

## ***Project Narrative***

C-Pit Mine  
Pender County, NC

C-Pit Mine is a 55.99 ac. tract located on Shaw Highway in Rocky Point with PIN 3258-51-0347-0000. The site is bordered by Sand Hill Creek to the west, which is over 2,000 ft. from the proposed pit. An existing mine borders the south, an unoccupied lot to the north, and Shaw Highway to the east with the nearest residence located approximately ¼ mile from the proposed mine site. Wetlands on the eastern side of the site will be protected by a 50 ft. undisturbed buffer. No water will be discharged from the site; all runoff will be routed back to the existing pond. There are no existing or proposed structures on the property.

The proposed project will consist of the excavation of 5.58 acres for mining construction fill material. The mine will reach a maximum depth of 26 ft. below the high point located on site with an average depth of 23 ft. The mining process will consist of using an excavator to start, then completed with dredge once pond is large enough. Material will be loaded onto dump trucks and hauled off site. The site will be accessed via an existing gravel entrance drive off Shaw Highway which will have a security gate to be locked anytime the site is unattended.

The proposed site will be used as a construction fill material mining site which is listed among Special Uses for Pender County RA zoning district. This site was previously issued a special use permit (case# 04-12-20-20) on January 18, 2005. Hours of operation will be from 6:30 am through 6:00 pm with a maximum of 5 employees proposed. No utilities will be needed to serve the property. Portable toilets will be provided. The following State permit will be required: NCDOT Driveway Permit.

## FINDINGS

1. The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;

The proposed site will be used as a fill material mining site which is listed as an allowed use under Special Uses for Pender County RA zoning district per Article 5-3 Pender County Unified Development Code Ordinance.

2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;

Neighbors of the property are accustomed to mining operations in the area. This site was previously an active mine. The adjoining property to the south was also operated as a mine. All applicable regulations will be met and maintained throughout the duration of the project.

3. The proposed use shall not constitute a nuisance or hazard;

There is a minimum 50' buffer between site and all adjoining properties. The access gate will be locked anytime the site is unoccupied.

4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;

The proposed use will conform to the Pender County Comprehensive Land Use Plan and policies adopted by the Board of County Commissioners for Rural Growth zoning classification.

5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;

Site will operate as previous special use permit using existing haul roads and driveway access. Runoff will be routed to existing pond and portable wastewater facilities provided.

6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads; Given there will only

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be a maximum of 5 employees at the site, and the occasional dump truck coming or going from the site, traffic impact will be minimal.

7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and

The use of this site will conform to all applicable regulations for Pender County RA zoning district.

8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use. The adjoining property to the south was also a mine. The nearest residence is over a 1/4 mile from the proposed mine site, therefore no adverse affects to surrounding uses. The proposed mine will only occupy approx. 10% of the total lot acreage.