

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

Shaw Sand Mine Expansion Application Information Special Use Permit

Case Number: SUP 2025-54

Application Type: Special Use Permit

Applicant: Gary Keyes

Owners: Shawmine, LLC, Nathan Sanders

Location: The subject property is located at 4324 Shaw Highway across from Red Hawk Lane in the Holly Township.

Property ID #: 3257-88-8047-0000

Description: Special Use Permit request for an expansion of an existing sand mine.

Total Area of Project: Approximately 104 acres

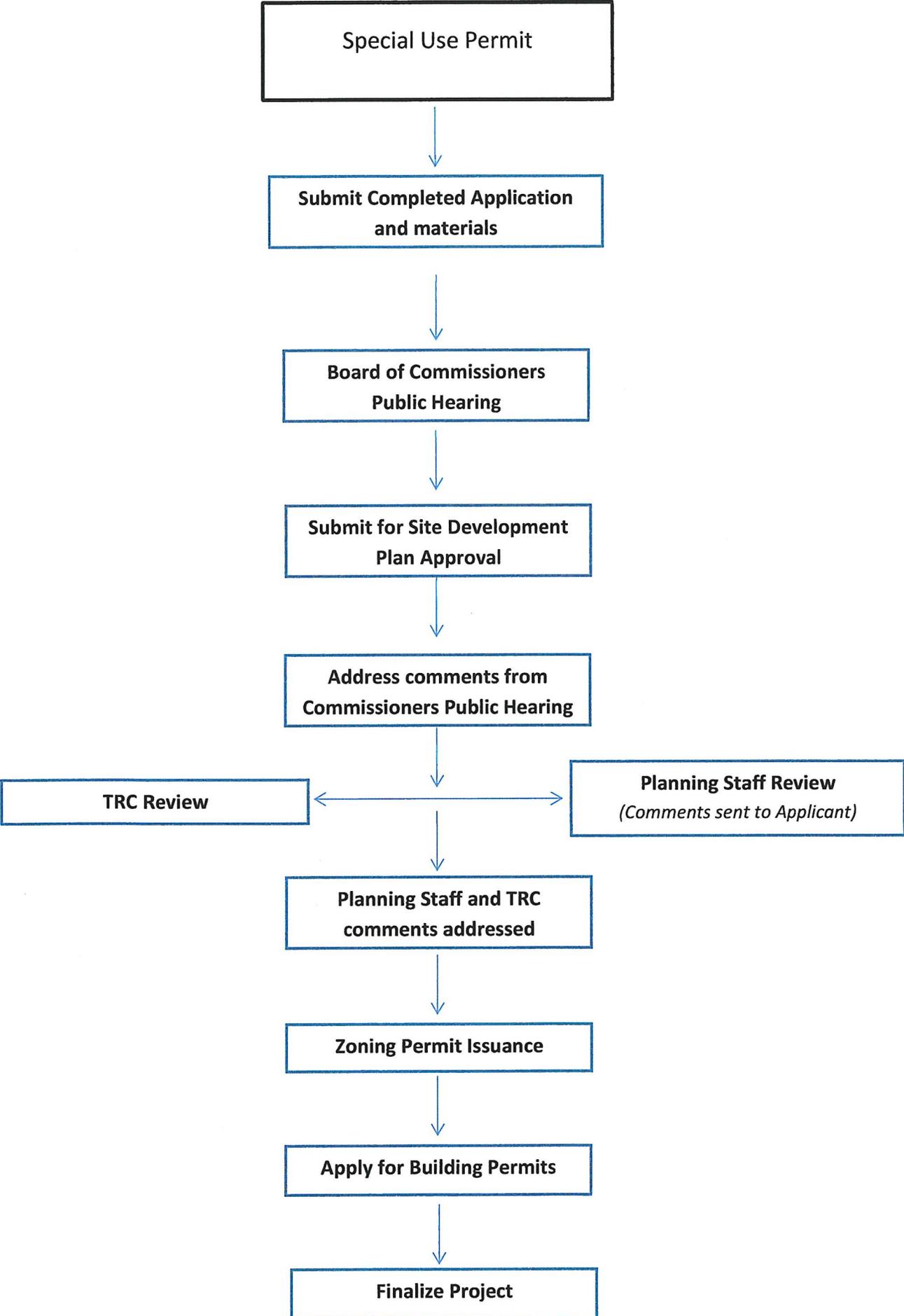
Current Zoning: RA, Rural Agricultural

BOCC Hearing Date: TBA

Application Materials

Application
Narrative
Site Plan

Application



Special Use Permit Specific Requirements

1. Project Narrative--Written description of the project (max of 3 pages) including the following:

- Location of the project and type of access to project site
- Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc.
- Description of all construction activities to be undertaken on the site
- Describe type of utilities that will serve project and status of approval from applicable providers
- List of all state and federal permits that will be required for the project
- Applicant must specifically address the 8 written findings for Special Use Permit approval which are identified on page 1 of this application and in the Pender County Unified Development Ordinance (Section 3.12.3.G.). Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts. The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.

2. Project Map(s)--Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a readable scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following:

- Structures. Location of all structures within fifty (50) feet of the property; location and depth, if known, of any existing utility lines in the property or along any adjacent road.
- Location of property boundaries, location of any easements for utility lines or passage which cross or occupy any portion of the property for proposed lines;
- Name, address, tax map number, acreage, zoning, township and means of access to the site (road or recorded access easement);
- Location and status of utilities: water, sewer, well, septic system, method of solid waste disposal, electrical service and natural gas if available;
- Existing topography and all proposed changes. Include calculations to show total acreage of area to be graded or disturbed;
- Existing and proposed streams, drainage ways, ponds, lagoons, wetlands, flood plains, berms, etc.
- Existing and proposed structures and on-site improvements;
- Existing and proposed fencing, vegetative screening and buffering;
- Existing and proposed signs, lighting, landscaping, walks, parking and drives;
- Detail any expected impact to the community, such as; traffic, noise, vibration, glare, odor, dust, etc. and the method being used to lessen these impacts.

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

SPECIAL USE PERMIT APPLICATION

GENERAL

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Any information the applicant wishes to submit to assist in making the above findings may be included as part of the Project Narrative or as a supplement labeled "Support Information-Required Findings" (max. 1 page).
3. Where construction, location or relocation is proposed to be done upon a residence, place of business or place of public assembly, no permit required for electrical, plumbing, heating, air conditioning or other construction, location or relocation activity under any provision of general or special law shall be issued until an authorization for wastewater system construction has been issued under G.S. 130A-336 or authorization has been obtained under G.S. 130A-337(c).

APPROVAL STANDARDS

The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:

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;
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;
3. The proposed use shall not constitute a nuisance or hazard;
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;
5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being 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;
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
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.

Conditions and Guarantees - Prior to the granting of any special use, the Board of Commissioners may stipulate such conditions and restrictions upon the establishment, location, or construction, maintenance, and operation of the special use as it deems necessary for the protection of the public and to secure compliance with the standards and requirements specified in this ordinance. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary to assure that conditions stipulated in connection therewith are being and will be complied with.

APPLICATION FOR SPECIAL USE PERMIT

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Gary Keyes _____	Owner's Name:	Shawmine LLC _____
Applicant's Address:	PO Box 1624	Owner's Address:	2201 Burnette Blvd
City, State, & Zip	Wrightsville Beach, NC 28480 _____	City, State, & Zip	Wilmington, NC 28401 _____
Phone Number:	910-228-4773 _____	Phone Number:	910-791-1196 _____
Email Address:	gary@ksurv.com	Email Address:	Sancohomes @ sanco homes .com

Legal relationship of applicant to landowner: Project Land Surveying / Mapping / Permitting Firm _____

SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3257-88-8047-0000	Total property acreage: <i>(rounded to the nearest whole acre)</i>	104
Zoning Classification:	RA _____	Acreage to be disturbed:	11.15 (in addition to previously permitted)
Water Provider:	Well _____	Wastewater Provider:	none _____
Project Address:	4324 Shaw Highway, Rocky Point, NC 28457 _____		NAICS Code: 212321 _____
Description of Project Location:	100+ acres lying on the East side of Shaw Highway and South of		Township: Holly
	Lillington Creek. Project lies East of Rocky Point, NC and East of the NE Cape Fear		Roads: Shaw Hwy (public) Public/Private
Describe activities to be undertaken on project site:	Non-metallic mineral mining, including sand borrow pit and a non-hazardous waste disposal site, both of which have been previously permitted. This activity is merely an expansion of existing use and operation on this site. _____		

SECTION 3: SIGNATURES			
Applicant's Signature		Date:	09/05/25 _____
Applicant's Printed Name:	Gary Keyes _____	Date:	09/05/25 _____
Owner's Signature		Date:	09/05/25 _____
Owner's Printed Name:	Shawmine, LLC by _____	Date:	09/05/25 _____

Nathan S. SANDERS Manager

Narrative

SHAW MINE

SITE NARRATIVE

THIS SITE IS CONSTRUCTED AND OPERATED AS A NON-METALLIC MINERAL MINE (SAND BORROW PIT AND A NON-HAZARDOUS WASTE DISPOSAL SITE). OPERATIONS ARE CONDUCTED 7AM TO 5PM MONDAY THROUGH FRIDAY WITH 2 EMPLOYEES. EXCAVATION IS THE MAIN ACTIVITY ON THE PROPERTY WITH REMOVAL ACCOMPLISHED VIA STANDARD MEANS SUCH AS FRONT-END LOADER, TRACK HOE, SHOVEL, DREDGE, DRAG LINE, ETC TOGETHER WITH VARIOUS TYPES OF HAUL TRUCKS. SOME SPECIALIZED EQUIPMENT MAY BE UTILIZED AS NEEDED. REGULAR CONCRETE RECYCLING AND A PERMITTED AREA OF VEGETATIVE DEBRIS DISPOSAL. NO PUBLIC WATER OR SEWER SERVICE IS BEING USED BY THIS SITE. SEE THE PERMIT LIST AS SHOWN HEREON. THE PREVIOUSLY INTENDED OPERATION PLAN AND SITE FOOTPRINT HAS BEEN REVISED. SAID REVISION INCLUDES THE FOLLOWING: 1) RE-DISTRIBUTION OF THE AFFECTED ACREAGE IN LAY DOWN YARD AND EXCAVATIONS AND 2) DEDICATED AREA TO THE ADDITION OF WORKFORCE DEVELOPMENT ACTIVITY IN EDUCATION AND TRAINING. THIS SUBMISSION IS MERELY THE EXPANSION OF A PREVIOUSLY PERMITTED AND OPERATING FACILITY/USE.

1. ALSO NOTE THE FOLLOWING CRITERIA:

1.1. THE USE OF THIS SITE IS LISTED AVAILABLE AS A SPECIAL USE PER THE PENDER CO UDO

1.1.1. SEE UDO PERMITTED USES SECTION AND TABLE

1.2. THE USE OF THIS SITE CONTINUES IN HARMONY WITH PAST AND CURRENT USE AND DOES NOT IMPACT OR 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;

1.2.1. THIS SAND MINE HAS BEEN OPERATING AT THIS LOCATION FOR THE LAST 23 YEARS (SINCE 2002). THE SURROUNDING DISTRICTS AREAS ARE OF SAME CATEGORY (RA) WITH GAME LANDS (CAPE FEAR RIVER AND HOLLY SHELTER) LYING EAST AND WEST OF THIS LOCATION.

1.3. THE USE OF THIS SITE DOES NOT CONSTITUTE A NUISANCE OR HAZARD AND PROVIDES POSITIVE SERVICES AND BENEFITS TO THE SURROUNDING COMMUNITY

1.3.1. SITE USE HAS BEEN CONSISTENT DURING THE TIME OF OPERATION. UNDISTURBED BUFFERS HAVE BEEN SET ASIDE IN ADDITION TO THE PRESERVATION OF SPECIFIC AREAS. THE MINING ACTIVITY PROVIDES MATERIALS USEFUL FOR HOME OWNERS AND RESIDENTS AS WELL AS OTHERS. THE SITE ALSO PROVIDES RELIEF TO THE COMMUNITY FOR DISPOSING OF YARD DEBRIS GENERATED BY STORM DAMAGES AND OTHER CAUSES.

1.4. THE USE OF THIS SITE WILL BE IN CONFORMITY WITH THE PENDER COUNTY LAND USE PLAN AND OTHER OFFICIAL PLANS, OR POLICIES ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS

1.4.1. THE RA DESIGNATION RECOGNIZES THAT COMMERCIAL, CIVIC, OFFICE, AND INSTITUTIONAL USES MAY BE APPROPRIATE WHEN THEY ARE CONSISTENT WITH THE CHARACTER OF SURROUNDING NEIGHBORHOODS AND PROVIDE RESOURCES OR EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS. THE MINE HAS HISTORICALLY FUNCTIONED AS AN ECONOMIC RESOURCE FOR THE AREA, WHILE MAINTAINING COMPATIBILITY WITH SURROUNDING RURAL AND RESIDENTIAL USES. ITS LONG-STANDING PRESENCE DEMONSTRATES ITS INTEGRATION INTO THE COMMUNITY'S EXISTING LAND USE. CONTINUED OPERATION UNDER THE EXISTING CONDITIONS ENSURES THAT THE USE REMAINS CONSISTENT WITH THE INTENT OF THE RA CATEGORY BY SUPPORTING LOCAL ECONOMIC ACTIVITY, WHILE RESPECTING ADJACENT NEIGHBORHOODS AND PRESERVING THE RURAL CONTEXT. DEVELOPMENT DENSITY WITHIN THE RA CATEGORY REMAINS LOW, AND THE SAND MINE DOES NOT ALTER THAT FRAMEWORK.

1.5. ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, SANITATION OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED;

1.5.1. THIS SITE IS SERVED WITH AN ACCESS ROAD WITH A RECENTLY UPGRADED ENTRANCE AT SHAW HIGHWAY APPROVED BY NCDOT. DRAINAGE IN AN EXCAVATION (AS COVERED IN THE STORMWATER GENERAL PERMIT) IS ACCOMPLISHED BY MAINTAINING SURFACE GRADING WHICH SHEDS STORMWATERS BACK INTO SAID EXCAVATION. EMPLOYEE SANITATION IS ACCOMPLISHED BY REGULARLY SERVICED TOILET FACILITIES. APPROPRIATE PARKING IS PROVIDED AND CUSTOMERS HAVE ADEQUATE INGRESS/EGRESS THROUGH THE FACILITY SERVICES.

1.6. 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;

1.6.1. THE AFOREMENTIONED UPGRADED ENTRANCE WAY CONNECTING TO SHAW HIGHWAY ALLOWS 500 FEET OF STORAGE AS VEHICLES PREPARE TO EXIT THE SITE. EXITING VEHICLES HAVE MORE THAN ADEQUATE APPROACH AREA IN WHICH TO AVOID CONGESTING SHAW HIGHWAY AT THE ENTRANCE POINT.

1.7. THAT THE SPECIAL USE SHALL, IN ALL OTHER RESPECTS, CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED;

1.7.1. ACCORDING TO THE PENDER COUNTY UDO PERMITTED USES, THIS ACTIVITY IS PERMITTED IN THIS DISTRICT THRU SPECIAL USE PROCESS.

1.8. 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.

1.8.1. THIS SITE MAINTAINS UNDISTURBED BUFFERS AND PRESERVATION AREAS WHICH ALLOW ADEQUATE SCREENING AND SEPARATIONS FROM SURROUNDING USES. OF APPROXIMATELY 103 ACRES, ONLY APPROXIMATELY 46 ACRES (LESS THAN HALF) ARE USED FOR THIS ACTIVITY.

Site Plan

GENERAL NOTES:

WETLANDS SHOWN BY PREVIOUS PERMITS AND WETLAND EVALUATION PERFORMED BY SEGL. WETLAND BUFFERS ARE MARKED IN THE FIELD. NO WETLAND IMPACTS ARE PLANNED WITH THIS ACTIVITY. WETLAND AREAS LIE OUTSIDE OF ACTIVE MINING AREAS (CURRENT AND PROPOSED). SEE "OPERATION AND PERMIT" NOTES HEREON FOR ACOE INFORMATION REGARDING WETLANDS.

SITE ACCESS PROVIDED BY EXISTING DRIVEWAY CONNECTION TO SHAW HIGHWAY AS SHOWN. NO NEW ACCESS IS PROPOSED.

NO NEW STRUCTURES ARE PROPOSED. DEMOLITION OF ANY EXISTING STRUCTURES WILL REQUIRE THE APPLICABLE PERMITTING PRIOR TO DEMOLITION.

NO PUBLIC WATER OR SEWER INFRASTRUCTURE IS PROPOSED.

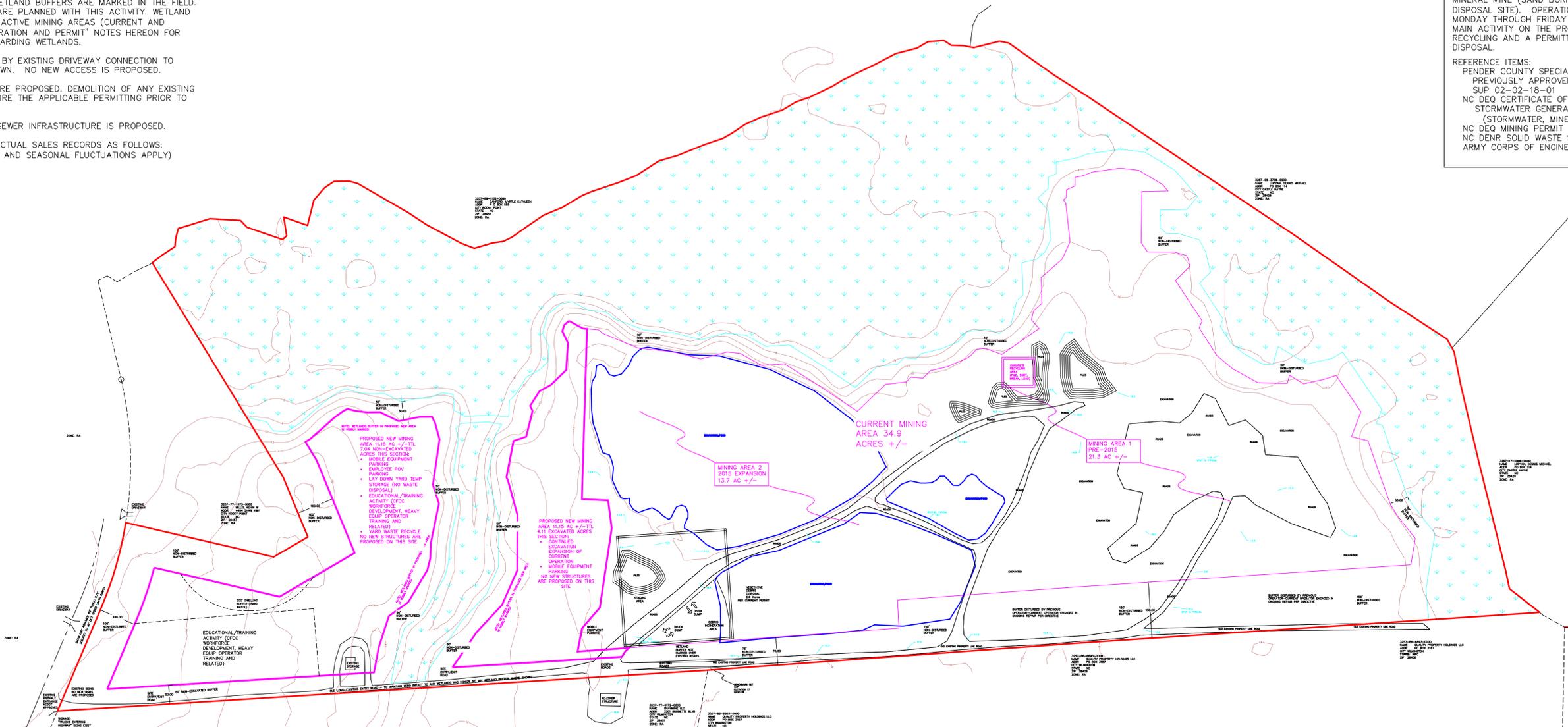
TRUCK COUNTS FROM ACTUAL SALES RECORDS AS FOLLOWS:

AVERAGE (MARKET AND SEASONAL FLUCTUATIONS APPLY)
 DAILY 9
 AM 4
 PM 4

OPERATION AND PERMITS

THIS SITE IS CONSTRUCTED AND OPERATED AS A NON-METALLIC MINERAL MINE (SAND BORROW PIT AND A NON-HAZARDOUS WASTE DISPOSAL SITE). OPERATIONS ARE CONDUCTED 7AM TO 5PM MONDAY THROUGH FRIDAY WITH 2 EMPLOYEES. EXCAVATION IS THE MAIN ACTIVITY ON THE PROPERTY WITH REGULAR CONCRETE RECYCLING AND A PERMITTED AREA OF VEGETATIVE DEBRIS DISPOSAL.

REFERENCE ITEMS:
 PENDER COUNTY SPECIAL USE PERMIT PREVIOUSLY APPROVED AT 10421 R2
 SUP 02-02-18-01
 NC DEQ CERTIFICATE OF COVERAGE NCG020766
 STORMWATER GENERAL PERMIT NCG020000 (STORMWATER, MINE DEWATER AND OR WASTEWATER NPDES)
 NC DEQ MINING PERMIT 71-20
 NC DENR SOLID WASTE SECTION YARD WASTE YWN-71-012
 ARMY CORPS OF ENGINEERS FILE NUMBER SAW-2023-01010



SITE NARRATIVE

THIS SITE IS CONSTRUCTED AND OPERATED AS A NON-METALLIC MINERAL MINE (SAND BORROW PIT AND A NON-HAZARDOUS WASTE DISPOSAL SITE). OPERATIONS ARE CONDUCTED 7AM TO 5PM MONDAY THROUGH FRIDAY WITH 2 EMPLOYEES. EXCAVATION IS THE MAIN ACTIVITY ON THE PROPERTY WITH REMOVAL ACCOMPLISHED VIA STANDARD MEANS SUCH AS FRONT-END LOADER, TRACK HOE, SHOVEL, DREDGE, DRAG LINE, ETC TOGETHER WITH VARIOUS TYPES OF HAUL TRUCKS. SOME SPECIALIZED EQUIPMENT MAY BE UTILIZED AS NEEDED. REGULAR CONCRETE RECYCLING AND A PERMITTED AREA OF VEGETATIVE DEBRIS DISPOSAL. NO PUBLIC WATER OR SEWER SERVICE IS BEING USED BY THIS SITE. SEE THE PERMIT LIST AS SHOWN HEREON. THE PREVIOUSLY INTENDED OPERATION PLAN AND SITE FOOTPRINT HAS BEEN REVISED. SAID REVISION INCLUDES THE FOLLOWING: 1) RE-DISTRIBUTION OF THE AFFECTED ACREAGE IN LAY DOWN YARD AND EXCAVATIONS AND 2) DEDICATED AREA TO THE ADDITION OF WORKFORCE DEVELOPMENT ACTIVITY IN EDUCATION AND TRAINING. THIS SUBMISSION IS MERELY THE EXPANSION OF A PREVIOUSLY PERMITTED AND OPERATING FACILITY/USE.

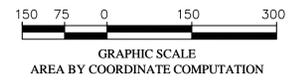
1. ALSO NOTE THE FOLLOWING CRITERIA:
 - 1.1. THE USE OF THIS SITE IS LISTED AVAILABLE AS A SPECIAL USE PER THE PENDER CO UDO
 - 1.1.1. SEE UDO PERMITTED USES SECTION AND TABLE
 - 1.2. THE USE OF THIS SITE CONTINUES IN HARMONY WITH PAST AND CURRENT USE AND DOES NOT IMPACT OR IMPAIR THE INTEGRITY OR CHARACTER 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;
 - 1.2.1. THIS SAND MINE HAS BEEN OPERATING AT THIS LOCATION FOR THE LAST 23 YEARS (SINCE 2002). THE SURROUNDING DISTRICTS AREAS ARE OF SAME CATEGORY (RA) WITH GAME LANDS (CAPE FEAR RIVER AND HOLLY SHELTER) LYING EAST AND WEST OF THIS LOCATION.
 - 1.3. THE USE OF THIS SITE DOES NOT CONSTITUTE A NUISANCE OR HAZARD AND PROVIDES POSITIVE SERVICES AND BENEFITS TO THE SURROUNDING COMMUNITY
 - 1.3.1. SITE USE HAS BEEN CONSISTENT DURING THE TIME OF OPERATION. UNDISTURBED BUFFERS HAVE BEEN SET ASIDE IN ADDITION TO THE PRESERVATION OF SPECIFIC AREAS. THE MINING ACTIVITY PROVIDES MATERIALS USEFUL FOR HOME OWNERS AND RESIDENTS AS WELL AS OTHERS. THE SITE ALSO PROVIDES RELIEF TO THE COMMUNITY FOR DISPOSING OF YARD DEBRIS GENERATED BY STORM DAMAGES AND OTHER CAUSES.
 - 1.4. THE USE OF THIS SITE WILL BE IN CONFORMITY WITH THE PENDER COUNTY LAND USE PLAN AND OTHER OFFICIAL PLANS, OR POLICIES ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS
 - 1.4.1. THE RA DESIGNATION RECOGNIZES THAT COMMERCIAL, CIVIC, OFFICE, AND INSTITUTIONAL USES MAY BE APPROPRIATE WHEN THEY ARE CONSISTENT WITH THE CHARACTER OF SURROUNDING NEIGHBORHOODS AND PROVIDE RESOURCES OR EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS. THE MINE HAS HISTORICALLY FUNCTIONED AS AN ECONOMIC RESOURCE FOR THE AREA, WHILE MAINTAINING COMPATIBILITY WITH SURROUNDING RURAL AND RESIDENTIAL USES. ITS LONG-STANDING PRESENCE DEMONSTRATES ITS INTEGRATION INTO THE COMMUNITY'S EXISTING LAND USE. CONTINUED OPERATION UNDER THE EXISTING CONDITIONS ENSURES THAT THE USE REMAINS CONSISTENT WITH THE INTENT OF THE RA CATEGORY BY SUPPORTING LOCAL ECONOMIC ACTIVITY, WHILE RESPECTING ADJACENT NEIGHBORHOODS AND PRESERVING THE RURAL CONTEXT. DEVELOPMENT DENSITY WITHIN THE RA CATEGORY REMAINS LOW, AND THE SAND MINE DOES NOT ALTER THAT FRAMEWORK.
 - 1.5. ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE, SANITATION OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED;
 - 1.5.1. THIS SITE IS SERVED WITH AN ACCESS ROAD WITH A RECENTLY UPGRADED ENTRANCE AT SHAW HIGHWAY APPROVED BY NCDOT. DRAINAGE IN AN EXCAVATION (AS COVERED IN THE STORMWATER GENERAL PERMIT) IS ACCOMPLISHED BY MAINTAINING SURFACE GRADING WHICH SHEDS STORMWATERS BACK INTO SAID EXCAVATION. EMPLOYEE SANITATION IS ACCOMPLISHED BY REGULARLY SERVICED TOILET FACILITIES. APPROPRIATE PARKING IS PROVIDED AND CUSTOMERS HAVE ADEQUATE INGRESS/EGRESS THROUGH THE FACILITY SERVICES.
 - 1.6. 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;
 - 1.6.1. THE AFOREMENTIONED UPGRADED ENTRANCE WAY CONNECTING TO SHAW HIGHWAY ALLOWS 500 FEET OF STORAGE AS VEHICLES PREPARE TO EXIT THE SITE. EXITING VEHICLES HAVE MORE THAN ADEQUATE APPROACH AREA IN WHICH TO AVOID CONGESTING SHAW HIGHWAY AT THE ENTRANCE POINT.
 - 1.7. THAT THE SPECIAL USE SHALL, IN ALL OTHER RESPECTS, CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED;
 - 1.7.1. ACCORDING TO THE PENDER COUNTY UDO PERMITTED USES, THIS ACTIVITY IS PERMITTED IN THIS DISTRICT THRU SPECIAL USE PROCESS.
 - 1.8. 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.
 - 1.8.1. THIS SITE MAINTAINS UNDISTURBED BUFFERS AND PRESERVATION AREAS WHICH ALLOW ADEQUATE SCREENING AND SEPARATIONS FROM SURROUNDING USES. OF APPROXIMATELY 103 ACRES, ONLY APPROXIMATELY 46 ACRES (LESS THAN HALF) ARE USED FOR THIS ACTIVITY.

CATEGORY	CURRENT AFFECTED ACREAGE	PROPOSED CHANGE TO AFFECTED ACREAGE	TOTAL AFFECTED ACREAGE
Tailings/Sediment Ponds	6.59	0	6.59
Stockpiles	2.54	0	2.54
Waste piles	0	0	0
Processing Areas/Haul Roads	6.84	1.5	8.34
Mine Excavations	34.9	4.11	39.01
Other (Please explain)	0	0	0
Total Affected Acreage	34.9	11.15	46.05
Total Permitted Acreage	103.76	0	103.76

1. THE APPLICANT SHALL SUBMIT TO THE PLANNING DEPARTMENT AN APPROVED MINING PERMIT FROM NCDENR - DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES - LAND QUALITY SECTION PRIOR TO FINAL ZONING PERMIT ISSUANCE. NO PROJECT ACTIVITY SHALL COMMENCE ON THE SITE INCLUDING CLEARING AND GRADING UNTIL A FINAL ZONING PERMIT HAS BEEN ISSUED.
2. SIGNS SHOULD MEET ALL NCDOT SIGN AND ROW ENCROACHMENT STANDARDS.
3. NO MINING OR EARTH DISTURBING ACTIVITIES SHALL TAKE PLACE OUTSIDE THE PROJECT BOUNDARY SHOWN ON THE APPROVED SITE PLAN.
4. ANY EXISTING SIGN SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO)
5. THE PROJECT SHALL NOT RESULT IN ANY VISIBLE SEDIMENTATION BEYOND THE PROJECT BOUNDARY.
6. NO MINING OR EARTH DISTURBING ACTIVITIES SHALL TAKE PLACE OUTSIDE THE PROJECT BOUNDARY SHOWN ON THE APPROVED SITE PLAN.
7. AN ELEVATION MONUMENT SHALL BE MAINTAINED ON THE SITE FOR THE DURATION OF THE PERMIT.
8. THE PROPERTY MUST BE GRADED, SEEDED, STABILIZED AND MAINTAINED IN ACCORD WITH THE CONDITIONS OF THIS PERMIT AND ALL STATE AND FEDERAL PERMITS.
9. THE HOURS OF OPERATION FOR THIS PROJECT SHALL BE LIMITED TO 8AM TO 5PM, MONDAY THROUGH FRIDAY, WITH SOME OPERATIONS TAKING PLACE ON SATURDAYS FROM 8AM TO 4PM.
10. THE OBLIGATIONS IMPOSED BY THIS PERMIT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND OPERATOR AND SHALL CONTINUE IN EFFECT FOR THE DURATION OF THIS PERMIT.
11. ANY VIOLATIONS OF THE CONDITIONS OF THIS PERMIT, CONFIRMED BY THE ZONING ADMINISTRATOR SHALL RESULT IN THIS PERMIT BECOMING VOID, IF NOT CORRECTED WITHIN 30 DAYS OF RECEIPT OF THE NOTICE OF VIOLATION.
12. ANY NEW DEVELOPMENT WITHIN THE "AE" OR "AEFV" SPECIAL FLOOD HAZARD AREA (SFHA) WILL NEED TO COMPLY WITH THE NATIONAL FLOOD INSURANCE RATE PROGRAM (NFIP) IN ACCORDANCE WITH THE PENDER COUNTY FLOOD DAMAGE PREVENTION ORDINANCE.

PRELIMINARY FOR REVIEW ONLY NOT FOR RECORDATION CONVEYANCES OR SALES

-COVER SHEET-
 SHEET 1 OF 8
 SHT 1 = COVER SHEET/OVERALL SITE
 SHT 2 = FEMA ZONES
 SHTS 3 - 8 50 SCALE COVERAGE



LEGEND:
 WETLANDS APPROX

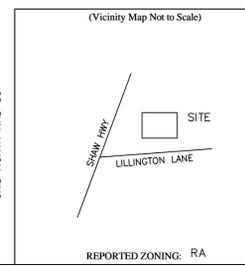
PRELIMINARY FOR REVIEW ONLY NOT FOR RECORDATION CONVEYANCES OR SALES

THIS MAPPING PREPARED AS AN EXHIBIT ONLY AND DOES NOT MEET GS 47-30. THIS MAP IS A SITE PLAN FOR REVIEW.

PARTIAL SURVEY AT THIS TIME. THIS SITE PLAN MAPPING ASSEMBLED FROM RECORD INFORMATION, CURRENT PERMIT DATA AS REFERENCED HEREON, PENDER COUNTY GIS AND DATA PROVIDED TO SURVEYOR BY OWNER.

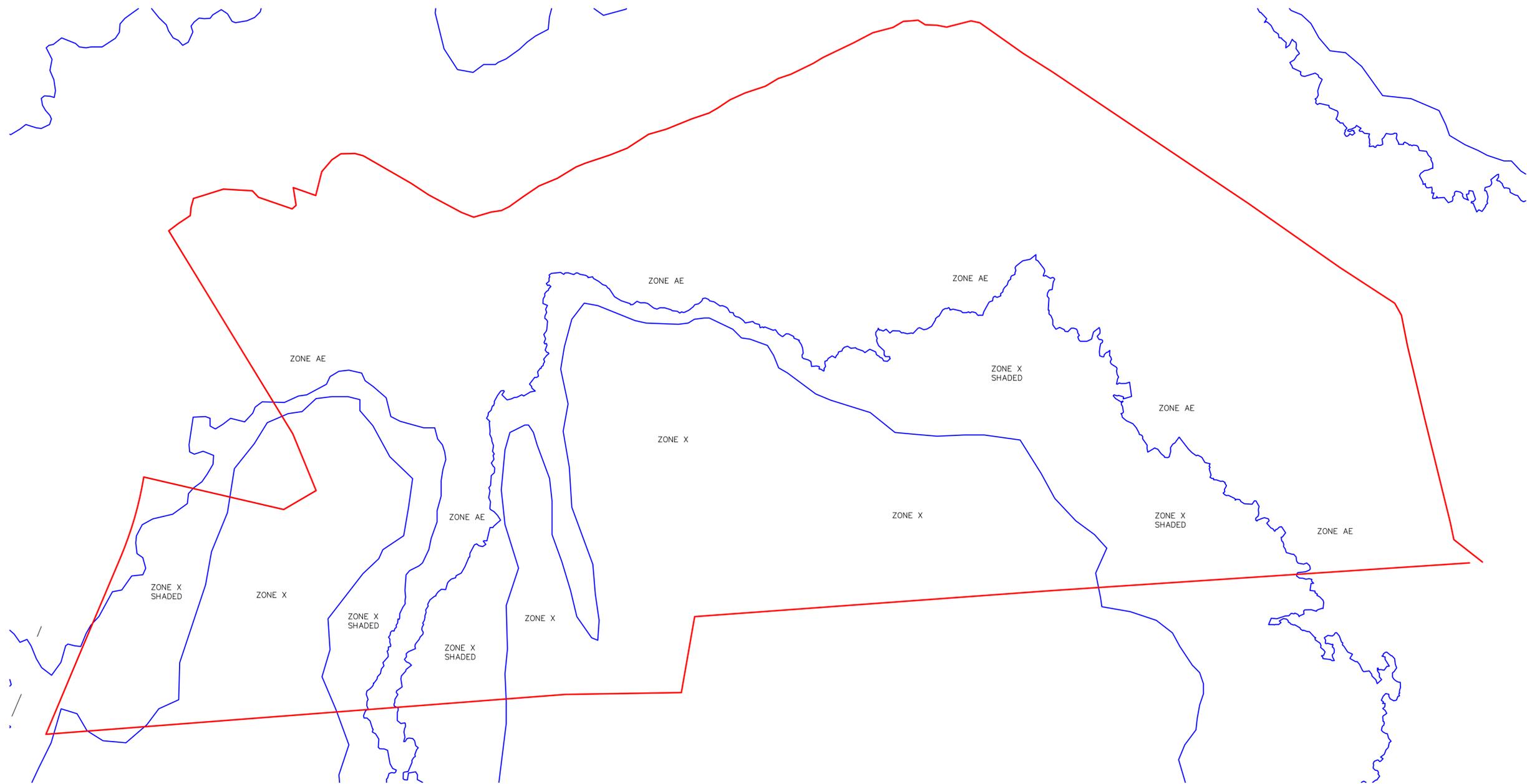
Gary Keyes, PLS
 P.O. Box 1624 Wrightsville Beach, NC 28480
 (910) 228-4775 keyesurveying@gmail.com

REFERENCES:
 MB 18 PG 30
 MB 58 PG 117

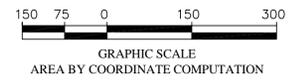


SHAW MINE SITE PLAN
 SITE: 4234 SHAW HWY - ROCKY POINT, NC

TOWNSHIP HOLLY	
COUNTY PENDER	STATE NC
DATE 09/05/25	SCALE 1"=150
OWNER: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710	
OPERATOR: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710	



**PRELIMINARY
FOR REVIEW ONLY
NOT FOR RECORDATION
CONVEYANCES OR SALES**



LEGEND:
 WETLANDS APPROX

Gary Keyes, PLS
 P.O. Box 1624 Wrightsville Beach, NC 28480
 (910) 228-4775 keyesurveying@gmail.com

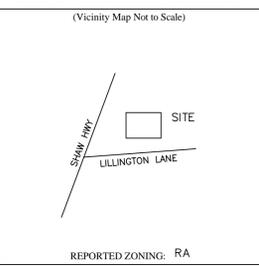
NO FILL MATERIAL OR OTHER DEVELOPMENT SHALL
 ENCROACH INTO THE FLOODWAY OR
 NON-ENCROACHMENT AREA OF ANY WATERCOURSE

FEMA FIRM(S)
 PANEL 3720325700J
 PANEL 3720326600J
 DATE: 02/16/2007

REFERENCES:
 MB 18 PG 30
 MB 58 PG 117



SHEET 2 OF 8
 SHT 1 = OVERALL SITE
 SHT 2 = FEMA ZONES
 SHTS 3 - 8 50 SCALE COVERAGE

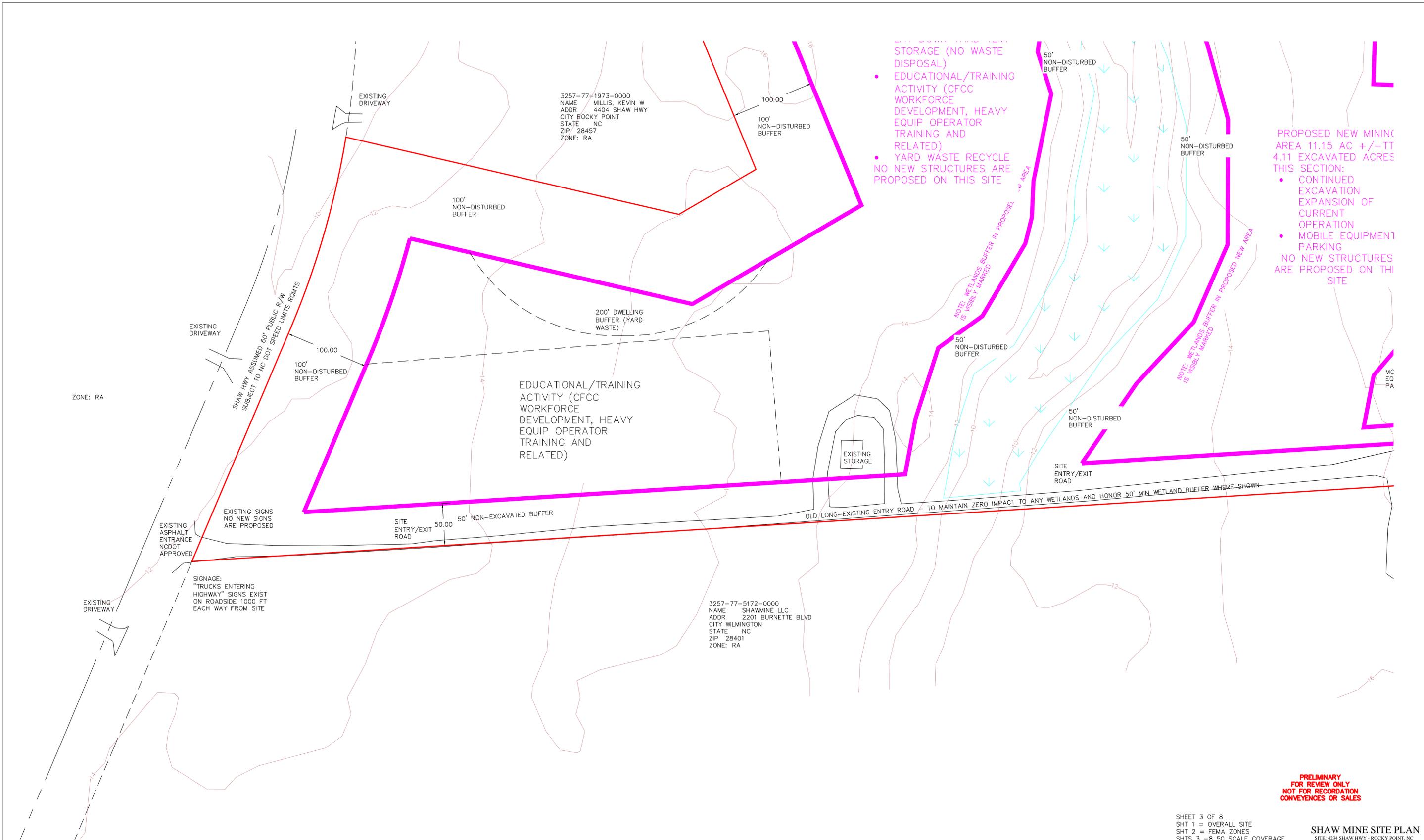


SHAW MINE SITE PLAN
 SITE: 4234 SHAW HWY - ROCKY POINT, NC

TOWNSHIP HOLLY	
COUNTY PENDER	STATE NC
DATE 09/05/25	SCALE 1"=150'
OWNER: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710	
OPERATOR: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710	
REPORTED ZONING: RA	

- STORAGE (NO WASTE DISPOSAL)
- EDUCATIONAL/TRAINING ACTIVITY (CFCC WORKFORCE DEVELOPMENT, HEAVY EQUIP OPERATOR TRAINING AND RELATED)
- YARD WASTE RECYCLE NO NEW STRUCTURES ARE PROPOSED ON THIS SITE

- PROPOSED NEW MINING AREA 11.15 AC +/- TT
4.11 EXCAVATED ACRES THIS SECTION:
- CONTINUED EXCAVATION EXPANSION OF CURRENT OPERATION
 - MOBILE EQUIPMENT PARKING
- NO NEW STRUCTURES ARE PROPOSED ON THIS SITE



3257-77-1973-0000
NAME MILLIS, KEVIN W
ADDR 4404 SHAW HWY
CITY ROCKY POINT
STATE NC
ZIP 28457
ZONE: RA

3257-77-5172-0000
NAME SHAWMINE, LLC
ADDR 2201 BURNETTE BLVD
CITY WILMINGTON
STATE NC
ZIP 28401
ZONE: RA

EDUCATIONAL/TRAINING ACTIVITY (CFCC WORKFORCE DEVELOPMENT, HEAVY EQUIP OPERATOR TRAINING AND RELATED)

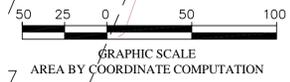
SIGNAGE: "TRUCKS ENTERING HIGHWAY" SIGNS EXIST ON ROADSIDE 1000 FT EACH WAY FROM SITE

EXISTING SIGNS NO NEW SIGNS ARE PROPOSED

SHAW HWY ASSUMED 60' PUBLIC R/W SUBJECT TO NC DOT SPEED LIMITS ROMITS

OLD LONG-EXISTING ENTRY ROAD TO MAINTAIN ZERO IMPACT TO ANY WETLANDS AND HONOR 50' MIN WETLAND BUFFER WHERE SHOWN

PRELIMINARY FOR REVIEW ONLY NOT FOR RECORDATION CONVEYANCES OR SALES

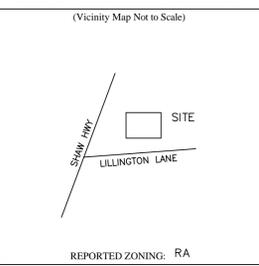


LEGEND:
WETLANDS APPROX

SHEET 3 OF 8
SHT 1 = OVERALL SITE
SHT 2 = FEMA ZONES
SHTS 3-8 50 SCALE COVERAGE

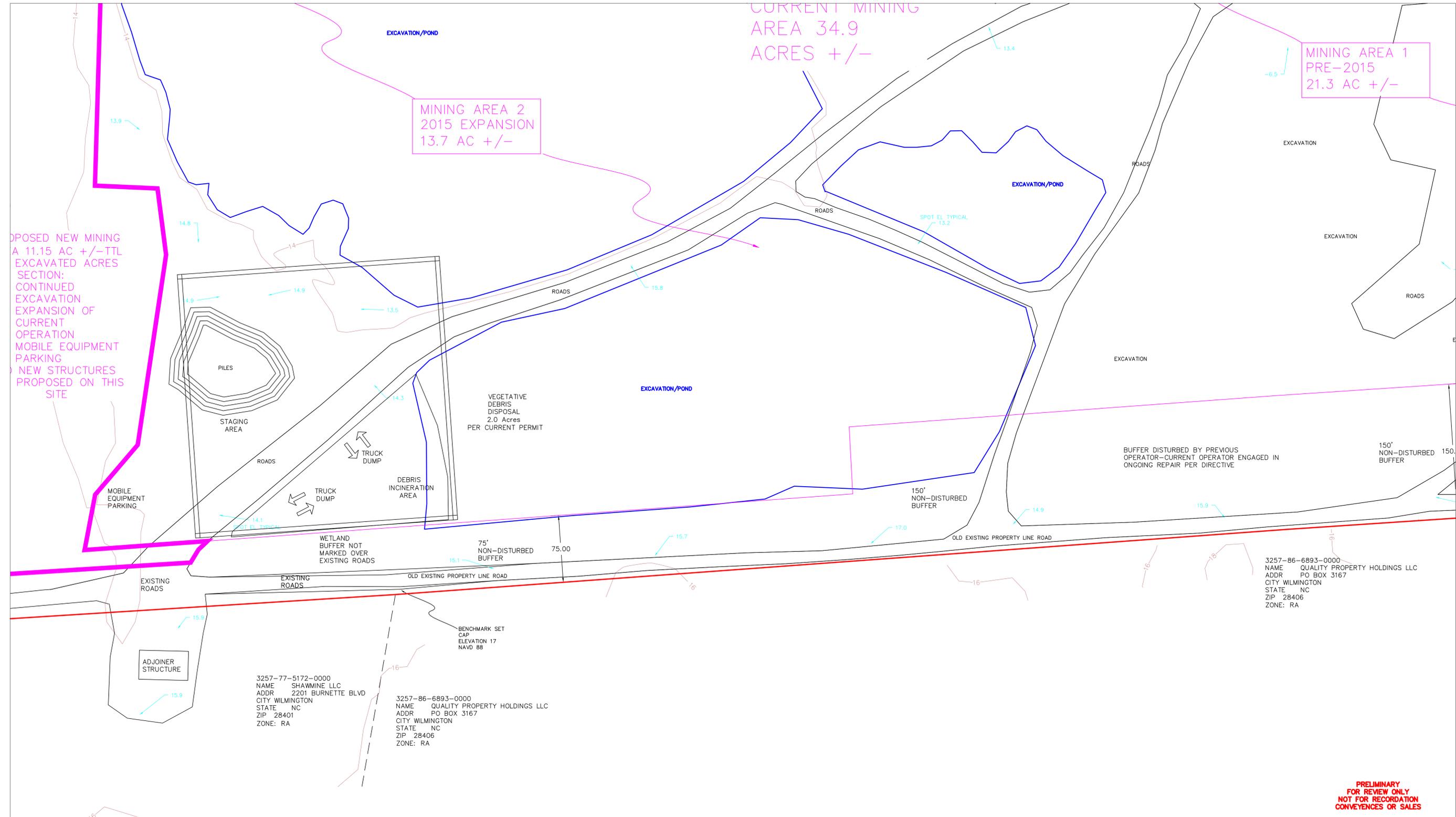
SHAW MINE SITE PLAN
SITE: 4234 SHAW HWY - ROCKY POINT, NC

TOWNSHIP HOLLY	
COUNTY PENDER	STATE NC
DATE 12/30/22	SCALE 1"=50'
OWNER: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710	
OPERATOR: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710	



REFERENCES:
MB 18 PG 30
MB 58 PG 117

Gary Keyes, PLS
PO Box 1624 Wrightsville Beach, NC 28480
(910) 228-4775 keyesurveying@gmail.com



PROPOSED NEW MINING
 AREA 11.15 AC +/- TTL
 EXCAVATED ACRES
 SECTION:
 CONTINUED
 EXCAVATION
 EXPANSION OF
 CURRENT
 OPERATION
 MOBILE EQUIPMENT
 PARKING
 NEW STRUCTURES
 PROPOSED ON THIS
 SITE

MINING AREA 1
 PRE-2015
 21.3 AC +/-

MINING AREA 2
 2015 EXPANSION
 13.7 AC +/-

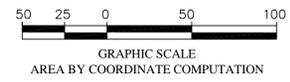
CURRENT MINING
 AREA 34.9
 ACRES +/-

3257-86-6893-0000
 NAME QUALITY PROPERTY HOLDINGS LLC
 ADDR PO BOX 3167
 CITY WILMINGTON
 STATE NC
 ZIP 28406
 ZONE: RA

3257-77-5172-0000
 NAME SHAWMINE LLC
 ADDR 2201 BURNETTE BLVD
 CITY WILMINGTON
 STATE NC
 ZIP 28401
 ZONE: RA

3257-86-6893-0000
 NAME QUALITY PROPERTY HOLDINGS LLC
 ADDR PO BOX 3167
 CITY WILMINGTON
 STATE NC
 ZIP 28406
 ZONE: RA

**PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR RECORDATION
 CONVEYANCES OR SALES**

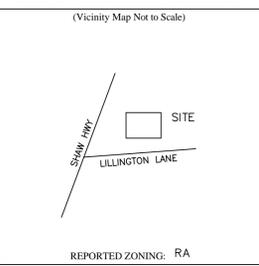


LEGEND:
 WETLANDS APPROX

Gary Keyes, PLS
 P.O. Box 1624 Wrightsville Beach, NC 28480
 (910) 228-4775 keyesurveying@gmail.com

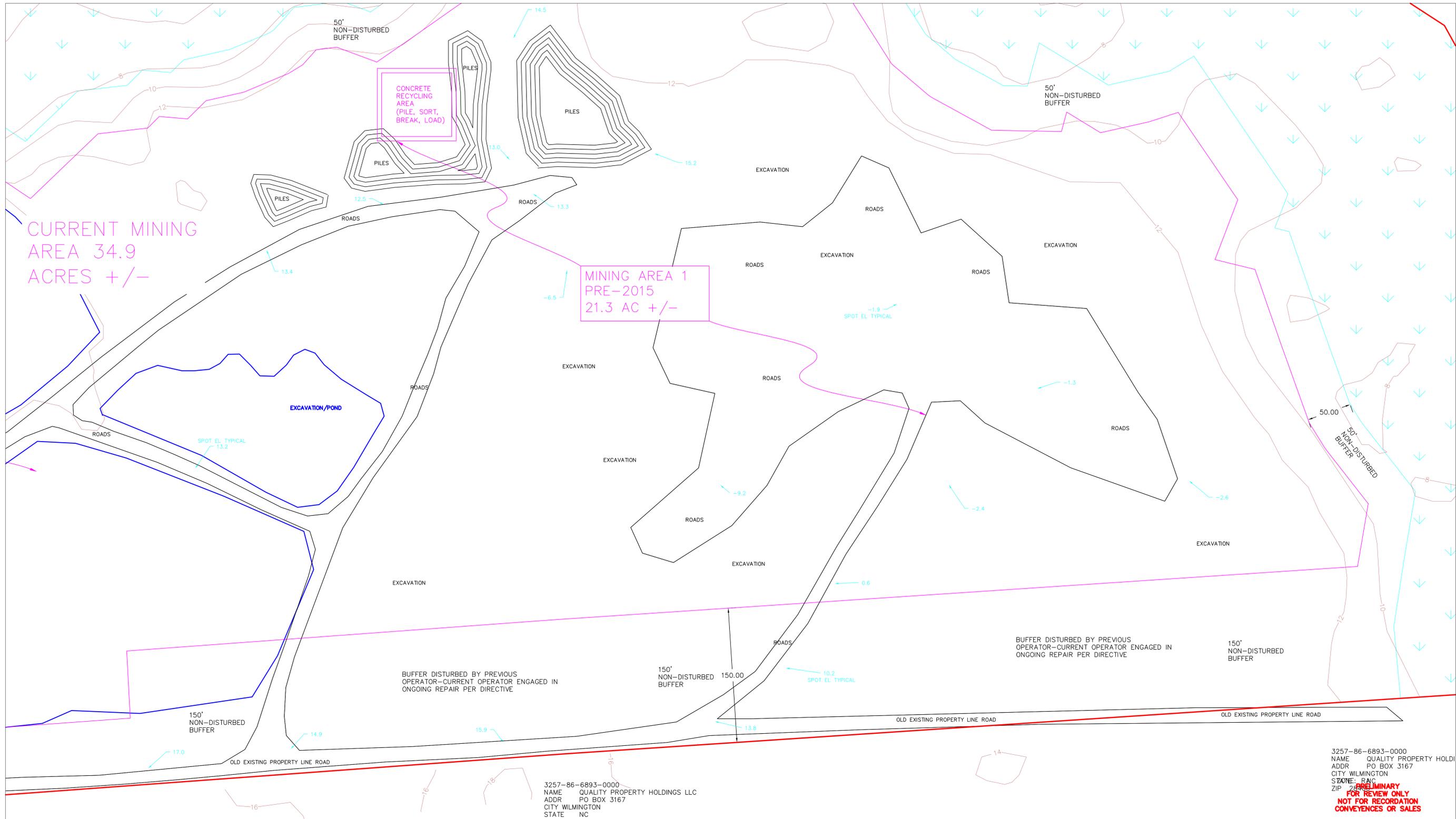
SHEET 5 OF 8
 SHT 1 = OVERALL SITE
 SHT 2 = FEMA ZONES
 SHTS 3 - 8 50 SCALE COVERAGE

SHAW MINE SITE PLAN
 SITE: 4234 SHAW HWY - ROCKY POINT, NC



TOWNSHIP HOLLY		STATE NC
COUNTY PENDER		
DATE 09/05/25	SCALE 1"=50	
OWNER: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710		
OPERATOR: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710		

REFERENCES:
 MB 18 PG 30
 MB 58 PG 117



3257-86-6893-0000
 NAME QUALITY PROPERTY HOLDINGS LLC
 ADDR PO BOX 3167
 CITY WILMINGTON
 STATE NC

3257-86-6893-0000
 NAME QUALITY PROPERTY HOLDI
 ADDR PO BOX 3167
 CITY WILMINGTON
 STATE NC
 ZIP 28406
**PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR RECORDATION
 CONVEYANCES OR SALES**



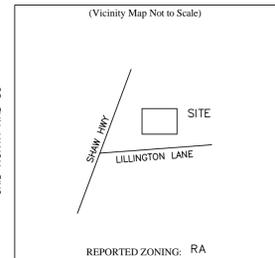
LEGEND:
 WETLANDS APPROX

Gary Keyes, PLS
 P.O. Box 1624 Wrightsville Beach, NC 28480
 (910) 228-4775 keyesurveying@gmail.com

SHEET 7 OF 8
 SHT 1 = OVERALL SITE
 SHT 2 = FEMA ZONES
 SHTS 3 - 8 50 SCALE COVERAGE

SHAW MINE SITE PLAN
 SITE: 4234 SHAW HWY - ROCKY POINT, NC

REFERENCES:
 MB 18 PG 30
 MB 58 PG 117



TOWNSHIP	HOLLY	
COUNTY	PENDER	STATE NC
DATE	09/05/25	SCALE 1"=50
OWNER:	SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710	
OPERATOR:	SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710	

3267-08-3708-0000
 NAME LUPYAN, DENNIS MICHAEL
 ADDR PO BOX 114
 CITY CASTLE HAYNE
 STATE NC
 ZIP 28429
 ZONE: RA

50'
 NON-DISTURBED
 BUFFER

50'
 NON-DISTURBED
 BUFFER

CONCRETE
 RECYCLING
 AREA
 (PILE, SORT,
 BREAK, LOAD)

PILES

PILES

50'
 NON-DISTURBED
 BUFFER

CURRENT MINING
 AREA 34.9
 ACRES +/-

MINING AREA 1
 PRE-2015
 21.3 AC +/-

EXCAVATION

EXCAVATION

EXCAVATION

ROADS

ROADS

ROADS

ROADS

ROADS

PILES

PILES

PILES

PILES

PILES

PILES

15.2

13.0

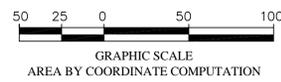
12.5

13.4

13.3

-6.5

-1.8
 SPOT EL. TYPICAL

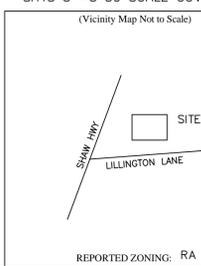


LEGEND:
 WETLANDS APPROX

Gary Keyes, PLS
 P.O. Box 1624 Wrightsville Beach, NC 28480
 (910) 228-4775 keyesurveying@gmail.com

**PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR RECORDATION
 CONVEYANCES OR SALES**

REFERENCES:
 MB 18 PG 30
 MB 58 PG 117



SHEET 8 OF 8
 SHT 1 = OVERALL SITE
 SHT 2 = FEMA ZONES
 SHTS 3 - 8 50 SCALE COVERAGE

SHAW MINE SITE PLAN
 SITE: 4234 SHAW HWY - ROCKY POINT, NC

TOWNSHIP HOLLY		STATE NC
COUNTY PENDER		
DATE 09/05/25	SCALE 1"=50	
OWNER: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710		
OPERATOR: SHAW MINE, LLC PO BOX 3167 WILMINGTON, NC 28406 910-617-6710		
REPORTED ZONING: RA		