

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

Filmwerks Warehouse Major Site Development Plan

Case Number: SDP 2024-447

Application Type: Major Site Development Plan

Applicant: Michael J. Satrazemis

Owners: MCSS Corp, LLC

Location: The subject property is located east of the intersection of Carver Road and Bellhammon Plantation Dr.

Property ID #(s): 3223-54-4549-0000

Description: Development application for the construction of a 9,000 square foot building for storage of equipment and vehicles.

Current Zoning: IT-CD I, Industrial Transitional Conditional District

Technical Review Committee Meeting: 01/09/2025

Board of County Commissioners/Planning Board Meeting: NA

Application Materials

Application Package
Site Plan

APPLICATION

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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 (Online payment preferred, invoice generated upon receipt of application)
4. _____ **Paper Plan Sets**
Two (2) 24 x 36, Four (4) 11 x 17
5. _____ **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.
6. _____ **Adjacent Property List**
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.
7. _____ **Adjacent 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.
8. _____ **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)

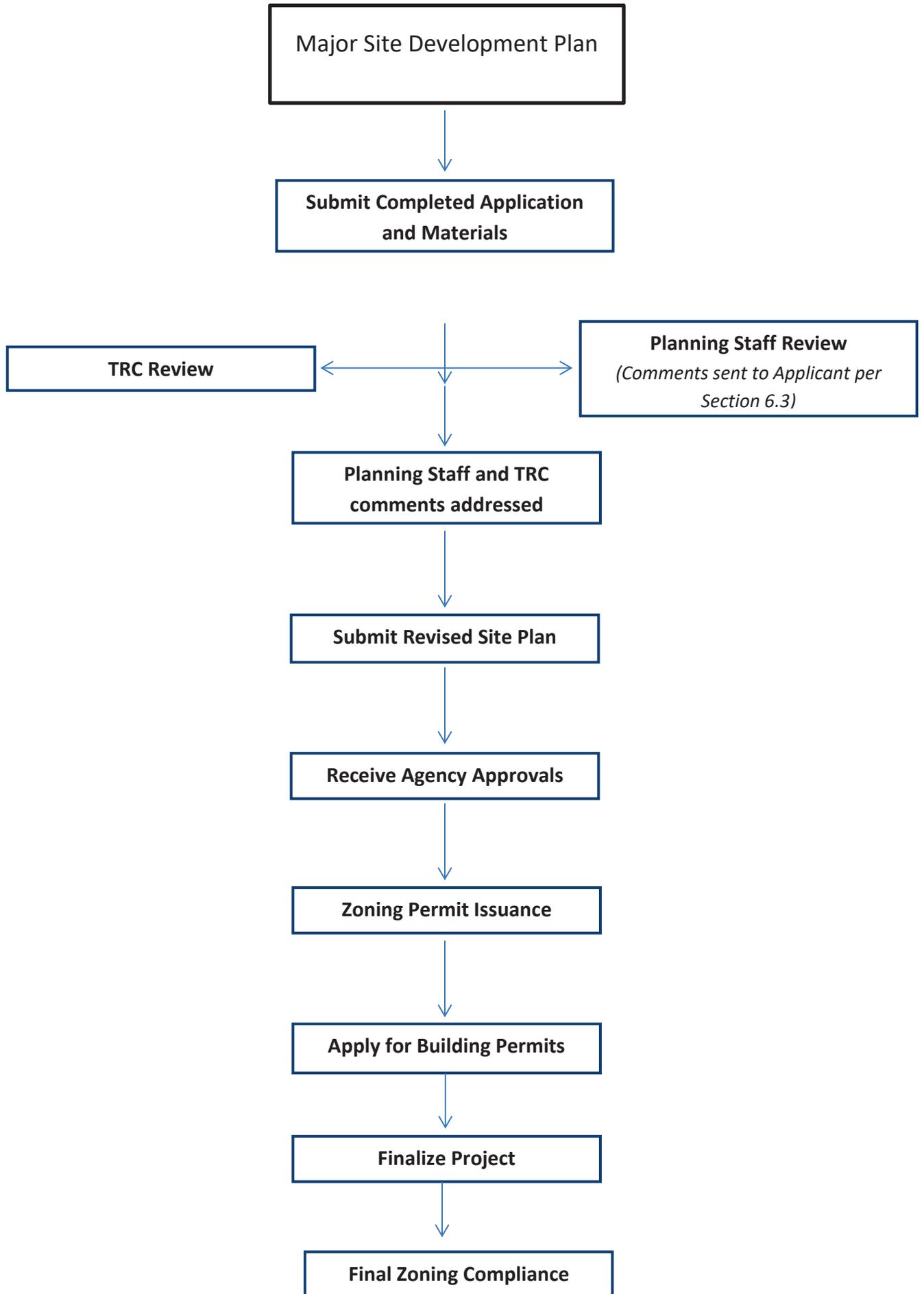
I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant _____

Date _____

Printed Name Michael J. Satrazemis

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 #)
 - 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
 - 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)
 - Soil Erosion and Sedimentation Control Plan
 - Location of all environmental features
 - Stormwater management features
 - Proposed accesses, easements, streets, and sidewalks
- Permits received

2. TRC Meeting

- Site Plan Review
- Agency comments/requirements

3. Post-TRC Meeting

- Submit site plan with revisions
- Receive agency approvals
- Forward all agency approvals to Planning Staff.

4. Approval of Site Plan

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

5. Final Zoning

- Site Visit to check the following:
 - Landscaping
 - Buffering
 - Parking

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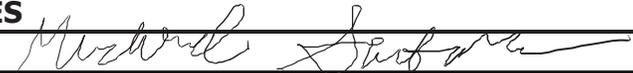
MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

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:	Michael J. Satrazemis	Property Owner's Name:	MCSS Corp, LLC		
Applicant's Address:	593 Carver Road	Property Owner's Address:	338 Causeway Drive		
City, State, & Zip	Rocky Point, NC 28457	City, State, & Zip	Wrightsville Beach, NC 28480		
Phone Number:	910-899-7971	Phone Number:			
Email Address:	michaels@filmwerks.com	Email Address:			
Legal relationship of applicant to landowner:	Manager-member of LLC				
SECTION 2: PROJECT INFORMATION					
PIN (Property Id #):	3223-54-4549-0000	Total property acreage:	13.86 AC		
Zoning:	IT-CD Case 367-2016	Acreage to be disturbed:	0.82 AC		
Water Provider:	Pender Co	Wastewater Provider:	Pluris		
Directions to Site:	Intersection of Carver and	Township:	Rocky Point		
	Bellhammon Plantation Dr	Road Type:	Public/ Private /Both		
Lot Size:	13.86	Sq Ft of Building:	9,000 sf	Building Height:	35-ft
Setbacks	Front: 40'	Side: 25'	Rear: 25'		
NAICS Code/Use:	493110 - Warehousing				
Business Name:	Filmwerks (Sunbelt Company)				
Describe activities to be undertaken on project site:	Storage of Equipment and Vehicles				
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:		
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	5	-			

**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's Signature		Date:	12/4/24
Applicant's Name Printed	Michael J. Satrazemis	Date:	
Owner's Signature		Date:	12/4/24
Owner's Name Printed	Michael J. Satrazemis [MCSS Corp, LLC]	Date:	
Planning Staff:		Date:	

SITE PLAN

FILMWERKS PROPERTY ROCKY POINT, PENDER COUNTY, NC

SITE CIVIL DESIGN DRAWINGS DECEMBER 2024



SURVEYOR

P. W. JONES
Surveying
Company
N.C. LICENSE No. F-1036
P.O. Box 1471
11 Barber, NC 28425
Ph: (910) 258-2854
Fax: (910) 258-2855
Em: jonesurveying@bellsouth.net

CIVIL SHEET LIST

PG.	INDEX	SHEET DESCRIPTION
1	COVER	COVER SHEET
2	CS-100	EXISTING CONDITIONS PLAN
3	CS-100	SITE PLAN

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE
ADMINISTRATOR. THIS APPROVAL IS VALID FOR THIS SITE PLAN FOR TWO (2) YEARS.
Signature: _____
Name and Title: _____
Date: _____

UTILITY CONTACTS AND AUTHORITIES HAVING JURISDICTION

PENDER COUNTY	910-259-0311
PLANNING AND ZONING	910-259-7215
INDUSTRIAL AND QUALITY	910-259-4891
NON-EMERGENCY	910-259-4891
EMERGENCY	910-259-4891
PENDER COUNTY HEALTH	910-259-1200
PENDER COUNTY WASTE WATER	(888) 759-7471
SEWER	910-259-2951
PLUMS MANAGEMENT GROUP	910-341-7564
FOUR COUNTY ELECTRIC	910-783-4638
FOUR COUNTY ELECTRIC	910-341-7564
THE ENERGY ELECTRIC	910-783-4638
AT&T	910-350-2422
ENGINEERING	
SPECTRUM	
ENGINEERING	
PEDIMONT MATERIALS	

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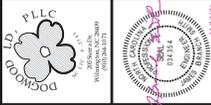
Know what's below.
Call before you dig.

UTILITY NOTICE REQUIRED

ALLEXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DISCUSSION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED OVERHEAD AND CONTACTER. USE 1910.333 MUST BE FOLLOWED.



REVISION NO. _____
PENDING APPLICATION _____

MCS SCORP, LLC
93 CARVER ROAD, ROCKY POINT, NC 28457
WWW.FILMWERKS.COM

FILMWERKS STORAGE EXPANSION
ADDRESS: 593 CARVER DRIVE, ROCKY POINT, NC 28457

COVER SHEET

PROJECT NO. 24114.00
DRAWN BY: JRS
SCALE: NTS
DATE: 12/15/24
SHEET:

COVER
1 OF 3

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COMPOSED OF COMMODITY. PLO AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATION.



REVISION NO.	
REVISION DESCRIPTION	

MCS SCORP, LLC
 593 CARVER ROAD, ROCKY POINT, NC 28457
 WWW.FILMWERKS.COM
 910-699-7971

FILMWERKS STORAGE EXPANSION
 ADDRESS: 593 CARVER DRIVE, ROCKY POINT, NC 28457

EXISTING CONDITIONS

PROJECT NO.	241400
DRAWN BY	JRS
SCALE	1" = 50'
DATE	10/20/24
SHEET	CX100
	2 OF 3



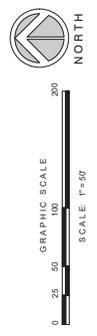
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MCCSCORP, LLC
 WWW.FILMWERKS.COM
 593 CARVER DRIVE, ROCKY POINT, NC 28457
 910-699-7971

FILMWERKS STORAGE EXPANSION
 ADDRESS: 593 CARVER DRIVE, ROCKY POINT, NC 28457

SITE PLAN
 PROJECT NO. 2414.00
 DRAWN BY: JRS
 SCALE: 1" = 50'
 DATE: 10/20/24
 SHEET: CS100
 3 OF 3



SITE INFORMATION
 PARCEL ID: 3225-54-4549-0000
 ADDRESS: 593 CARVER DRIVE, ROCKY POINT, NC 28457
 PROPERTY OWNER: MCCSCORP, LLC
 APPLICANT: MICHAEL SATIAZEMIS
 CURRENT ZONING: IT-CD CSM# 367-2016
 EXISTING USE: GENERAL WAREHOUSING
 PROPOSED USE: GENERAL WAREHOUSING
 MAJOR DEVELOPMENT USE: 483110 - GENERAL STORAGE & WAREHOUSING
 TOTAL SITE AREA (AC.): 13.86 AC (603,742 SF)
 TOTAL DISTURBED AREA (AC.): 0.82 AC

ZONING DEVELOPMENT DATA

STRUCTURE SETBACKS	REQUIRED	PROVIDED
FRONT: 48-FT (CARVER DRIVE)	25-FT	25-FT
SIDE:	25-FT	25-FT
REAR:	25-FT	25-FT

PROPOSED IMPROVEMENTS	EXISTING COVERAGE (SF)	PROPOSED (SF)	TOTAL (SF)	PERMITTED (SF)
BUILDING AREA:	33,359	9,000	42,359	75,000
ASPHALT/GRAVEL PARKING:	155,720	15,000	170,720	390,843
TOTAL IMPROVEMENTS:	189,079	24,000	213,079	425,843

MAX. BUILDING COVERAGE: 13.4% (75,000 / 603,742)
 EXISTING STORMWATER PERMIT: SWM 170714
 PARKING REQUIREMENTS: BALD: 1,100 SF, AREA (SF): 9,000, RECOMMENDED: 9
 STORAGE USE: 1,100 SF
 TOTAL PARKING PROVIDED: 9 SPACES PROVIDED ALONG CURVES

SITE INVENTORY NOTES

SOILS	LEACH SWINDS
CAMA AEC	NA
CONSERVATION OVERLAY	NA
HISTORICAL/ARCHAEOLOGICAL	NA
CEMETERY	NA
REGULATED TREES	NA
WETLANDS	NA
HABITATS / ENDANGERED	NA
FLOOD MAP (SPHA)	NA
WATERSHED	TURKEY CREEK (WATER CLASS B; SW)

