

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

Oak Island Sand Mine Major Site Development Plan

Case Number: SDP 2022-331

Application Type: Major Site Development Plan

Applicant: Oak Island Partners, LLC

Owners: Oak Island Partners, LLC & Oak Island Land & Timber LLC

Location: 1.5 miles south of intersection of US Hwy 17 and NC HWY 50

Property ID #(s): 4227-43-0996-0000, 4227-18-2935-0000

Description: Development application for the construction of a sand mine.

Current Zoning: RA, Rural Agricultural

Technical Review Committee Meeting: 04/06/2023

Board of County Commissioners/Planning Board Meeting: NA

Application Materials

Application Package
Site Plan

APPLICATION PACKAGE

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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date:	Permit Number:	Permit Fee:	Invoice Number:
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Oak Island Partners, LLC	Property Owner's Name:	Oak Island Partners, LLC & Oak Island Land and Timber, LLC
Applicant's Address:	805 N. 23rd Street	Property Owner's Address:	805 N. 23rd Street
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	Wilmington, NC 28405
Phone Number:	910-398-6154 - Liv Sheats	Phone Number:	910-398-6154 - Liv Sheats
Email Address:	lives@atlanticpkg.com	Email Address:	lives@atlanticpkg.com
Legal relationship of applicant to land owner:	Applicant and land owner are the same		
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	4227-43-0996-0000 4227-18-2935-0000	Total property acreage:	1633.07 acres
Zoning :	RA	Acreage to be disturbed:	+/- 38 acres
Directions to Site:	From intersection of US HWY 17 Nd NC 50, travel 1.5 miles south on US HWY 17 to gravel road that will be used for the entrance to the sand mine. Site is 1.9 miles down an existing dirt road		
Lot Size:	N/A	Sq Ft of Building:	N/A
Setbacks	Front: 30	Side: 15	Rear: 30
NAICS Code/Use:	212321		
Business Name:	Oak Island Partners Sand Mine		
Describe activities to be undertaken on project site:	Sand Mine Operation		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	2		

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

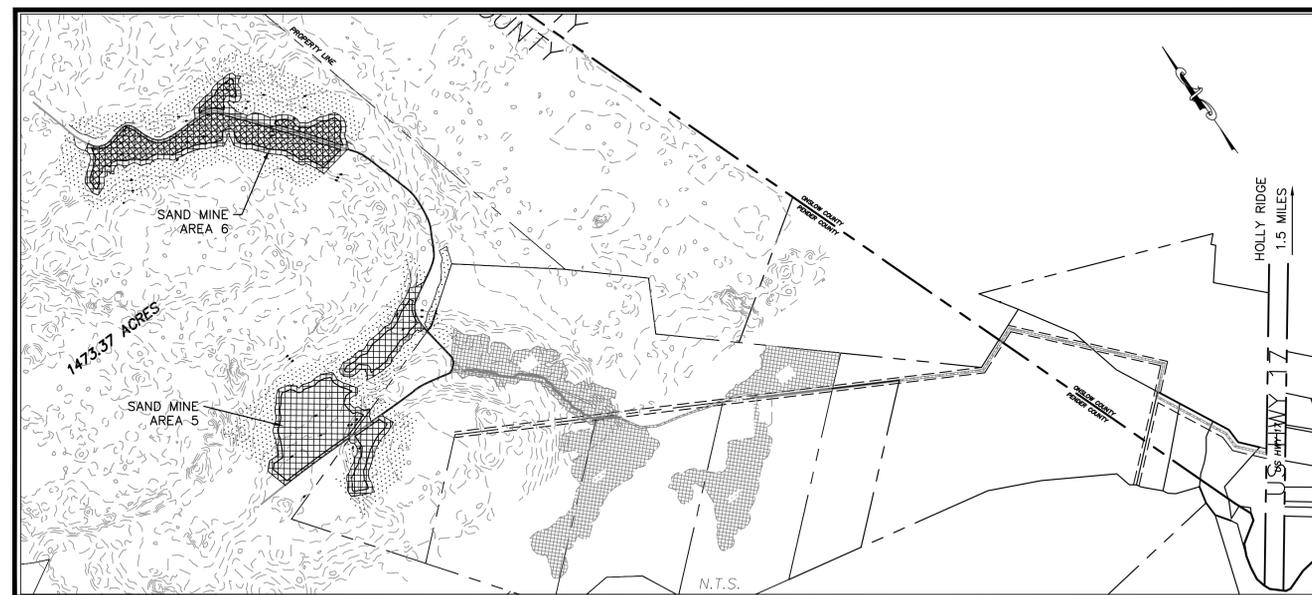
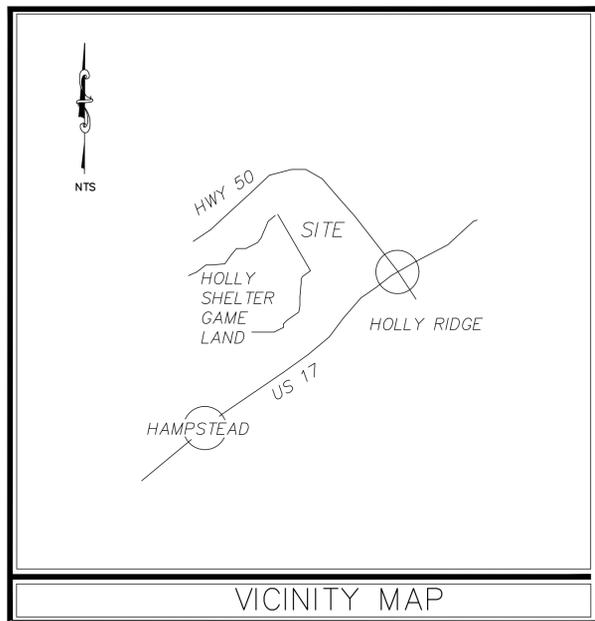
Applicant:		Date:	2-24-23
Owner:		Date:	2-24-23
Planning Staff:		Date:	

SITE PLAN(S)

OAK ISLAND PARTNERS SAND MINE PHASE III

FEBRUARY, 2023

PENDER COUNTY, NORTH CAROLINA



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	
SETBACK LINE	---	
STREAM	---	
MINOR CONTOURS	—8—	—8—
MAJOR CONTOURS	—10—	—10—
PREVIOUSLY PERMITTED SAND MINE AREA		
PROPOSED RELOCATED SOIL ROAD		
EXISTING WETLAND LINE	---	
EXISTING ACCESS EASEMENT	---	

OWNER

OAK ISLAND PARTNERS, LLC
806 NORTH 23rd STREET
WILMINGTON, NC 28405
TEL: 910.398.6154

PORT CITY CONSULTING
ENGINEERS, PLLC
6216 STONEBRIDGE ROAD
WILMINGTON, NC 28409
910-599-1744 LICENSE No. P-1032
mark@portcityeng.com



INDEX OF SHEETS	
SHT C-0	COVER SHEET
SHT C-1	OVERALL SAND MINE PLAN
SHT C-2	OVERALL SAND MINE PLAN ADJACENT PROPERTY OWNERS
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SHT C-4	SAND MINE PLAN - AREA 6
SHT C-5	RECLAMATION PLAN - AREA 5
SHT C-6	RECLAMATION PLAN - AREA 6

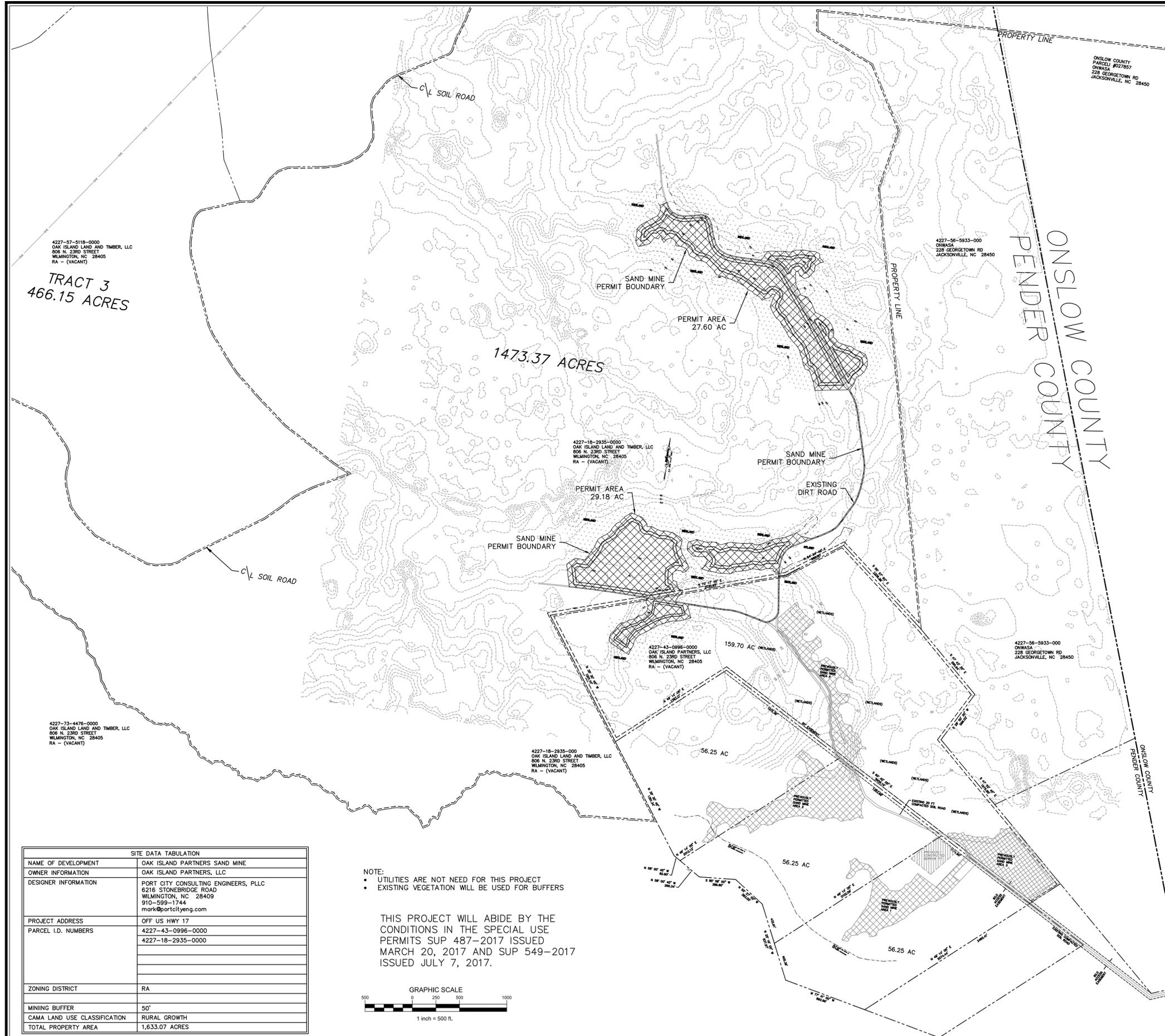
Approved by the Pender
County Unified
Development Administrator

Name _____ Date _____

Administrator: _____

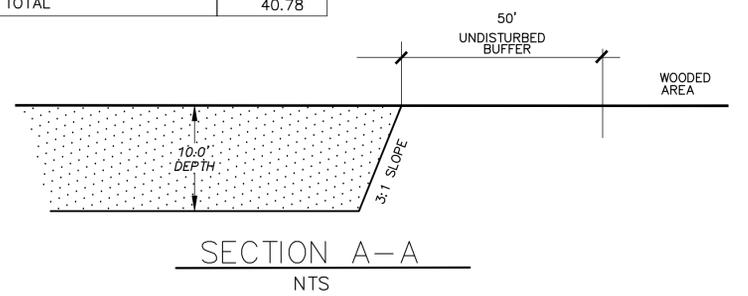
*Site plan valid for two years from approval date

THIS PROJECT WILL ABIDE BY THE
CONDITIONS IN THE SPECIAL USE
PERMITS SUP 487-2017 ISSUED
MARCH 20, 2017 AND SUP 549-2017
ISSUED JULY 7, 2017.



CATEGORY	AFFECTED ACREAGE
TAILINGS	0
SEDIMENT PONDS	0
STOCKPILES	0
WASTE PILES	0
PROCESSING AREA & HAUL ROADS	4.67
MINE EXCAVATION	36.11
OTHER	0
TOTAL	40.78

- NOTES:
- UNEXCAVATED BUFFER IS NOT INCLUDED IN THE AFFECTED MINE BOUNDARY.
 - THERE ARE NO WETLANDS WITHIN THE 50 FT UNEXCAVATED BUFFER.
 - HAUL ROAD AREA INCLUDES HAUL ROADS INSIDE OF THE AFFECTED AREA.
 - MINE WILL BE CONSTRUCTED IN PHASES. IT WILL BE DUG AS SAND IS NEEDED.

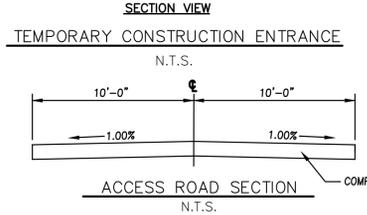
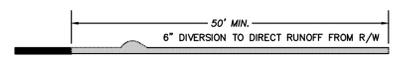
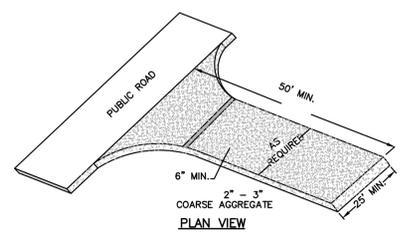


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Name _____ Date _____

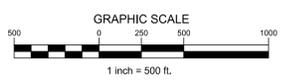
Administrator: _____

*Site plan valid for two years from approval date



- NOTE:
- UTILITIES ARE NOT NEEDED FOR THIS PROJECT
 - EXISTING VEGETATION WILL BE USED FOR BUFFERS

THIS PROJECT WILL ABIDE BY THE CONDITIONS IN THE SPECIAL USE PERMITS SUP 487-2017 ISSUED MARCH 20, 2017 AND SUP 549-2017 ISSUED JULY 7, 2017.



SITE DATA TABULATION	
NAME OF DEVELOPMENT	OAK ISLAND PARTNERS SAND MINE
OWNER INFORMATION	OAK ISLAND PARTNERS, LLC
DESIGNER INFORMATION	PORT CITY CONSULTING ENGINEERS, PLLC 6216 STONEBRIDGE ROAD WILMINGTON, NC 28409 910-599-1744 mark@portcityeng.com
PROJECT ADDRESS	OFF US HWY 17
PARCEL I.D. NUMBERS	4227-43-0996-0000 4227-18-2935-0000
ZONING DISTRICT	RA
MINING BUFFER	50'
CAMA LAND USE CLASSIFICATION	RURAL GROWTH
TOTAL PROPERTY AREA	1,633.07 ACRES



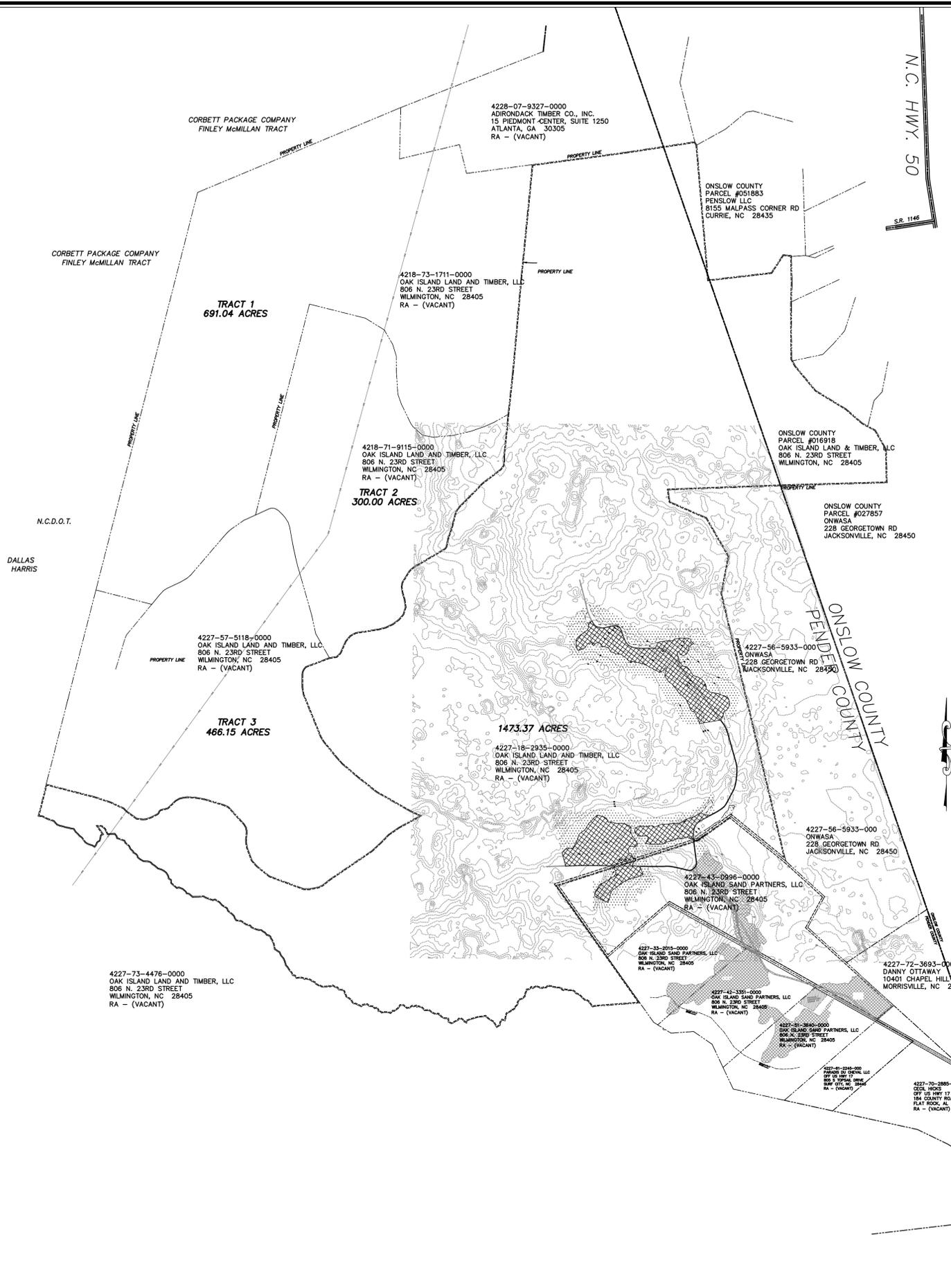
No.	Revision	Date	By

OAK ISLAND PARTNERS SAND MINE
PHASE III
 HOLLY RIDGE TOWNSHIP PENDER NORTH CAROLINA

OAK ISLAND PARTNERS, LLC
 806 N. 23RD STREET
 WILMINGTON, NC 28405

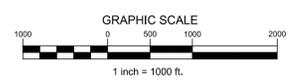
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 6216 STONEBRIDGE ROAD
 WILMINGTON, NC 28409
 910-599-1744 LICENSE No. P-1032

OVERALL SAND MINE PLAN



Approved by the Pender
County Unified
Development Administrator
Name _____ Date _____
Administrator: _____
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Designer	MNH	Scale	AS SHOWN
Drawn By	MNH	Date	FEBRUARY, 2023
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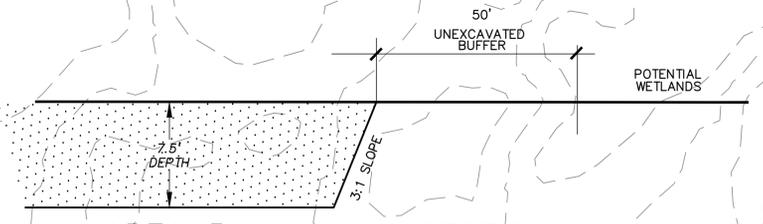
**OAK ISLAND PARTNERS SAND MINE
PHASE III**
HOLLY RIDGE TOWNSHIP PENDER NORTH CAROLINA

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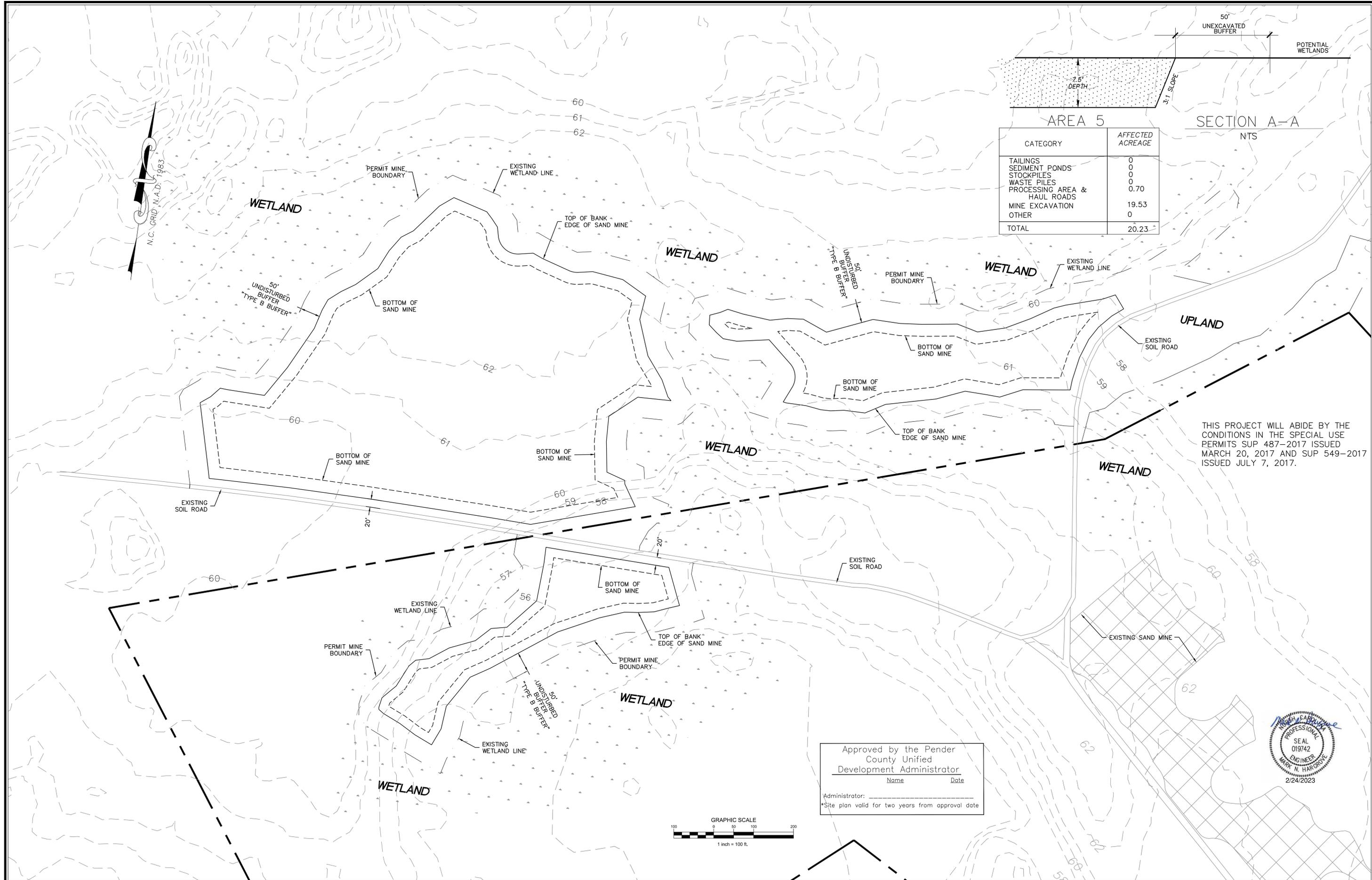
**OVERALL SAND MINE PLAN
ADJACENT PROPERTY OWNERS**

Sheet No.
C-2



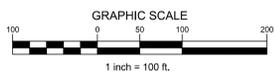
CATEGORY	AFFECTED ACREAGE
TAILINGS	0
SEDIMENT PONDS	0
STOCKPILES	0
WASTE PILES	0
PROCESSING AREA & HAUL ROADS	0.70
MINE EXCAVATION	19.53
OTHER	0
TOTAL	20.23

SECTION A-A
NTS



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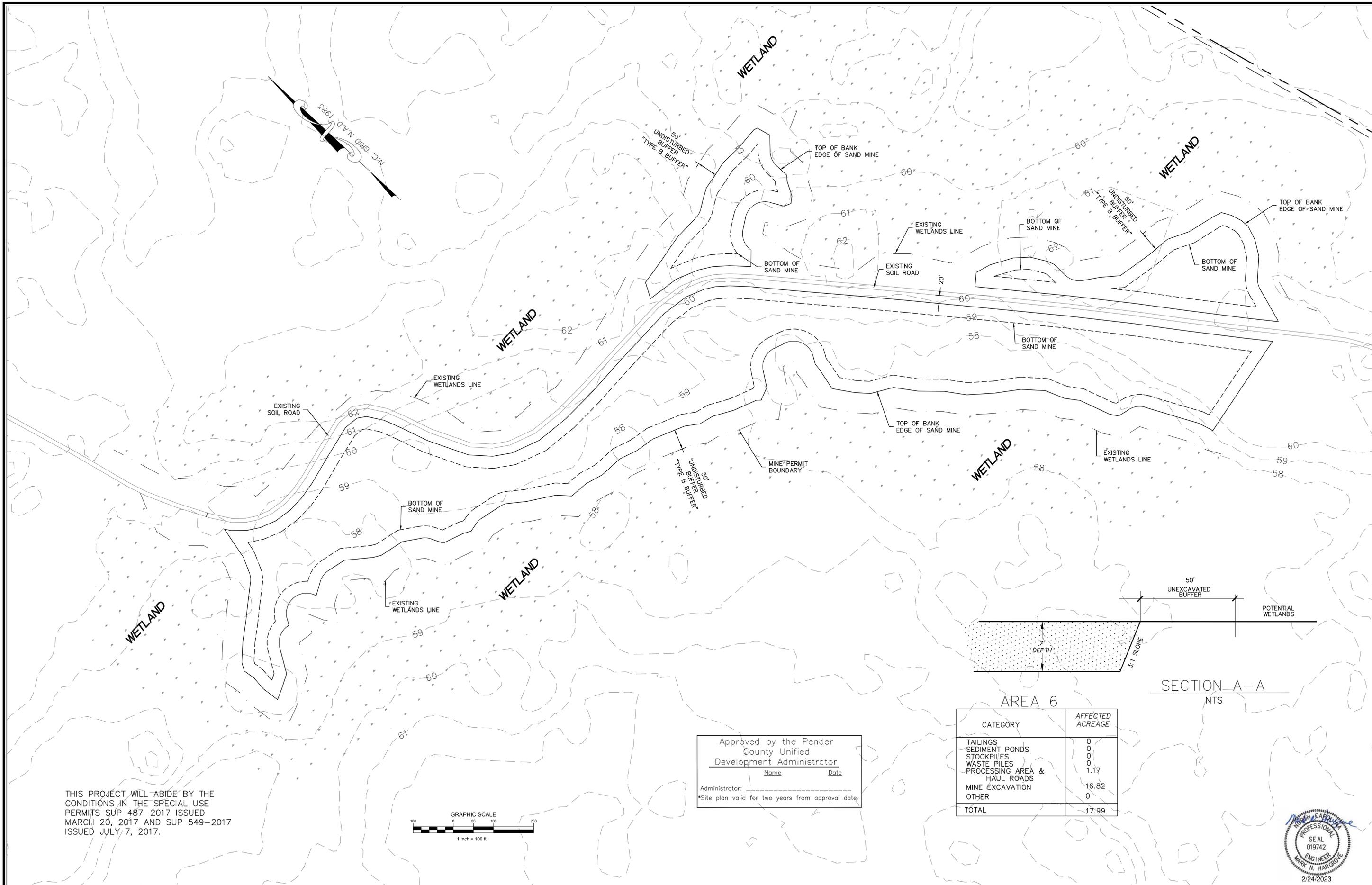
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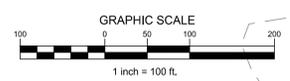
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SAND MINE PLAN - AREA 5

Sheet No. **C-3**

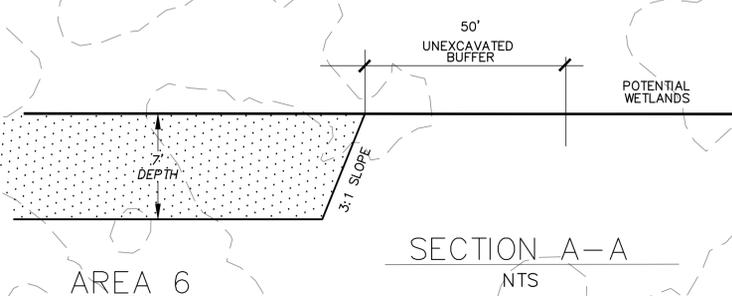


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CATEGORY	AFFECTED ACREAGE
TAILINGS	0
SEDIMENT PONDS	0
STOCKPILES	0
WASTE PILES	0
PROCESSING AREA & HAUL ROADS	1.17
MINE EXCAVATION	16.82
OTHER	0
TOTAL	17.99



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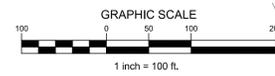
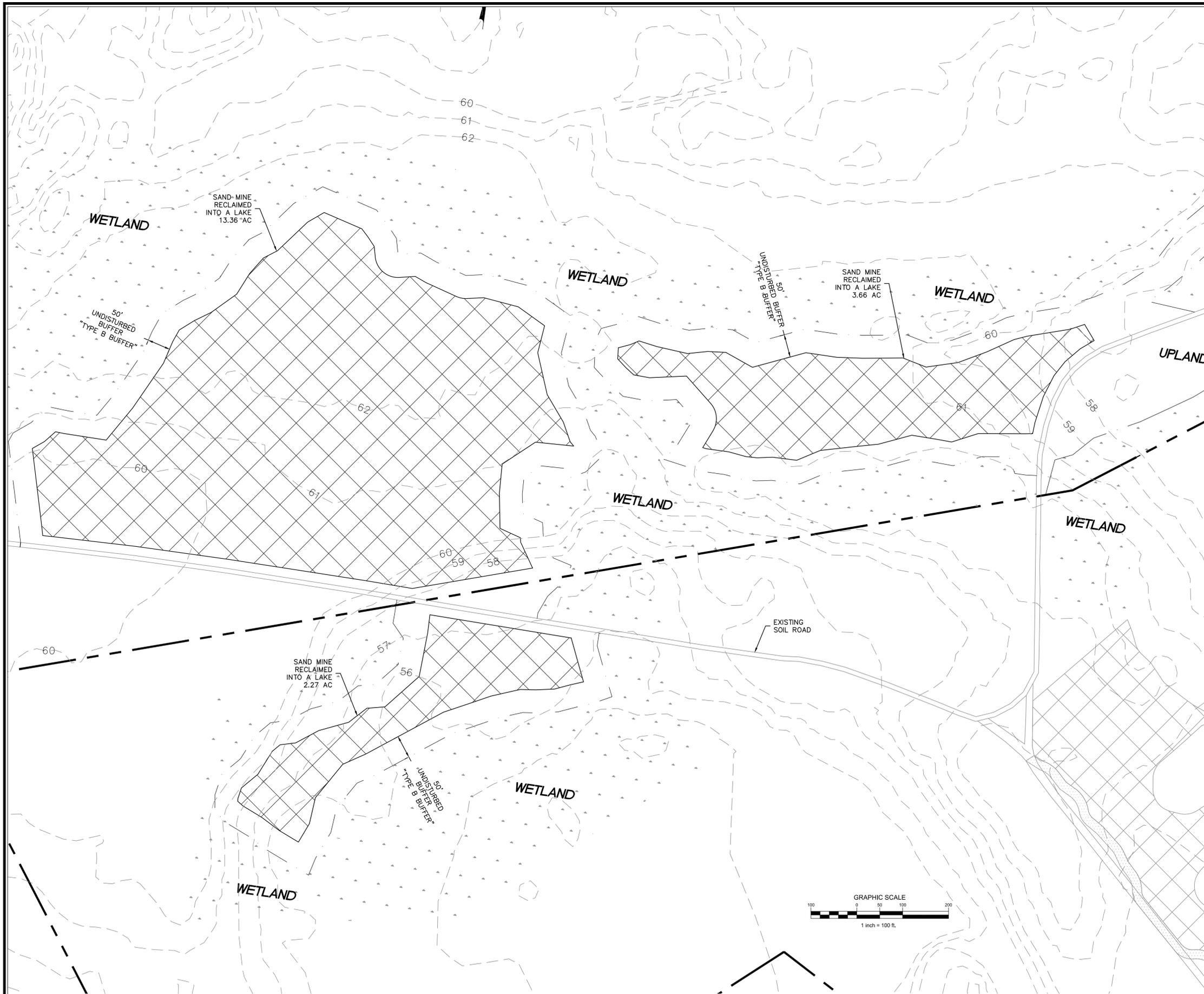
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SAND MINE PLAN - AREA 6

Sheet No. **C-4**



PERMANENT SEEDING SCHEDULE

Seeding Mixture
 SPECIES CAROLINA COASTAL SEED MIX (BLEND) RATE (LB/ACRE) 200

Seeding Dates
 MARCH - JUNE

Soil Amendments
 APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

CHECK WITH OWNER PRIOR TO APPLYING. ALL CHEMICALS MUST BE PREAPPROVED BY GE.

Mulch
 DO NOT MULCH.

Maintenance By Owner
 FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTIPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

Seeding Mixture
 WINTER AND EARLY SPRING

SPECIES Rye (GRAIN) RATE (LB/ACRE)

ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS) OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES GERMAN MILLET RATE (LB/ACRE) 40

FALL

SPECIES RYE (GRAIN) RATE (LB/ACRE) 120

Seeding dates

COASTAL PLAIN - DEC.1-APR. 15 - LATE WINTER AND EARLY SPRING
 APRIL 15 - AUG. 15 - SUMMER
 AUG. 15 - DEC. 30 - FALL

Soil amendments

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

Mulch

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

Approved by the Pender
 County Unified
 Development Administrator
 Name _____ Date _____
 Administrator: _____
 *Site plan valid for two years from approval date



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RECLAMATION CALCULATIONS

TOTAL PERMITTED AREA
 TOTAL AFFECTED AREA = 40.78 AC

RECLAMATION AREA
 RECLAIMED LAKE = 36.11 AC
 RECLAIMED STORAGE AREAS = 2.79 AC
 HAUL ROADS TO REMAIN THAT ARE EXISTING = 1.88 AC
 TOTAL RECLAMATION AREA = 40.78 AC

No.	Revision	Date	By

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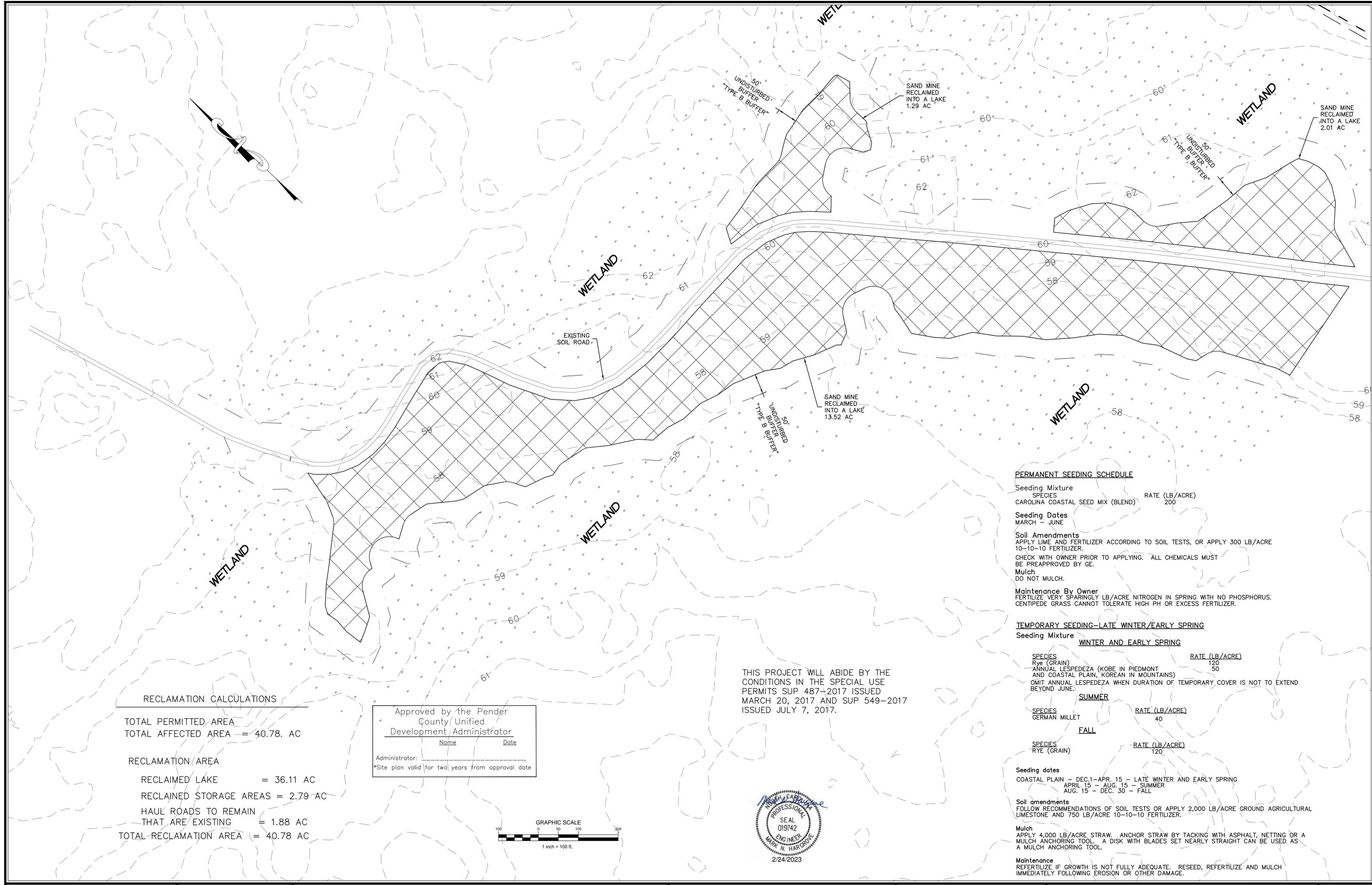
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 PHASE III**
 HOLLY RIDGE TOWNSHIP PENDER NORTH CAROLINA

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 WILMINGTON, NC 28405

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 910-599-1744 LICENSE No. P-1032

RECLAMATION PLAN - AREA 5

Sheet No.
C-5



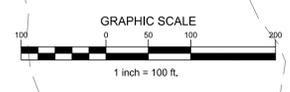
RECLAMATION CALCULATIONS

TOTAL PERMITTED AREA	
TOTAL AFFECTED AREA	= 40.78 AC
RECLAMATION AREA	
RECLAIMED LAKE	= 36.11 AC
RECLAIMED STORAGE AREAS	= 2.79 AC
HAUL ROADS TO REMAIN THAT ARE EXISTING	= 1.88 AC
TOTAL RECLAMATION AREA	= 40.78 AC

Approved by the Pender County Unified Development Administrator

Name	Date
Administrator: _____	_____

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THIS PROJECT WILL ABIDE BY THE CONDITIONS IN THE SPECIAL USE PERMITS SUP 487-2017 ISSUED MARCH 20, 2017 AND SUP 549-2017 ISSUED JULY 7, 2017.



PERMANENT SEEDING SCHEDULE

Seeding Mixture SPECIES	CAROLINA COASTAL SEED MIX (BLEND)	RATE (LB/ACRE)	200
Seeding Dates	MARCH - JUNE		
Soil Amendments	APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER. CHECK WITH OWNER PRIOR TO APPLYING. ALL CHEMICALS MUST BE PREAPPROVED BY GE. Mulch DO NOT MULCH. Maintenance By Owner FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTIPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.		

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

Seeding Mixture	WINTER AND EARLY SPRING		
SPECIES	Rye (GRAIN)	RATE (LB/ACRE)	120
	ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)		50
OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.			
	SUMMER		
SPECIES	GERMAN MILLET	RATE (LB/ACRE)	40
	FALL		
SPECIES	RYE (GRAIN)	RATE (LB/ACRE)	120
Seeding dates	COASTAL PLAIN - DEC.1-APR. 15 - LATE WINTER AND EARLY SPRING APRIL 15 - AUG. 15 - SUMMER AUG. 15 - DEC. 30 - FALL		
Soil amendments	FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.		
Mulch	APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.		
Maintenance	REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.		

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OAK ISLAND PARTNERS SAND MINE PHASE III
 HOLLY RIDGE TOWNSHIP PENDER NORTH CAROLINA

OAK ISLAND PARTNERS, LLC
 806 N. 23RD STREET WILMINGTON, NC 28405

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 6216 STONEBRIDGE ROAD WILMINGTON, NC 28409
 910-599-1744 LICENSE No. P-1032

RECLAMATION PLAN - AREA 6

Sheet No. **C-6**