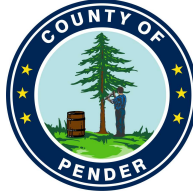


APPLICATION PACKAGE

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

RSC Engineering, PLLC Major Site Development Plan

Case Number: SDP 2023-344

Application Type: Major Site Development

Applicant: RSC Engineering, PLLC

Owners: MTNC Real Estate, LLC

Location: Located on the North side of Sloop Point Rd approximately 1000 feet south of the US Hwy 17 and Sloop Point Rd intersection.

Property ID #(s): 4204-74-3081-0000

Description: Request for the approval of a Major Site Development Plan for the construction of a 6000 sq ft building to be used as warehouse space and office space.

Current Zoning: IT, Industrial & Technology

Technical Review Committee Meeting

Thursday, June 1, 2023

Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application Package

Approved Site Plan

Pender County Planning and Community Development



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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 5/4/23
2. **Signed Application**
3. **Payment**
\$250
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. **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 Anthony Braam

Date 5/3/23

Printed Name A. Cliff Braam

Staff Initials: _____
Date: _____

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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

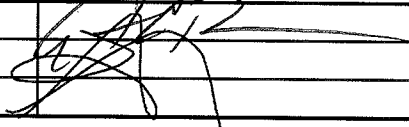
THIS SECTION FOR OFFICE USE			
Date:	Permit Number:	Permit Fee:	Invoice Number:
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	RSC Engineering, PLLC	Property Owner's Name:	MTNC Real Estate, LLC
Applicant's Address:	15226 US Hwy 17	Property Owner's Address:	177 Sloop Point Loop Rd.
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Hampstead, NC 28443
Phone Number:	910-270-9599	Phone Number:	910-326-1313
Email Address:	cliff@rscengineering.com	Email Address:	mack.lemmon@steemer.com
Legal relationship of applicant to land owner:	Authorized agent		
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	4204-74-3081-0000	Total property acreage:	1.45
Zoning :	IT	Acreage to be disturbed:	1.25
Directions to Site:	US 17 north to right on Sloop Point Loop Rd. Property is on the left.		
Lot Size: 1.45	Sq Ft of Building: 6000	Building Height: 14'	
Setbacks	Front: 50'	Side: 25'	Rear: 25'
NAICS Code/Use:	561740		
Business Name:	Stanley Steemer		
Describe activities to be undertaken on project site:	Construction of new 6000sf building for warehouse and office space		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	15		

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

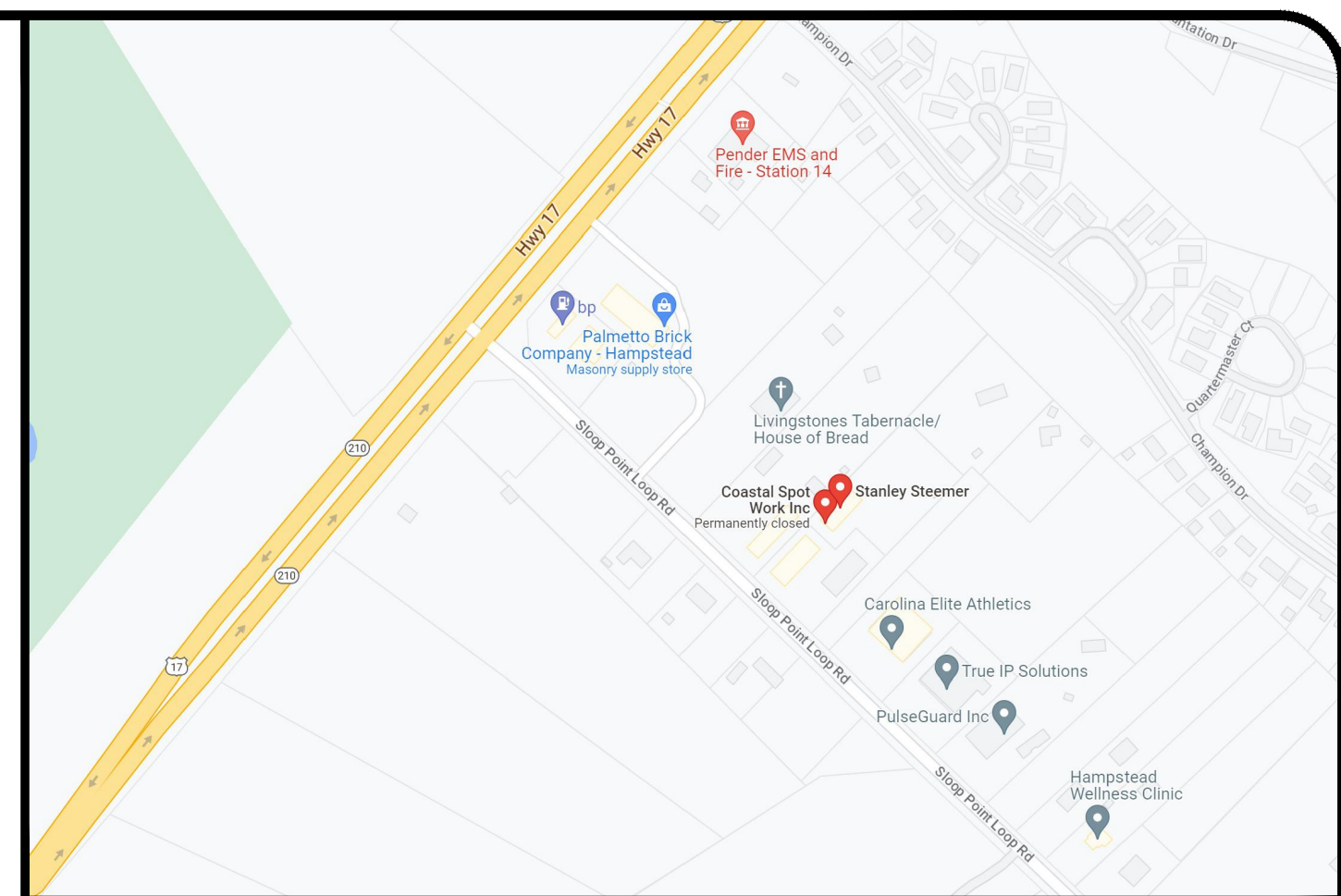
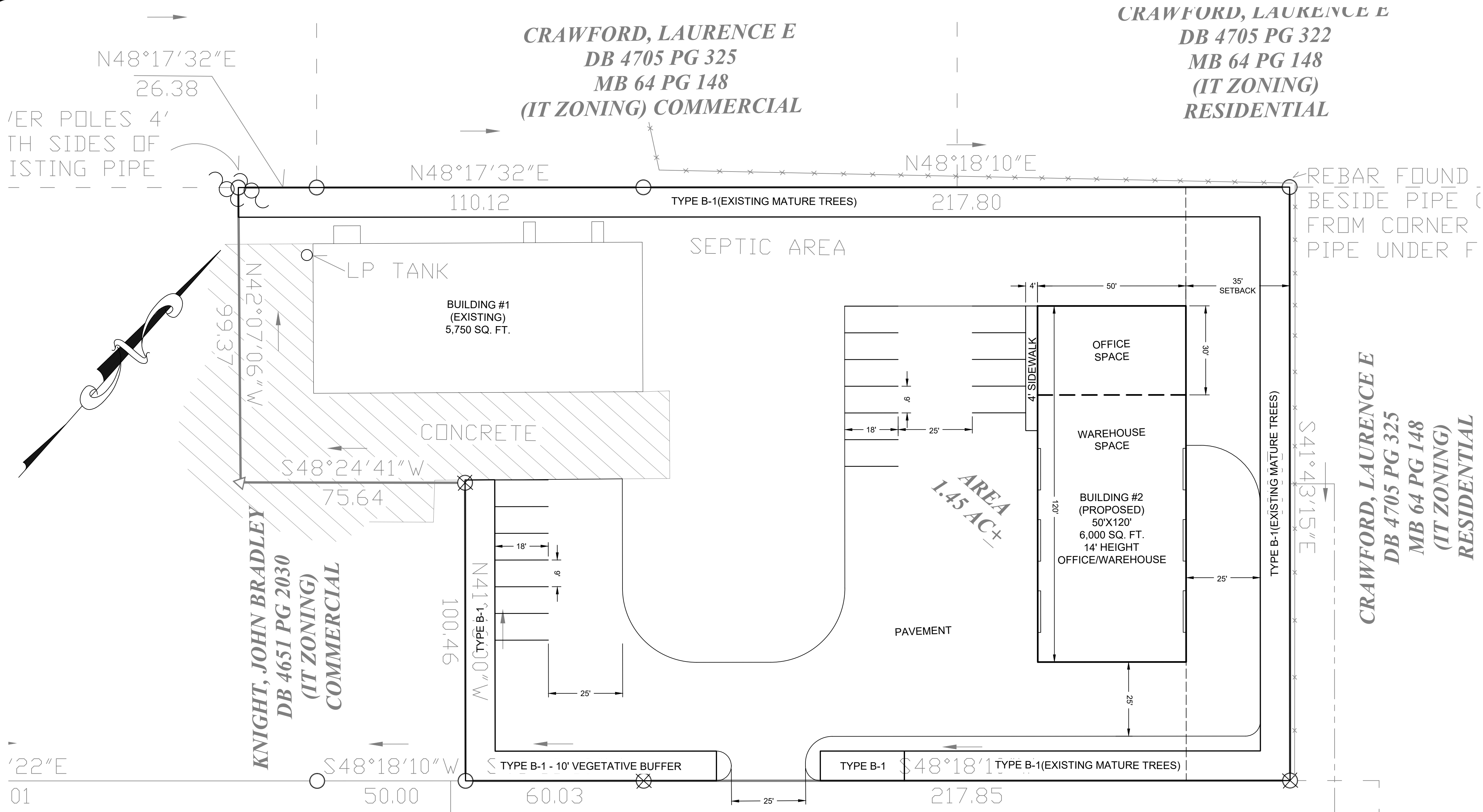
**Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...*

SECTION 4: ADDITIONAL COMMENTS

SECTION 5: SIGNATURES

Applicant:		Date:	5/3/23
Owner:		Date:	5/3/23
Planning Staff:		Date:	

SITE PLAN(S)



NOTES:

PROJECT INFORMATION:
STANLEY STEEMER EXPANSION PROJECT
NAISC CODE 561740 - CARPET & UPHOLSTERY CLEANING SERVICES
4204-74-3081-0000
PENDER COUNTY

PROPERTY OWNER & DEVELOPER:
MTNC REAL ESTATE LLC
177 SLOOP POINT LOOP RD
HAMPSTEAD, NC 28443

ENGINEER:
RSC ENGINEERING, PLLC
15226 US HWY 17
HAMPSTEAD, NC 28443

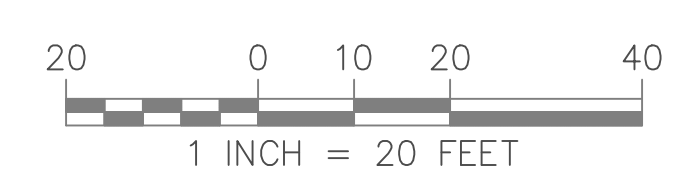
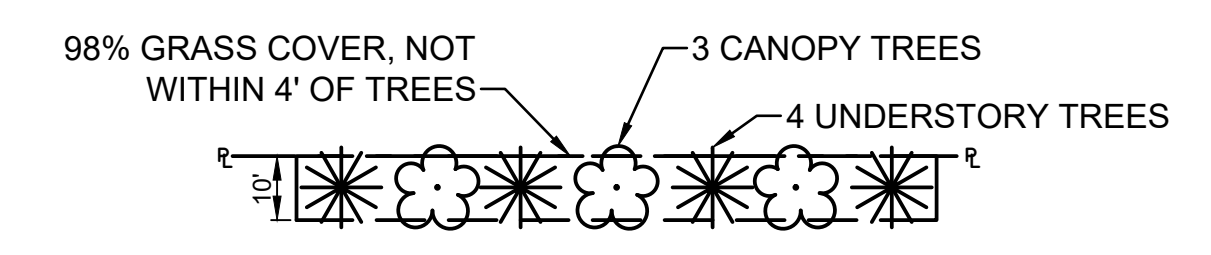
UTILITIES:
WATER - WELL
DUKE ENERGY - 5700 HOLLY SHELTER RD
CASTLE HAYNE, NC 28429
(800) 419-6356
PCU - 605 E. FREMONT ST
BURGAW, NC 28245
(910) 259-1570

SITE DATA:
REFERENCE: DB 4733, PG 2859; MB26, PG 75
IT (INDUSTRIAL TRANSITIONAL)
SETBACKS: FRONT=50', SIDE=25', REAR=25'

IMPERVIOUS CALCULATIONS:
LOT AREA - 63,162 SF (1.45 AC)
PROPOSED BUILDING HEATED GROSS AREA = 6,000 SF
PROPOSED DRIVEWAY / PARKING ASPHALT = 19,530 SF
PROPOSED SIDEWALK = 168SF
TOTAL IMPERVIOUS AREA = 25,698 SF (40.7%)

PARKING:
BUILDING #1 (EXISTING)
WAREHOUSE: (5750 SF)(1.0 SPACES/1000 SF) = 6 PARKING SPACES REQUIRED
BUILDING #2 (PROPOSED)
(1500 SF)(1.0 SPACES/300 SF) = 5 PARKING SPACES REQUIRED
WAREHOUSE: (4500 SF)(1.0 SPACES/1000 SF) = 5 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED: 16 SPACES

TRIP CALCS (BLDG. #1 + BLDG. #2):
DAILY TRIPS - 6.97 X (5.75 + 6) = 81.90
PEAK TRIPS - 0.97 X (5.75 + 6) = 11.57
BASED UPON GENERAL LIGHT INDUSTRIAL (ITS CODE 110)



ON, ENTERPRISES LLC
DB 4634 PG 2549
MB 43 PG 114
COMMERCIAL

APPROVED BY THE PENDER COUNTY DEVELOPMENT
ORDINANCE ADMINISTRATOR
ADMINISTRATOR SIGNATURE _____
APPROVAL DATE _____
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

PLAN
1"=20'

REVISIONS

DESIGN & MAINTENANCE OF ALTERNATIVE LAND USES

RSC ENGINEERING, PLLC
15226 US HWY 17
HAMPSTEAD, NORTH CAROLINA 28443
PHONE: 910.270.9599 ~ FAX: 910.270.9592
E-Mail: sonya@rscengineering.com

MTNC REAL ESTATE, LLC
177 SLOOP POINT LOOP ROAD
HAMPSTEAD, NC 28443

Topsail Township, Pender County, NC

MAJOR SITE DEVELOPMENT PLAN

DATE:	05/03/2023
SCALE:	1" = 20'
JOB #	23014243
DRAWN BY:	JDS
SHEET	C-1