINA 28580
252-747-5111

CZ ZONING APPLICATION REQUIREMENTS

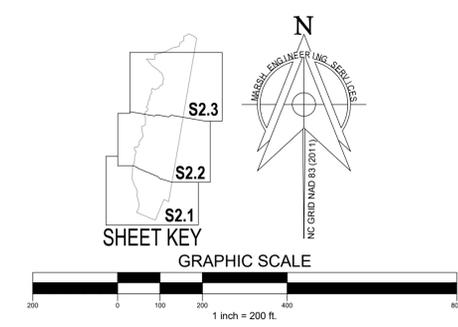
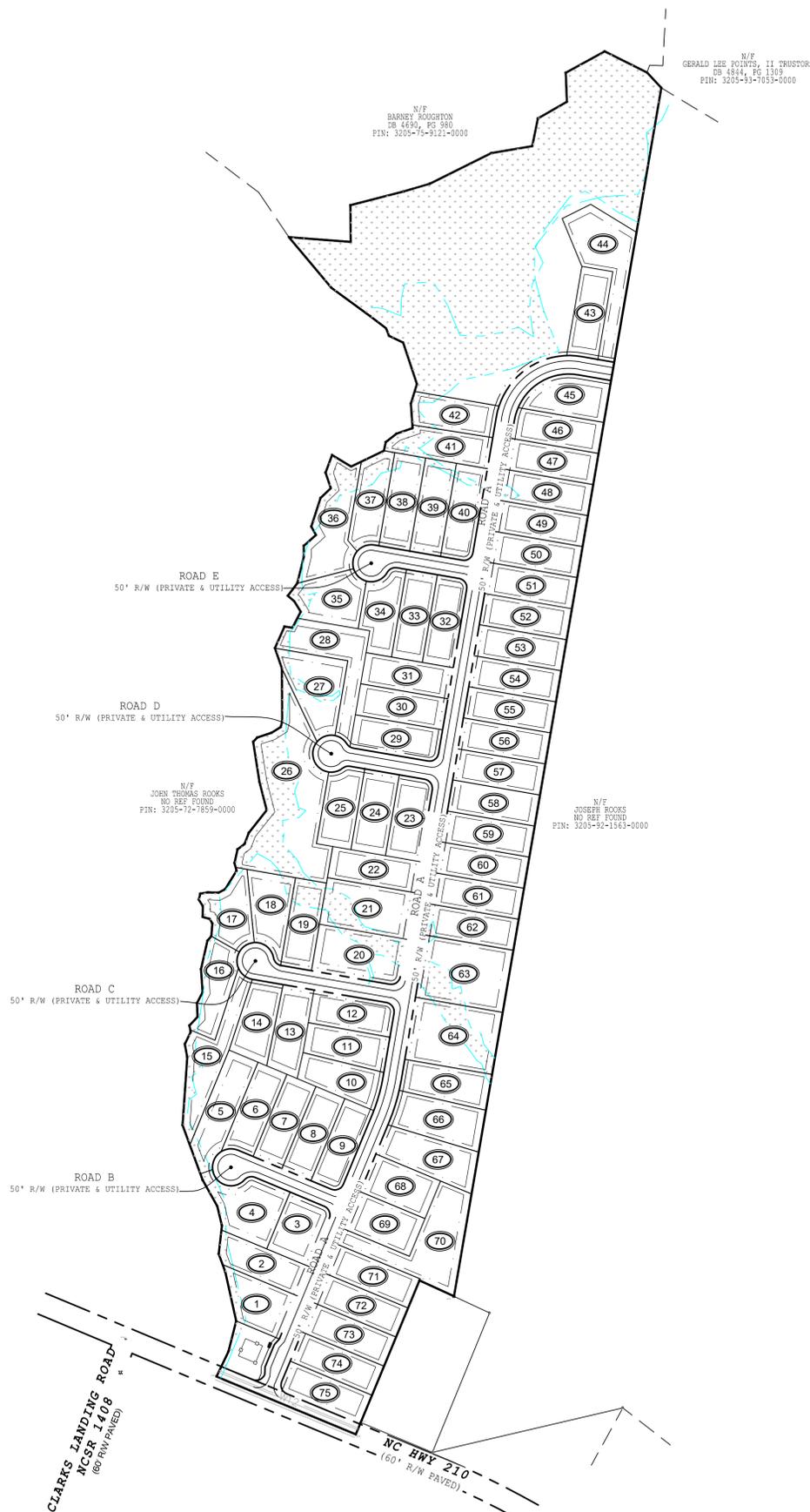
MINIMUM STREET FRONTAGE 85 FT
MINIMUM CUL-DE-SAC FRONTAGE 40 FT
STRUCTURE SEPARATION 30 FT
MAXIMUM BUILDING HEIGHT 35 FT
PERMITTED USES NAICS CODE 841

PROJECT SITE INFORMATION

OWNER	BURGAW LAND HOLDINGS, LLC
MAILING ADDRESS	17117 HWY 17 N
CITY, STATE	HAMPSTEAD, NC 28443
PIN NUMBER	3205-82-5856-0000
TOWNSHIP	LONG CREEK
TOTAL SITE AREA	2,423,242 SF (55.63 AC)
AREA TO BE DEVELOPED	2,423,242 SF (55.63 AC)
CURRENT ZONING	RA
PROPOSED ZONING	CZ
EXISTING USE	UNDEVELOPED
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PROPOSED BUILDING UNITS	75
DISTURBED AREA	45.26 ACRES
OPEN SPACE	10.37 ACRES
SETBACKS REQUIRED:	CZ
FRONT	25 FT
CORNER SIDE	15 FT
SIDE	10 FT
REAR	20 FT
MINIMUM LOT AREA REQUIRED:	20,000 SQ FT

NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO MAP#3720321500J OF THE FLOOD INSURANCE RATE, DATED FEBRUARY 16, 2007.
- WATER LINES ARE SHOWN USING INFORMATION PROVIDED BY FENDER COUNTY GIS.
- THE PROJECT SITE IS WITHIN THE WS-IV WATER SUPPLY WATERSHED AREA.
- TOTAL LOTS: 75
- 1.34 LOTS PER ACRE.
- INDIVIDUAL HOME OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENT THAT IS LOCATED ON THE LOT.
- SUBDIVISION ROADS ARE 20" IN WIDTH EOP TO EOP.
- THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AND MAIL KIOSKS.
- TOWNSHIP: LONG CREEK
- THE LINEAR FEET OF ROADS IS AS FOLLOWS:
ROAD NAME TOTAL LENGTH
ROAD A 3,096 FT
ROAD B 350 FT
ROAD C 444 FT
ROAD D 312 FT
ROAD E 317 FT
TOTAL 4,519 FT
- LAND USE CLASSIFICATION - LOW DENSITY RESIDENTIAL
- HOA WILL MAINTAIN THE MAIL KIOSK AND AMENITY AREA.



CLIENT
BURGAW LAND HOLDINGS, LLC

17117 HWY 17 N
HAMPSTEAD, NC 28443
Phone: (910) 262-6744
Email: andrew@hampsteadnchomes.com

PROJECT
ROOKS FARM SUBDIVISION

ISSUANCE AND REVISIONS

30% SUBMITTAL
NOT RELEASED FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

PROJECT INFORMATION

PROJECT NUMBER: XXX

DESIGNED BY: BEA

DRAWN BY: BEA

REVIEWED BY: CTC

RELEASE DATE
OCTOBER 1, 2025

DRAWING SCALE
HORIZONTAL: 1"=200'

SHEET NAME
SITE PLAN

SHEET NUMBER
S-2.0

CLIENT
BURGAW LAND HOLDINGS, LLC

17117 HWY 17 N
HAMPSTEAD, NC 28443
Phone: (910) 262-6744
Email:
andrew@hampsteadnchomes.com

PROJECT
ROOKS FARM SUBDIVISION

ISSUANCE AND REVISIONS

30% SUBMITTAL,
NOT RELEASED FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

PROJECT INFORMATION

PROJECT NUMBER	XXX
DESIGNED BY	BEA
DRAWN BY	BEA
REVIEWED BY	CTC

RELEASE DATE

OCTOBER 1, 2025

DRAWING SCALE

HORIZONTAL: 1"=60'

SHEET NAME

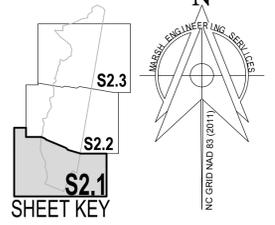
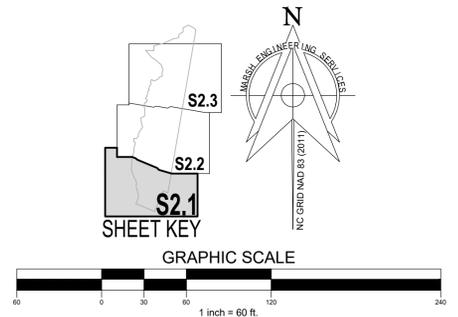
DETAILED SITE PLAN

SHEET NUMBER

S-2.1

- LEGEND:
- ⊕ HORIZONTAL & VERTICAL CONTROL POINT
 - ⊗ ECM-EXISTING CONCRETE MONUMENT
 - ⊖ EIP-EXISTING IRON PIPE
 - ⊙ EIR-EXISTING IRON ROD
 - ⊕ EIS-EXISTING IRON STAKE
 - ⊙ EPK-EXISTING PK NAIL
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - WATER LINE
 - OVERHEAD UTILITY
 - WETLANDS
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED WATER METER
 - ⊕ PROPOSED TAP SLEEVE AND VALVE
 - ⊕ PROPOSED BLOW OFF
 - ⊕ PROPOSED TEE
 - ⊕ PROPOSED WATER VALVE
 - ⊕ PROPOSED REDUCER

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.23	25.00	N67°31'11"E	35.32
C2	39.27	25.00	N22°25'51"W	35.36
C3	30.77	25.00	S77°18'17"W	28.87
C4	114.76	50.00	N72°12'23"W	91.18
C5	55.99	50.00	N25°37'32"E	53.11
C6	47.88	50.00	N85°08'11"E	46.07
C7	39.27	25.00	N67°34'09"E	35.36
C8	11.37	475.00	N21°53'01"E	11.37
C41	39.31	25.00	S22°28'49"E	35.39



CLIENT
BURGAW LAND HOLDINGS, LLC

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HAMPSTEAD, NC 28443
Phone: (910) 262-6744
Email: andrew@hampsteadnchomes.com

PROJECT
ROOKS FARM SUBDIVISION

ISSUANCE AND REVISIONS

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DRAWING SCALE
HORIZONTAL: 1"=60'

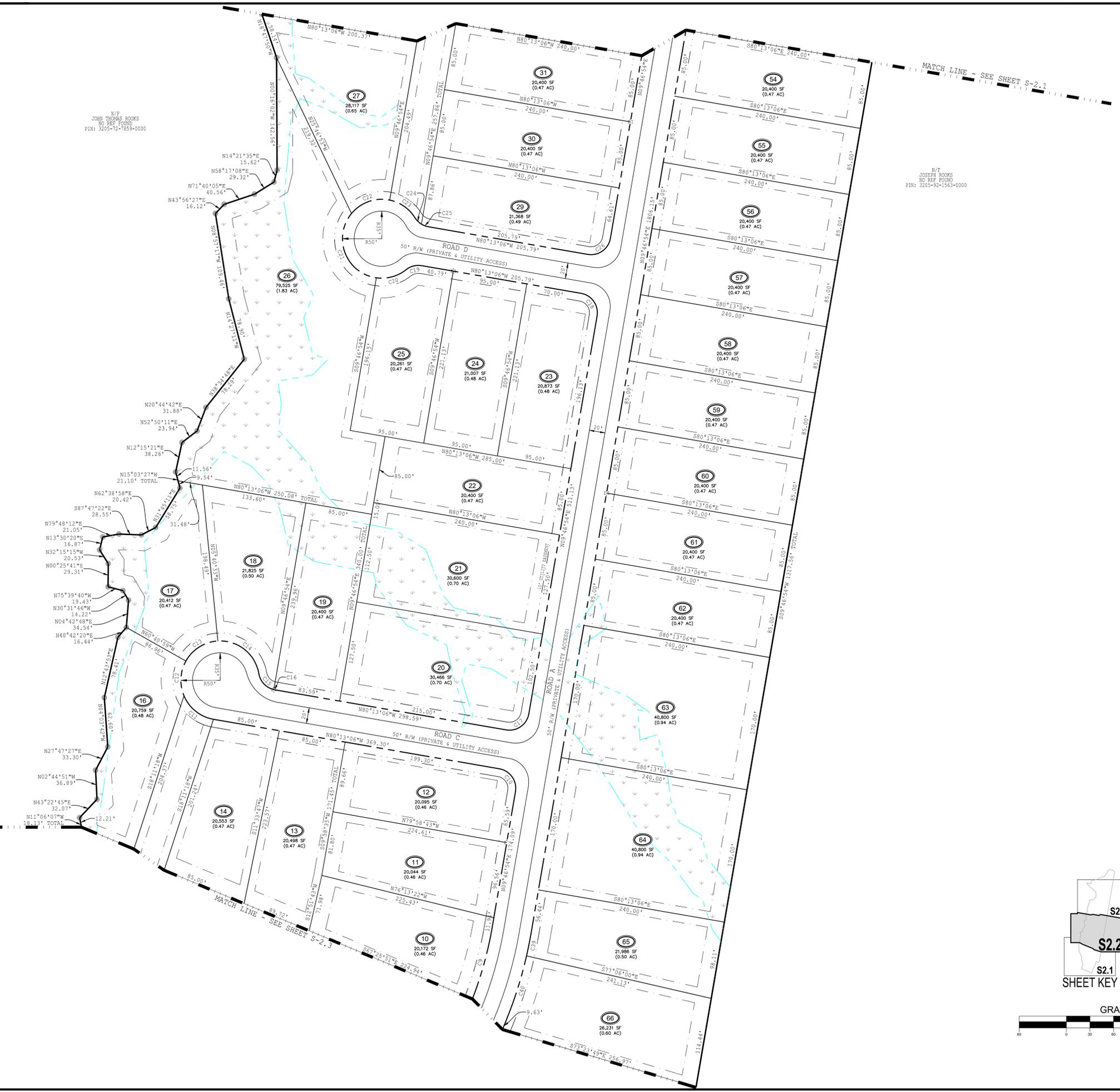
SHEET NAME
DETAILED SITE PLAN

SHEET NUMBER
S-2.2

- LEGEND:**
- ⊠ HORIZONTAL & VERTICAL CONTROL POINT
 - ⊠ ECM-EXISTING CONCRETE MONUMENT
 - ⊠ EIP-EXISTING IRON PIPE
 - ⊠ EIR-EXISTING IRON ROD
 - ⊠ EIS-EXISTING IRON STAKE
 - ⊠ EPK-EXISTING PK NAIL
 - N/F - NOW OR FORMERLY
 - R/W - RIGHT OF WAY
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT-OF-WAY
 - - - SETBACK LINE
 - - - WATER LINE
 - - - OVERHEAD UTILITY
 - WETLANDS
 - ⊠ PROPOSED FIRE HYDRANT
 - ⊠ PROPOSED WATER METER
 - ⊠ PROPOSED TAP SLEEVE AND VALVE
 - ⊠ PROPOSED BLOW OFF
 - ⊠ PROPOSED TEE
 - ⊠ PROPOSED WATER VALVE
 - ⊠ PROPOSED REDUCER

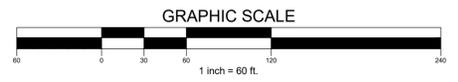
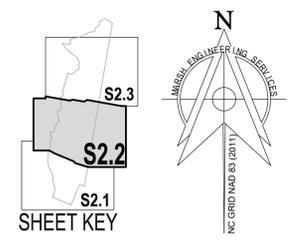
CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C9	94.64	475.00	N15°29'23"E	94.49
C10	39.27	25.00	N35°13'06"W	35.36
C11	50.03	50.00	N51°33'16"W	47.97
C12	45.56	50.00	N03°12'47"E	44.00
C13	50.00	50.00	N57°57'54"E	47.94
C14	73.04	50.00	S51°32'18"E	66.72
C15	29.37	25.00	S43°20'30"E	27.71
C16	1.41	25.00	S78°36'22"E	1.41
C17	39.27	25.00	N54°46'54"E	35.36
C18	39.27	25.00	N35°13'06"W	35.36
C19	21.03	25.00	S75°41'13"W	20.41
C20	40.36	50.00	S74°42'54"W	39.27
C21	106.41	50.00	N21°11'36"W	87.44
C22	54.06	50.00	N70°45'02"E	51.47
C23	40.36	50.00	S55°09'06"E	39.27
C24	11.60	25.00	S45°19'13"E	11.50
C25	9.43	25.00	S69°24'55"E	9.37
C26	39.27	25.00	N54°46'54"E	35.36
C40	88.60	525.00	S17°44'04"W	88.48



N/F
JOHN THOMAS ROOKS
NO REF FOUND
PIN: 3205-72-1893-0000

N/F
JOSEPH ROOKS
NO REF FOUND
PIN: 3205-92-1563-0000

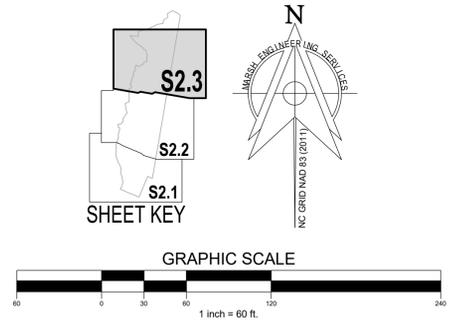
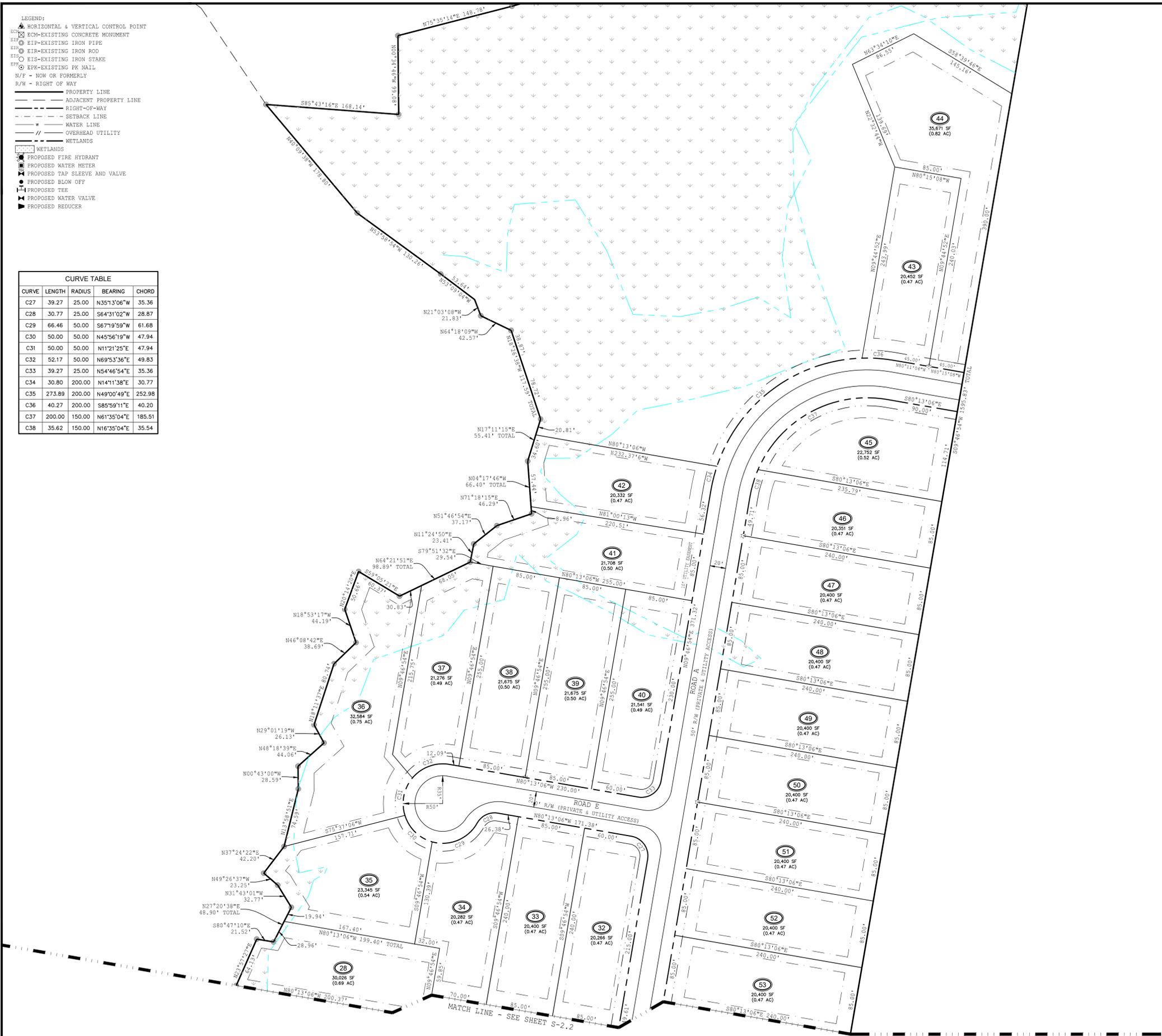


LEGEND:

- ▲ HORIZONTAL & VERTICAL CONTROL POINT
- ⊗ EXISTING CONCRETE MONUMENT
- ⊗ EXISTING IRON PIPE
- ⊗ EXISTING IRON ROD
- ⊗ EXISTING IRON STAKE
- ⊗ EXISTING IRON NAIL
- N/E - NOW OR FORMERLY
- R/W - RIGHT OF WAY
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - RIGHT-OF-WAY
- - - SETBACK LINE
- WATER LINE
- OVERHEAD UTILITY
- WETLANDS
- ⊗ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED WATER METER
- ⊗ PROPOSED TAP SLEEVE AND VALVE
- ⊗ PROPOSED BLOW OFF
- ⊗ PROPOSED TEE
- ⊗ PROPOSED WATER VALVE
- ⊗ PROPOSED REDUCER

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C27	39.27	25.00	N35°13'06"W	35.36
C28	30.77	25.00	S64°31'02"W	28.87
C29	66.46	50.00	S67°19'59"W	61.68
C30	50.00	50.00	N45°56'19"W	47.94
C31	50.00	50.00	N11°21'25"E	47.94
C32	52.17	50.00	N69°53'36"E	49.83
C33	39.27	25.00	N54°46'54"E	35.36
C34	30.80	200.00	N14°11'38"E	30.77
C35	273.89	200.00	N49°00'49"E	252.98
C36	40.27	200.00	S85°59'11"E	40.20
C37	200.00	150.00	N61°35'04"E	185.51
C38	35.62	150.00	N16°35'04"E	35.54





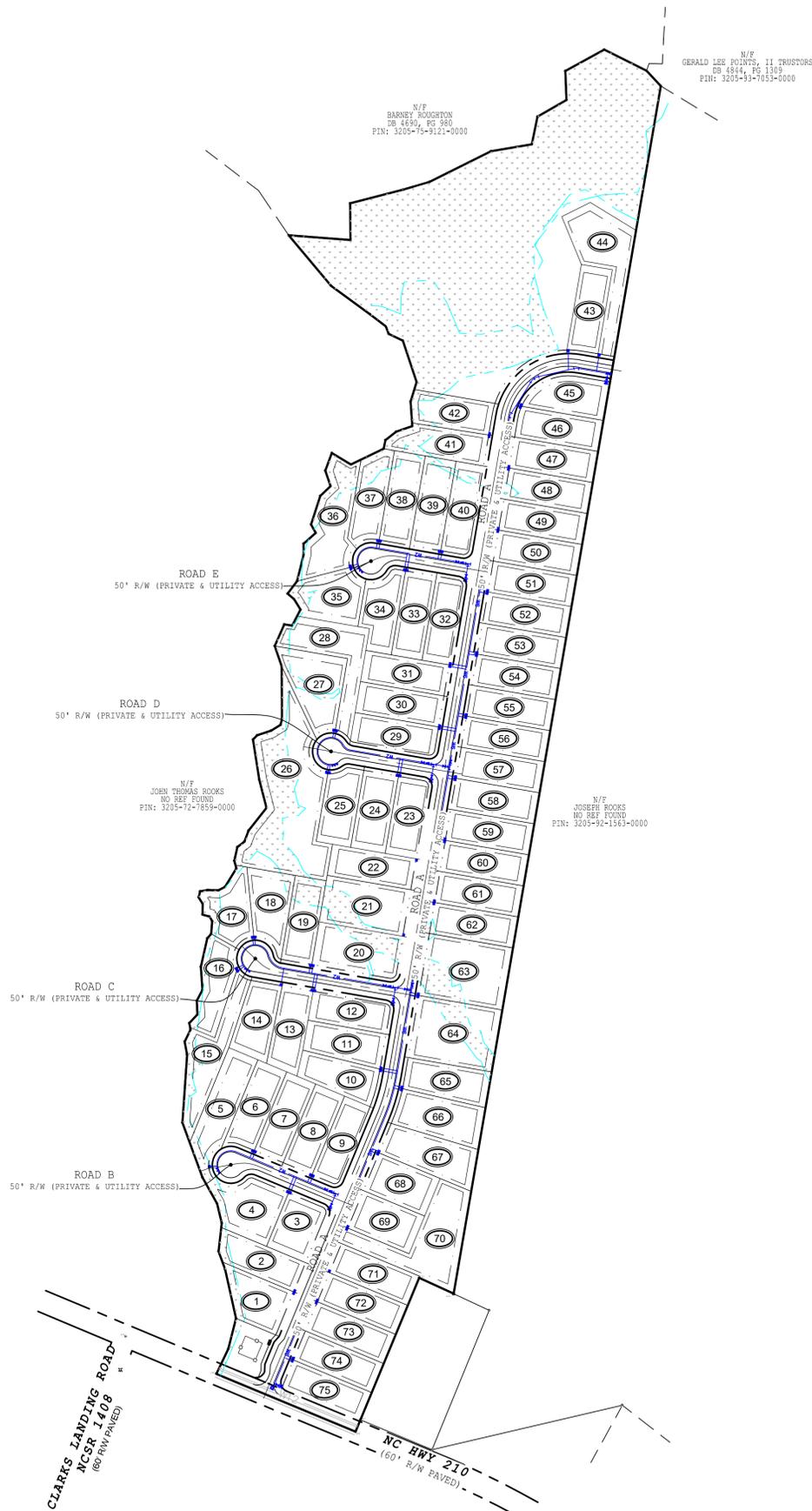
VICINITY MAP
NOT TO SCALE

- LEGEND:**
- ▲ HORIZONTAL & VERTICAL CONTROL POINT
 - CONCRETE MONUMENT
 - EXISTING CONCRETE MONUMENT
 - EXISTING IRON PIPE
 - EXISTING IRON ROD
 - EXISTING IRON STAKE
 - EXISTING PK NAIL
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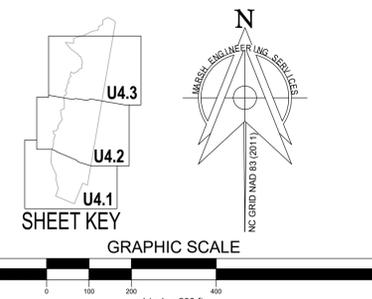
- NOTES:**
1. WATERLINE CONSTRUCTION AND TIE-IN WILL NEED TO BE COORDINATED AND INSPECTED BY PENDER COUNTY UTILITIES.
 2. NCDOT UTILITIES MANUAL DATED 2022 SECTION 3.4.9.1 REQUIRES FIRE HYDRANTS TO BE LOCATED AT THE BACK OF DITCH. WATER METERS WILL ALSO NEED TO BE LOCATED AT THE BACK OF THE DITCH. THE WATERLINE IS LOCATED AT THE FRONT OF DITCH.
 3. MAIL KIOSK, OPEN SPACE AND DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).

APPROVAL OF THIS PLAT/PLAN DOES NOT GUARANTEE WATER CAPACITY. CURRENT/FUTURE CAPACITY MAY NOT BE AVAILABLE. THIS DEVELOPMENT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE EXISTING WATER SYSTEM TO MEET FUTURE WATER DEMANDS PRIOR TO A PRELIMINARY PLAT, CONSTRUCTION PLAN AND/OR FINAL PLAT APPROVAL.

*ALL UTILITY WORK IS TO BE COORDINATED WITH PENDER COUNTY UTILITIES



Know what's below.
Call before you dig.



THE CONTRACTOR MUST CONTACT NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 A MINIMUM OF 72 HOURS PRIOR TO DIGGING IN ORDER TO HAVE THE EXISTING UTILITIES LOCATED



5624 Toby Place Road, Stedman, NC 28391
Office 910-229-5614 / License Number I P-2756

CLIENT
BURGAW LAND HOLDINGS, LLC

17117 HWY 17 N
HAMPSTEAD, NC 28443
Phone: (910) 262-6744
Email: andrew@hampsteadnchomes.com

PROJECT
ROOKS FARM SUBDIVISION

ISSUANCE AND REVISIONS

30% SUBMITTAL,
NOT RELEASED FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

PROJECT INFORMATION

PROJECT NUMBER	XXX
DESIGNED BY	BEA
DRAWN BY	BEA
REVIEWED BY	CTC

RELEASE DATE

OCTOBER 1, 2025

DRAWING SCALE

HORIZONTAL: 1"=200'

SHEET NAME

UTILITY PLAN

PIN:

SHEET NUMBER

U-4.0

CLIENT
BURGAW LAND HOLDINGS, LLC

17117 HWY 17 N
HAMPSTEAD, NC 28443
Phone: (910) 262-6744
Email:
andrew@hampsteadnchomes.com

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DRAWN BY	BEA
REVIEWED BY	CTC

RELEASE DATE

OCTOBER 1, 2025

DRAWING SCALE

HORIZONTAL: 1"=60'

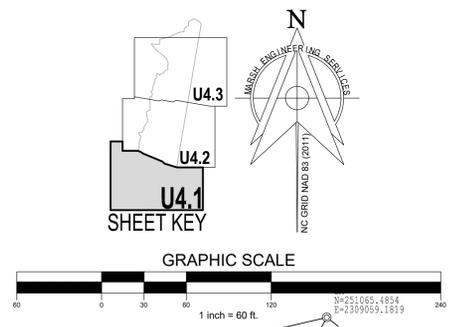
SHEET NAME

DETAILED UTILITY PLAN

SHEET NUMBER

U-4.1

- LEGEND:
- ⊠ HORIZONTAL & VERTICAL CONTROL POINT
 - ⊠ ECM-EXISTING CONCRETE MONUMENT
 - ⊠ EIP-EXISTING IRON PIPE
 - ⊠ EIR-EXISTING IRON ROD
 - ⊠ EIS-EXISTING IRON STAKE
 - ⊠ EPK-EXISTING PK NAIL
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 - ⊠ PROPOSED BLOW OFF
 - ⊠ PROPOSED TEE
 - ⊠ PROPOSED WATER VALVE
 - ⊠ PROPOSED REDUCER



BR1 CONTROL POINT
NAD 83 (2011)
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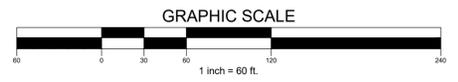
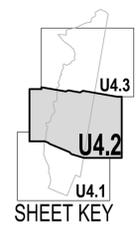
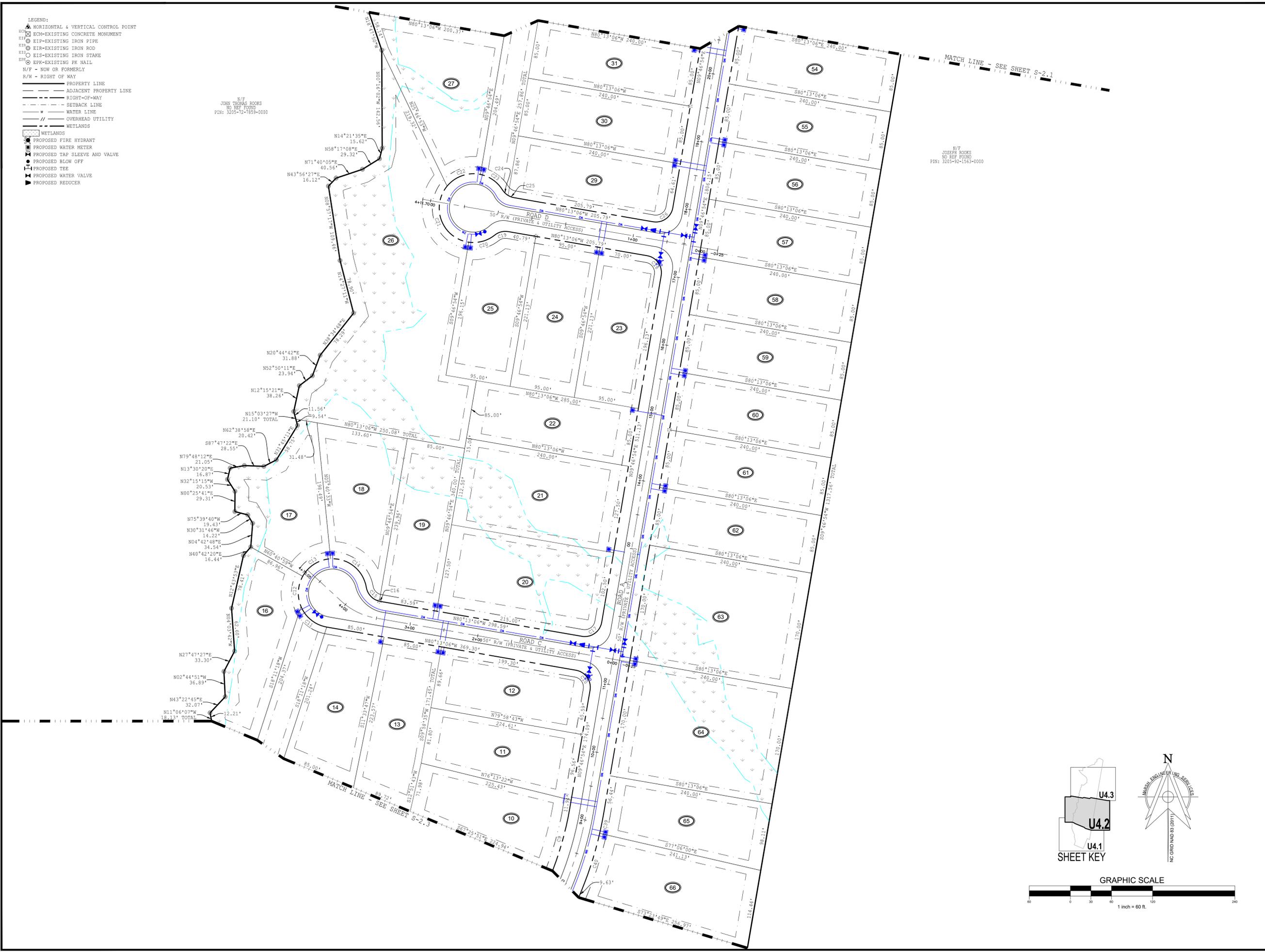
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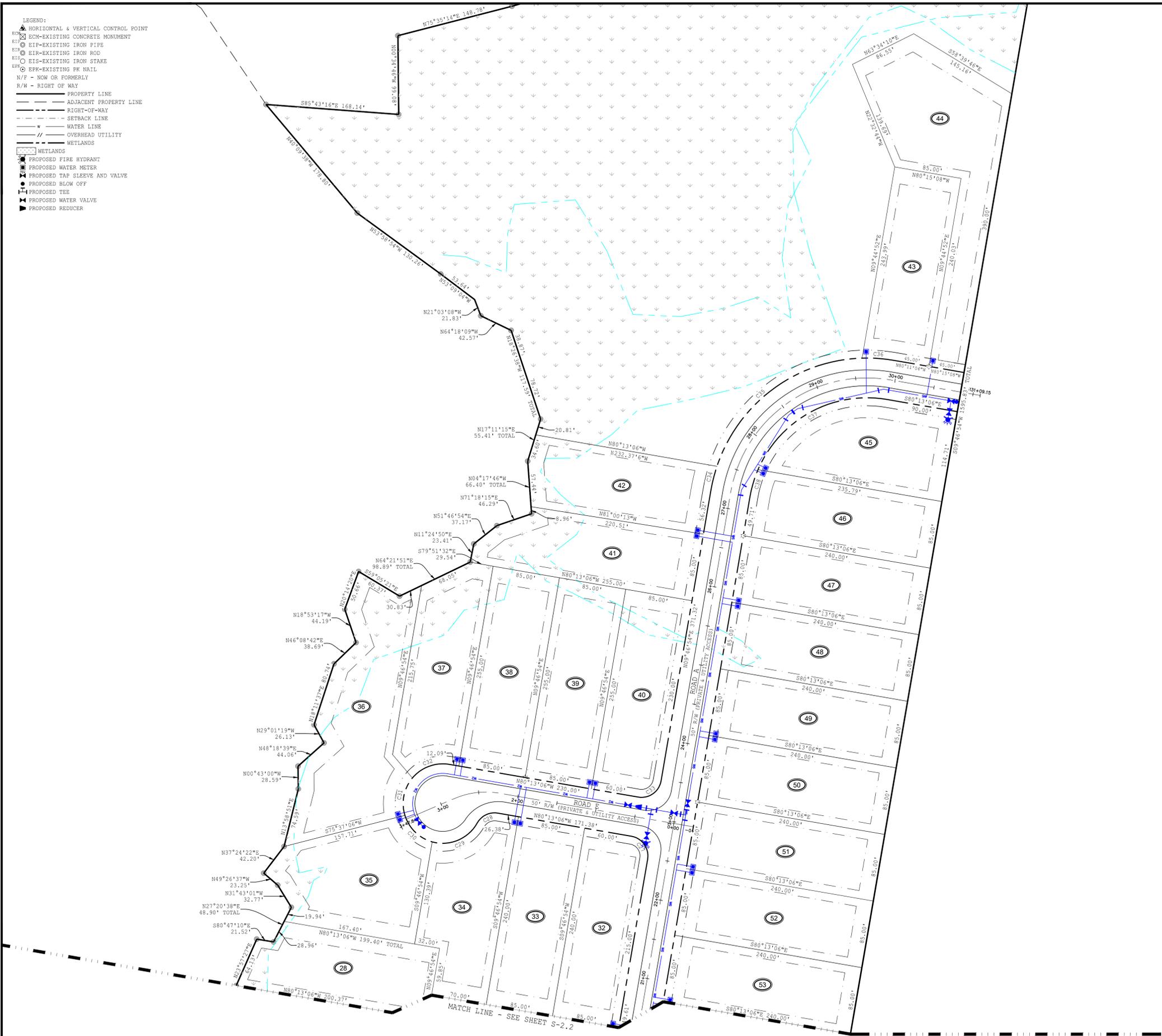
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- LEGEND:**
- ▲ HORIZONTAL & VERTICAL CONTROL POINT
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NO REF FOUND
PIN: 3205-72-1839-0000

N/F
JOSEPH ROOKS
NO REF FOUND
PIN: 3205-92-1563-0000





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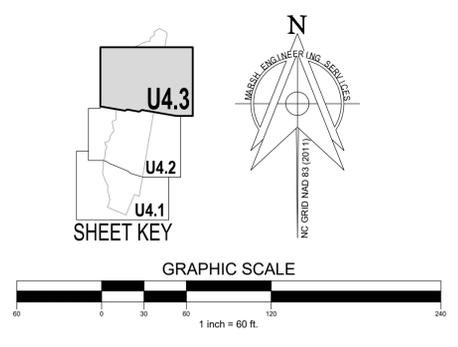
PROJECT NUMBER	XXX
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DRAWN BY	BEA
REVIEWED BY	CTC

RELEASE DATE
 OCTOBER 1, 2025

DRAWING SCALE
 HORIZONTAL: 1"=60'

SHEET NAME
DETAILED UTILITY PLAN

SHEET NUMBER
U-4.3



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