

Project Narrative

Free Will Gospel Church Pender County, NC

Free Will Gospel Church project consists of two adjacent existing vacant tracts totaling 7.42ac. The site is located at Hwy 117 between River Road and Church Street, just to the south of Wallace NC. The site can currently be accessed via a dirt driveway off of Hwy 117 along an existing 60' Private Road Easement that divides the two tracts owned by the Church. We propose a new paved NCDOT driveway to access this project.

The site is proposed for a two phased project. Phase 1 consists of a 8,034sf Church building and 30,312sf of impervious parking area. 89 Parking spaces are required while 98 are provided. Phase 2 consists of a 16,331sf Activity Center Building and 23,224sf of impervious parking area. 61 Parking spaces are required while 67 are provided. A Softball Field area is also proposed in the Phase 2 area. Hours of operation should be normal for typical church usage, with main activity on Sunday mornings and Wednesday evenings. Approximately 12 employees could be within the Church at peak times.

Construction of Phase 1 site should last 6-12 months pending weather. Phase 2 is shown as "Future" with no immediate plans for construction. The site will be required to provide various NCDOT improvements including but not limited to Driveway apron and Driveway storm pipe. Site will be served by Pender County Water and onsite Septic System. Permitting for this site will include NCDOT driveway, NCDOT encroachment, NCDENR Sedimentation and Erosion Control, NCDENR Stormwater and Pender County Planning and Zoning.

It is our opinion that this proposed development will not adversely affect adjacent properties. The site is designed using the new MDP ordinance requirements and providing landscaping to meet or exceed these requirements. Stormwater design has been used to meet or exceed NCDENR's current standards for treatment of runoff. It is our opinion that the development of this vacant lot along with proposed improvements will be a benefit to the community.