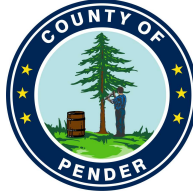


APPLICATION PACKAGE

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

Houston Lowder Major Site Development

Case Number: SDP 2023-345

Application Type: Major Site Development

Applicant: Houston Lowder

Owners: Houston Lowder

Location: Along the western side of US HWY 17, approximately 0.3 miles south of the US Hwy 17 and Shepards Rd intersection, in the Topsail Township.

Property ID #(s): 4226-75-1116-0000

Description: Request for the approval of a Major Site Development Plan for the development of a boat storage business.

Current Zoning: GB, General Business

Technical Review Committee Meeting

Thursday, June 1, 2023

Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application Package

Site Plan

Pender County Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



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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
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

Houston Cowder

Date

5/3/23

Printed Name

Houston Cowder

Staff Initials:

JCB

Date:

5/3/23

Pender County Planning and Community Development

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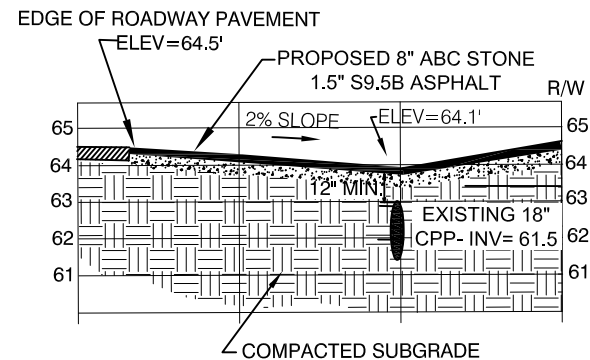
Phone: 910-259-1202
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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

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:	Houston Lowder	Property Owner's Name:	Houston Lowder
Applicant's Address:	6088 6 th St	Property Owner's Address:	6088 6 th St
City, State, & Zip	Surf City NC 28445	City, State, & Zip	Surf City, NC 28445
Phone Number:	704-438-1517	Phone Number:	704-438-1517
Email Address:	h_lowder@yahoo.com	Email Address:	h_lowder@yahoo.com
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	4226-75-1116-0000	Total property acreage:	1.35 / 58,634 sq ft
Zoning :	GB	Acreage to be disturbed:	.8 / 31,795 sq ft
Directions to Site:			
Lot Size:	1.35 Acre	Sq Ft of Building:	1,000
Building Height:	20'		
Setbacks	Front: 15'	Side: 10'	Rear: 10'
NAICS Code/Use:			
Business Name:			
Describe activities to be undertaken on project site:	Boat STORAGE Business		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	0	0	0

**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...

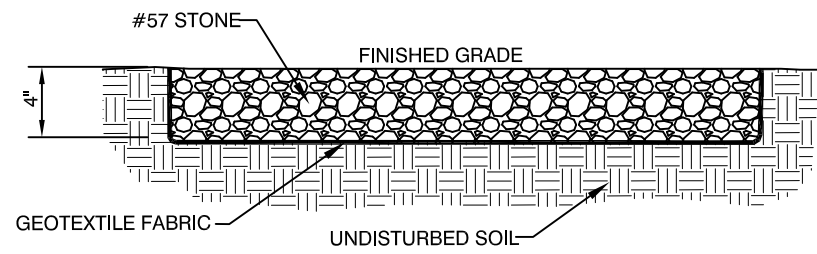
SITE PLAN(S)



DRIVEWAY CROSS-SECTION A-A DETAIL
NOT TO SCALE

NOTES:

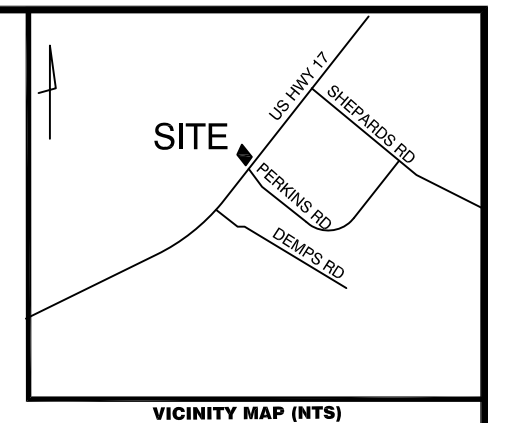
1. THE #57 STONE SHALL NOT BE MIXED WITH OTHER AGGREGATE MATERIAL.
2. "GEOTEXTILE" MATERIAL MEANS A PERMEABLE GEOSYNTHETIC COMPRISED SOLELY OF NON-BIODEGRADABLE TEXTILES.
3. THE #57 STONE AND GEOTEXTILE FABRIC MAY NOT BE PLACED ON TOP OF AN IMPERVIOUS MATERIAL SUCH AS CRUSHER RUN OR ASPHALT.
4. THE #57 STONE AREA MAY NOT USE AN UNDERDRAIN SYSTEM THAT DISCHARGES WITHOUT TREATMENT.



**#57 STONE STORAGE AREA
CROSS-SECTION DETAIL**
NOT TO SCALE
ACCEPTABLE NCDEQ PERVIOUS DESIGN

PROJECT INFORMATION:

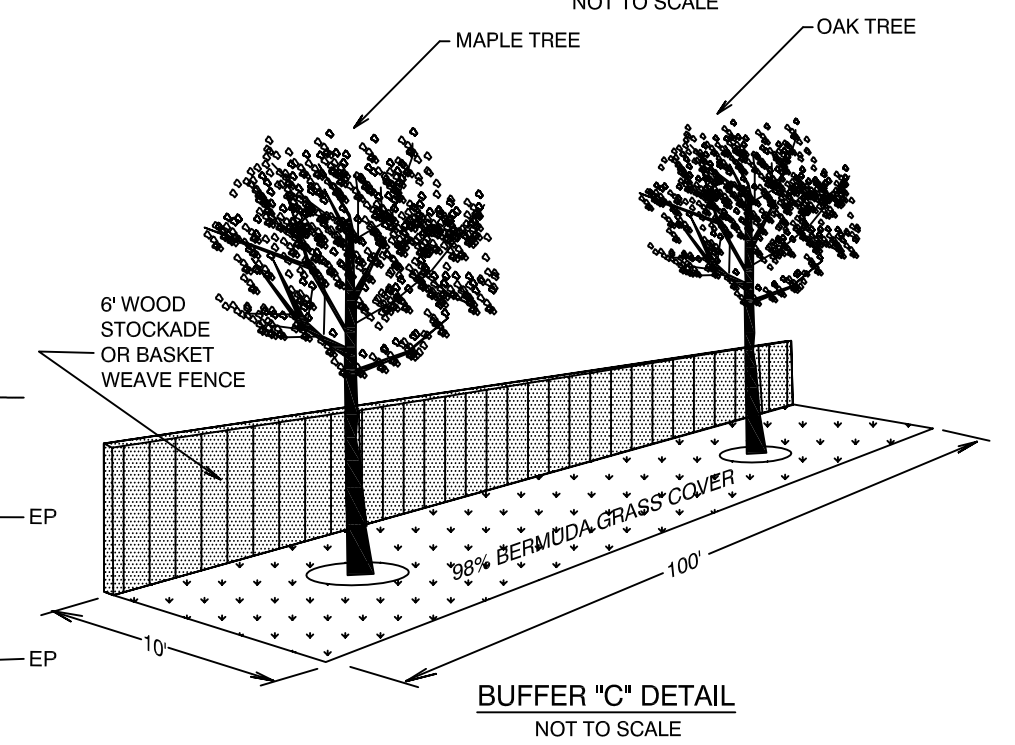
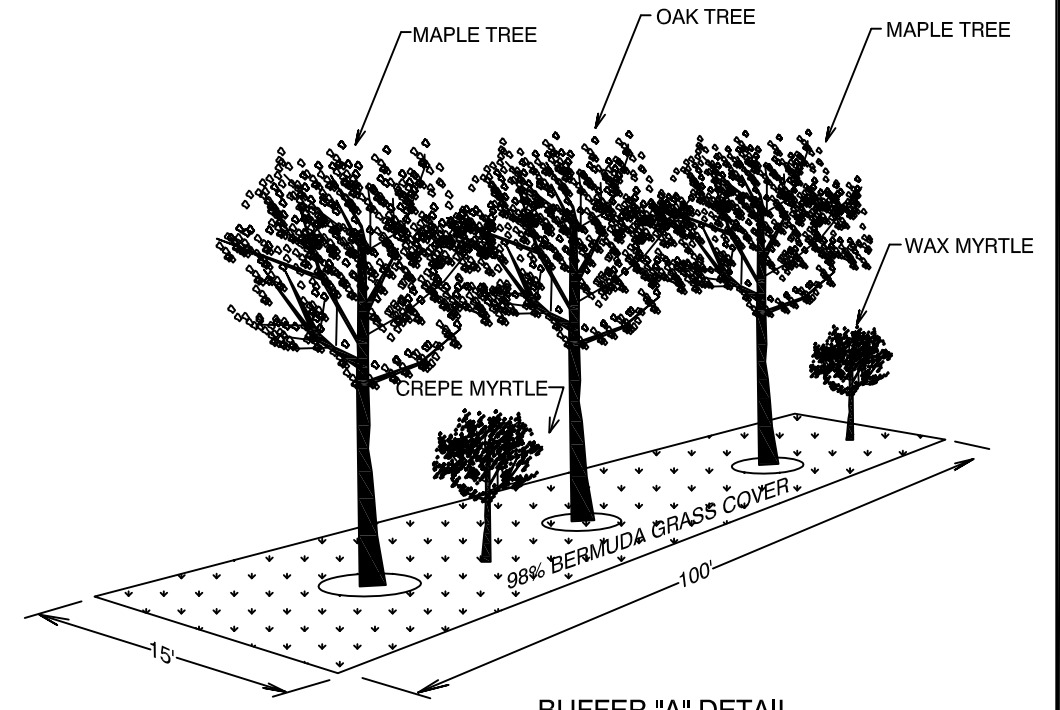
1. THE OWNER OF THIS PROJECT IS HOUSTON TODD LOWDER OF 3597 SCOTTS HILL LOOP RD WILMINGTON, NC 28411, (704) 438-1517.
2. THE PENDER COUNTY PROPERTY IDENTIFICATION NUMBER OF THE PARCEL INCLUDED ON THE SITE PLAN IS 4226-75-1116-0000.
3. THE TOTAL LAND AREA OF THE LOT ON THE SITE PLAN IS 1.35 ACRES.
4. THE SITE IS CURRENTLY A VACANT LOT ZONED GB, AS DESCRIBED IN DEED BOOK 4795, PAGE 709; IT IS LOCATED DIRECTLY OFF OF US HWY 17 NEAR SURF CITY NORTH OF ITS INTERSECTION WITH PERKINS RD. THE PROPOSED DEVELOPMENT WILL BE COMMERCIAL IN NATURE (STORAGE OF BOAT AND WATERCRAFT OUTDOORS), WITH A CAPACITY OF 33 STORAGE SPACES AND WILL INCLUDE REQUIRED BUFFERS TO SCREEN IT FROM THE RESIDENTIALLY-ZONED LOT TO THE WEST.
5. THE PROPOSED DEVELOPMENT SHALL BE SERVED BY DUKE ENERGY FOR ELECTRICITY.
6. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL OF THE USE STANDARDS SET FORTH IN SECTOR 23 CONSTRUCTION SECTION OF PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.



LANDSCAPING DATA:

- 15' BUFFER "A"-SHALL CONTAIN 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE, PER 100 LINEAR FEET. TOTAL FRONTAGE ALONG HWY 17 IS 151', REQUIRING A STREET BUFFER CONTAINING AT LEAST 6 CANOPY TREES AND 5 UNDERSTORY TREES
- 10' BUFFER "C"-SHALL CONTAIN 8' CHAIN-LINK FENCE, AND UNDISTURBED NATURAL VEGETATION (EXISTING PINE TREES) ALONG SIDES AND REAR OF PROPERTY - CONTAINS OVER 50 EXISTING TREES TO BE PRESERVED.
- EACH TERMINAL LANDSCAPE ISLAND SHALL CONTAIN AT LEAST ONE CANOPY TREE AND 2' SCREENING SHRUBS AROUND PERIMETER OF ISLAND
- ALL PLANTINGS SHALL COMPLY WITH SECTION 8.1.6 OF THE PENDER UDO.
- SIGNIFICANT TREE SURVEY: THERE ARE NO EXISTING TREES WITHIN THE PROPOSED BUILDING AREA. ONLY EXISTING TREES ARE PINE TREES LOCATED IN THE VERY REAR OF THE PROPERTY.

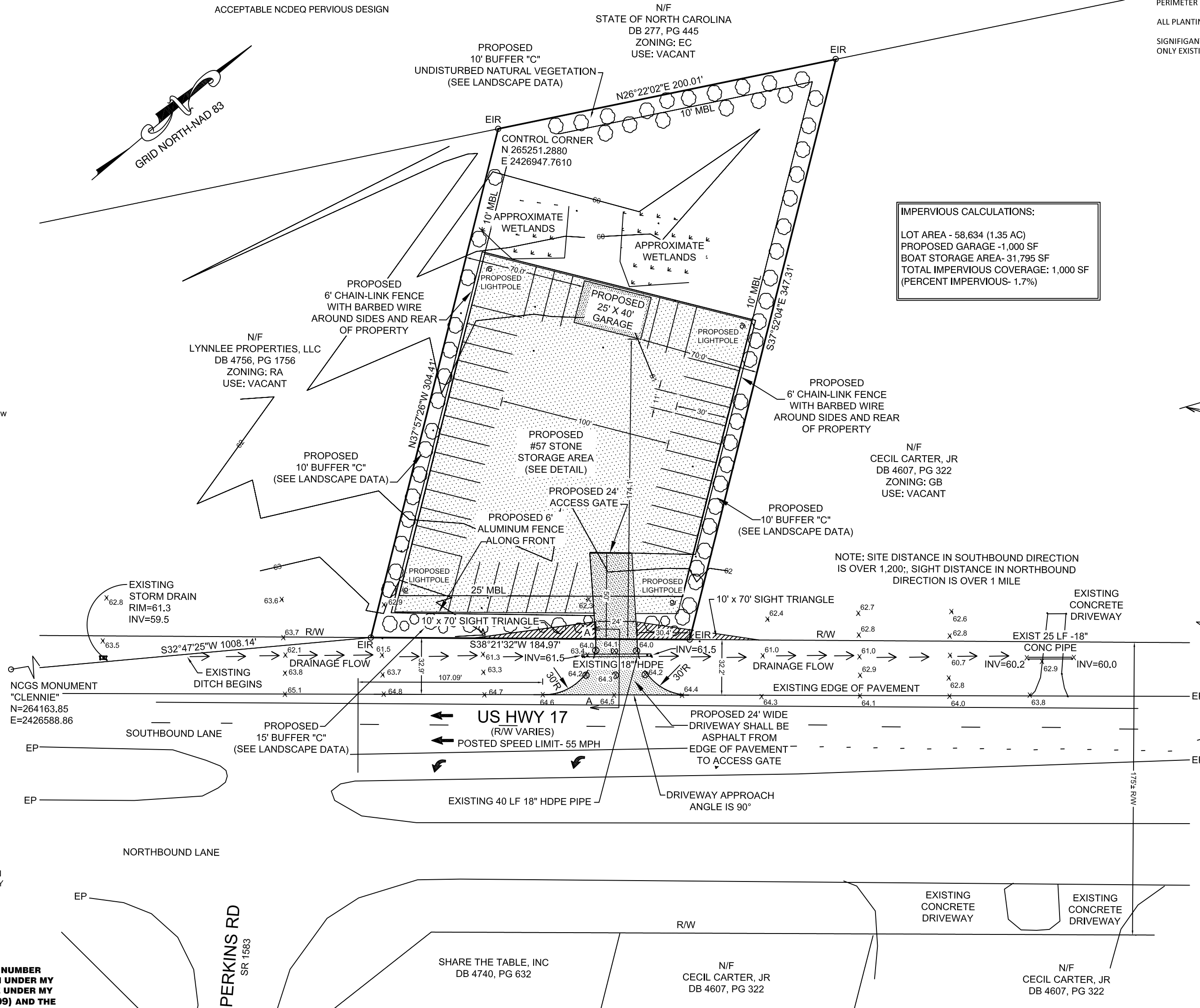
IMPERVIOUS CALCULATIONS:
LOT AREA - 58,634 (1.35 AC)
PROPOSED GARAGE - 1,000 SF
BOAT STORAGE AREA - 31,795 SF
TOTAL IMPERVIOUS COVERAGE: 1,000 SF
(PERCENT IMPERVIOUS- 1.7%)



- LEGEND -

- SIR - 1/2" Set Iron Rod
- EIP - Existing Iron Pipe
- EIR - Existing Iron Rod
- ECM - Existing Concrete Monument
- CP - Calculated Point
- R/W - Right-of-Way
- MBL - Minimum Building Line
- DB - Deed Book
- MB - Map Book
- PG - Page
- WM - Water Meter
- FH - Fire Hydrant
- PP - Existing Powerpole
- EP - Existing Edge of Pavement
- Boundary Surveyed
- Boundary not Surveyed
- Existing Spot Elevations
- Proposed Spot Elevations
- Existing Ditch CL with Drainage Flow

- NOTES:**
1. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, UNDERGROUND UTILITIES, AND EASEMENTS, IF ANY.
 2. NO TITLE SEARCH BY SURVEYOR.
 3. AREA BY COORDINATE METHOD.
 4. THIS SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. COMMUNITY PANEL #3720-422600-K EFFECTIVE DATE: 6-2-2021
 5. REFERENCES: DEED BOOK 4795 PAGE 709; "SURVEY FOR RANDY CHAPMAN" BY GAIRY CANADY SURVEYING, DATED 2/23/22
 6. ZONE: GB PENDER COUNTY SETBACKS: FRONT - 25', SIDE - 10', REAR - 10'
 7. OUTDOOR LIGHTING SHALL BE INSTALLED AND PROPOSED TO BE DOWNWARD-FACING AND SHIELDED TO PREVENT CASTING LIGHT ONTO ADJACENT PROPERTY OR INTO THE STREET RIGHT-OF-WAY
 8. HOURS OF OPERATION WILL BE 24-HOUR CODE ACCESS. ELECTRONIC GATE WILL BE PROVIDED WITH 24-HOUR EMERGENCY ACCESS.
 9. NCDENR EROSION CONTROL & STORMWATER PERMITS, IF ANY, TO BE OBTAINED BY OTHERS.
 10. APPROXIMATE WETLANDS AS SCALED FROM A SURVEY BY GAIRY CANADY SURVEYING, AND DATED 2-23-22.
 11. AN NCDOT DRIVEWAY PERMIT SHALL BE REQUIRED PRIOR TO DEVELOPMENT
 12. ANY SIGNS SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH ARTICLE 10 OF THE ORDINANCE.
 13. THIS SITE PLAN DOES NOT REQUIRE SEDIMENTATION & EROSION CONTROL OR STORM WATER PERMITTING BY THE DEQ (LESS THAN 10,000 SF BUILT-UPON AREA AND 1 ACRE DISTURBED AREA) TO BE VERIFIED.



**NORTH CAROLINA
PENDER COUNTY**
I, WESTON LYALL, PROFESSIONAL LAND SURVEYOR NUMBER L-4438, CERTIFY THAT THIS PLOT PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION FROM (DEED BOOK 4795, PAGE 709) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: CLASS OF SURVEY: B; POSITIONAL ACCURACY: 500 RMS; TYPE OF GPS FIELD PROCEDURE: VRSRTKGPS; DATUM: NAD83 "2007"; NAVD88; GEIOD MODEL: GEIOD 03; COMBINED GRID FACTOR: 0.99996831; UNITS: US SURVEY FEET.

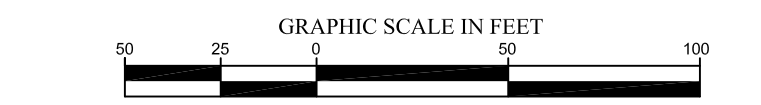
**PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCE OR SALES
FOR REVIEW ONLY**
WESTON LYALL
REGISTRATION NUMBER L-4438

PROPERTY DESCRIPTION:
OWNER: HOUSTON TODD LOWDER
3597 SCOTTS HILL LOOP RD
WILMINGTON, NC 28411
TOTAL AREA: 1.35 AC.
DEED BOOK 4795, PAGE 709
PIN # 4226-75-1116-0000

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

ADMINISTRATOR

SITE PLAN SHALL BE VALID FOR TWO (2) YEARS FROM APPROVAL DATE



**PRELIMINARY SITE PLAN FOR
HIGHWAY 17 BOAT STORAGE**
OWNER: HOUSTON LOWDER
1.35 AC. ON US HWY 17, DB 2806, PG 281
PENDER COUNTY, TOPSAIL TOWNSHIP

SCALE: 1" = 50' APRIL 18, 2023

WESTON LYALL, PE, PLS, PLLC
214 HIGHWAY 17N SUITE 1
HOLLY RIDGE, NC 28445
PHONE: 910-329-9961 FIRM LICENSE #P-0937
STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING