

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

American Legion Post 167 Major Site Development Plan

Case Number: SDP 2023-370

Application Type: Site Development Plan (Major)

Applicant & Owners: American Legion Post 167

Location: The subject property is located between NC Hwy 210 and Peanut Road, approximately 600 feet East of the intersection of NC Hwy 210 and Peanut Road in the Topsail Township and may be further identified by PIN 3282-69-1754-0000.

Property ID #: 3282-69-1754-0000

Description: American Legion Post 167

Current Zoning: RP, Residential Performance

Technical Review Committee Meeting

01/04/2023

Board of County Commissioners Meeting

TBD

Included: Application, Site Plan

APPLICATION PACKAGE

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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date: 12/04/2023	Permit Number:	Permit Fee:	Invoice Number: 00037258
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	American Legion Post 167	Property Owner's Name:	Same as at Left
Applicant's Address:	16660 US Hwy 17/PO Box 337	Property Owner's Address:	↓
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	
Phone Number:	510-210-3661	Phone Number:	
Email Address:	pcordeiro@gmail.com	Email Address:	
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3282-69-0669-0669 3282-69-1881-0000	Total property acreage:	1.26
Zoning:	RP	Acreage to be disturbed:	< 1.0
Water Provider:	Pender County	Wastewater Provider:	On-Site
Directions to Site:	Lot between Peanut Rd & NC Hwy 210 in vicinity of day care.		
Lot Size:	1.26	Sq Ft of Building:	5,000
Building Height:	12'		
Setbacks	Front:	Side:	Rear:
NAICS Code/Use:	American Legion meetings & events		
Business Name:	American Legion		
Describe activities to be undertaken on project site:	Above		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	NA	120	100

**If the applicant is not the owner of the property, a notarized letter from the property owner may be required*

15-20 at meetings Page 1

**Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...*

SECTION 4: ADDITIONAL COMMENTS

SECTION 5: SIGNATURES			
Applicant's Signature	R. Mark Walton	Date:	12/1/23
Applicant's Name Printed	R. Mark Walton	Date:	↓
Owner's Signature	↓	Date:	↓
Owner's Name Printed	↓	Date:	↓
Planning Staff:		Date:	↓

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Major Site Development Plan Submission

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

1. **Pre-submittal Meeting**
Date of Meeting _____
2. **Signed Application**
3. **Payment**
\$250 *Two 8 1/2 x 11*
4. **Paper Plan Sets**
~~Two (2) 24 x 36, Fifteen (15) 11 x 17~~
5. **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. *NA* **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
9. **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Major Site Development Checklist)

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

Signature of Applicant *R. Mark Walton*

Date *11/30/2023*

Printed Name *R. Mark Walton*

Staff Initials:	_____
Date:	_____

Major Site Development Plan Specific Requirements

1. Major Site Development Application Submittal

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

2. TRC Meeting

- ✓ Site Plan Review To Be Done
- ✓ Agency comments/requirements To Be Done

3. Post-TRC Meeting

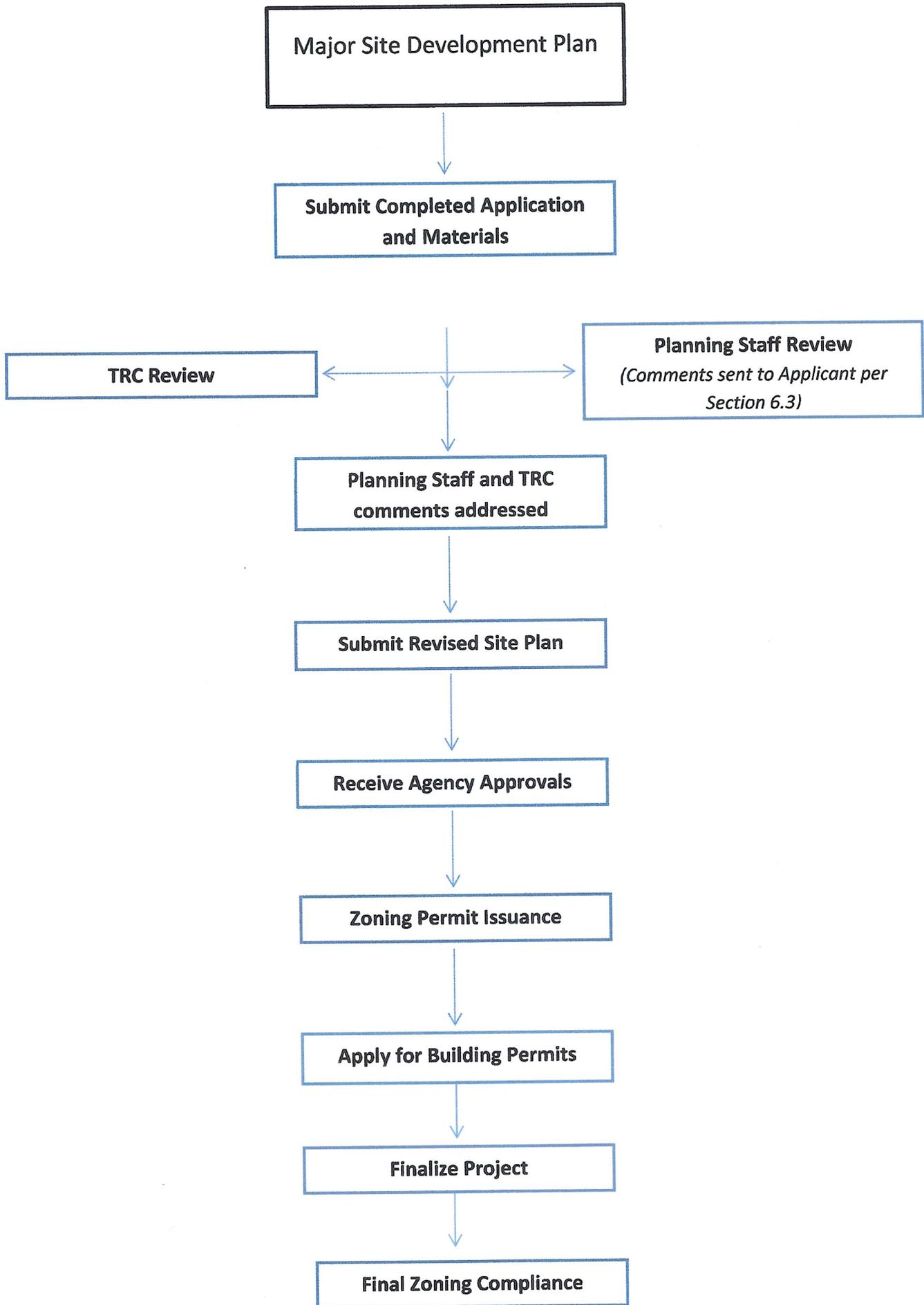
- ✓ Submit site plan with revisions To Be Done
- ✓ Receive agency approvals To Be Done
- ✓ Forward all agency approvals to Planning Staff. To Be Done

4. Approval of Site Plan

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

5. Final Zoning

- ✓ Site Visit to check the following:
 - ✓ Landscaping
 - ✓ Buffering
 - ✓ Parking } To Be Done





North Carolina American Legion Post 167
Post Office Box 337, Hampstead, North Carolina 28443

November 30, 2023

Re: Agency authorization

To Whom It May Concern:

As a corporate officer authorized to bind the organization whose name and address appear in the header, I hereby authorize Mark Walton of Walton Engineering to sign and submit documents on behalf of the organization for the purpose of obtaining all necessary permits and approvals in connection with the major site development plan and construction of a 5,000 sqft building (including all necessary accessories and amenities) on the parcel of land located at 756 NC Hwy 210, Hampstead, NC 28443.

Please contact me via phone with any questions at (510) 604-0718. Thank you for your time and cooperation.

Sincerely,

Phillip D. Cordeiro
Post Finance Officer

PROJECT NARRATIVE

- Major site development plan for American Legion Post 167, applicant and owner, that would allow for the construction of a 5,000 sq ft building with associated parking for a Civic and Social Organization under the 813410 NAICS Code. The use is proposed within the RP, Residential Performance zoning district.

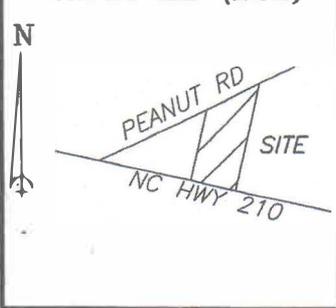
SITE PLAN

SURVEY REFERENCE:
 DEED BOOK 4785 AT PAGE 2722,
 PIN: 3282-69-0669-0000 & 3282-69-1881-0000
 MAP BOOK 14 AT PAGE 81,
 PENDER COUNTY REGISTRY

LEGEND:

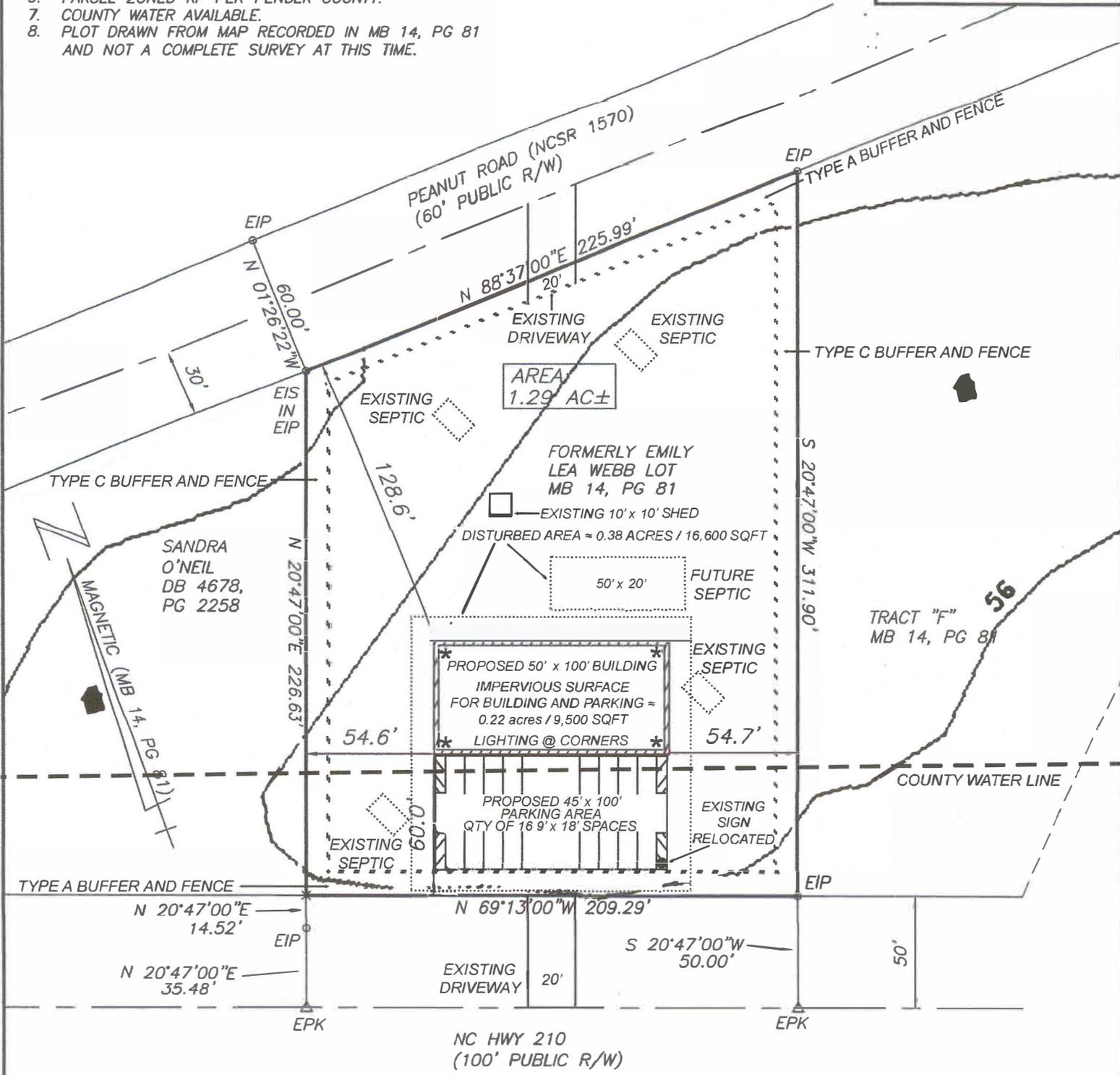
- EIR (EXISTING IRON ROD)
- EIP (EXISTING IRON PIPE)
- ▲ ERRS (EXISTING RAILROAD SPIKE)
- PROPERTY LINE
- - - PROPERTY LINE NOT SURVEYED
- - - NON-SURVEYED LINE
- ROAD RIGHT OF WAY
- - - DITCH OR BRANCH

VICINITY MAP (N.T.S)



NOTES:

1. THIS PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREA PER FEMA FIRM PANEL 3720 3282 00 J, DATED FEBRUARY 16, 2007.
2. CORNERS ARE MARKED AS NOTED ON MAP.
3. ALL BEARINGS ARE MAGNETIC (MB 14, PG 81).
4. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
5. AREA COMPUTED BY THE COORDINATE METHOD.
6. PARCEL ZONED RP PER PENDER COUNTY.
7. COUNTY WATER AVAILABLE.
8. PLOT DRAWN FROM MAP RECORDED IN MB 14, PG 81 AND NOT A COMPLETE SURVEY AT THIS TIME.



PROPOSED PLOT PAN
 FOR
AMERICAN LEGION POST # 167
 OF 756 NC HWY 210 W, HAMPSTEAD NC

TOPSAIL TOWNSHIP - PENDER COUNTY - NORTH CAROLINA
 SCALE: 1" = 20' FEBRUARY 2023

By my signature and seal below I attest that I have reviewed this plan and in my Professional Opinion I certify that it meets the Pender County requirements for a Major Site Development Plan.

I, Daniel H. Thompson, PLS, certify that this plat was drawn under my supervision from an actual field survey made under my supervision from information as noted hereon; that the boundaries not surveyed are clearly indicated as dashed lines; that the ratio of precision as calculated is 1:10,000+ and is correct to the best of my knowledge and belief. Witness my original Signature, License Number and Seal this 27th day of February, AD, 2023.

Daniel H. Thompson
 Daniel H. Thompson, PLS
 NC License No. L-2174



DANIEL H. THOMPSON, PLS
 THOMPSON SURVEYING CO., P.A.
 209 S. WALKER STREET
 BURGAW, NC 28425
 (910) 259-3427
 DANIEL H. THOMPSON, PLS
 NC LICENSE No. L-2174
 FIRM No. C-0235
 FILE: ALP167

