

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

Old Apostolic Lutheran Church Special Use Permit

Case Number: SUP 2025-55

Application Type: Special Use Permit

Applicant: Robert Erkstam of Old Apostolic

Owner: Old Apostolic Lutheran Church

Location: The site is located along US Hwy 117 between Oak Plantation Dr., .47 miles South of Blossom Ferry Rd.

Property ID #(s): 3233-21-7880-0000

Description: Special Use Permit requesting a church in the RP Pender County Zoning District.

Total Area of Project: 10.1 acres

Current Zoning: RP, Residential Performance

Board of County Commissioners Meeting: 12/1/2025

Application Materials

Application
Site Plan
Narrative

APPLICATION

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Special Use Permit Submission

Applications will be considered for the Board of County Commissioners 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.

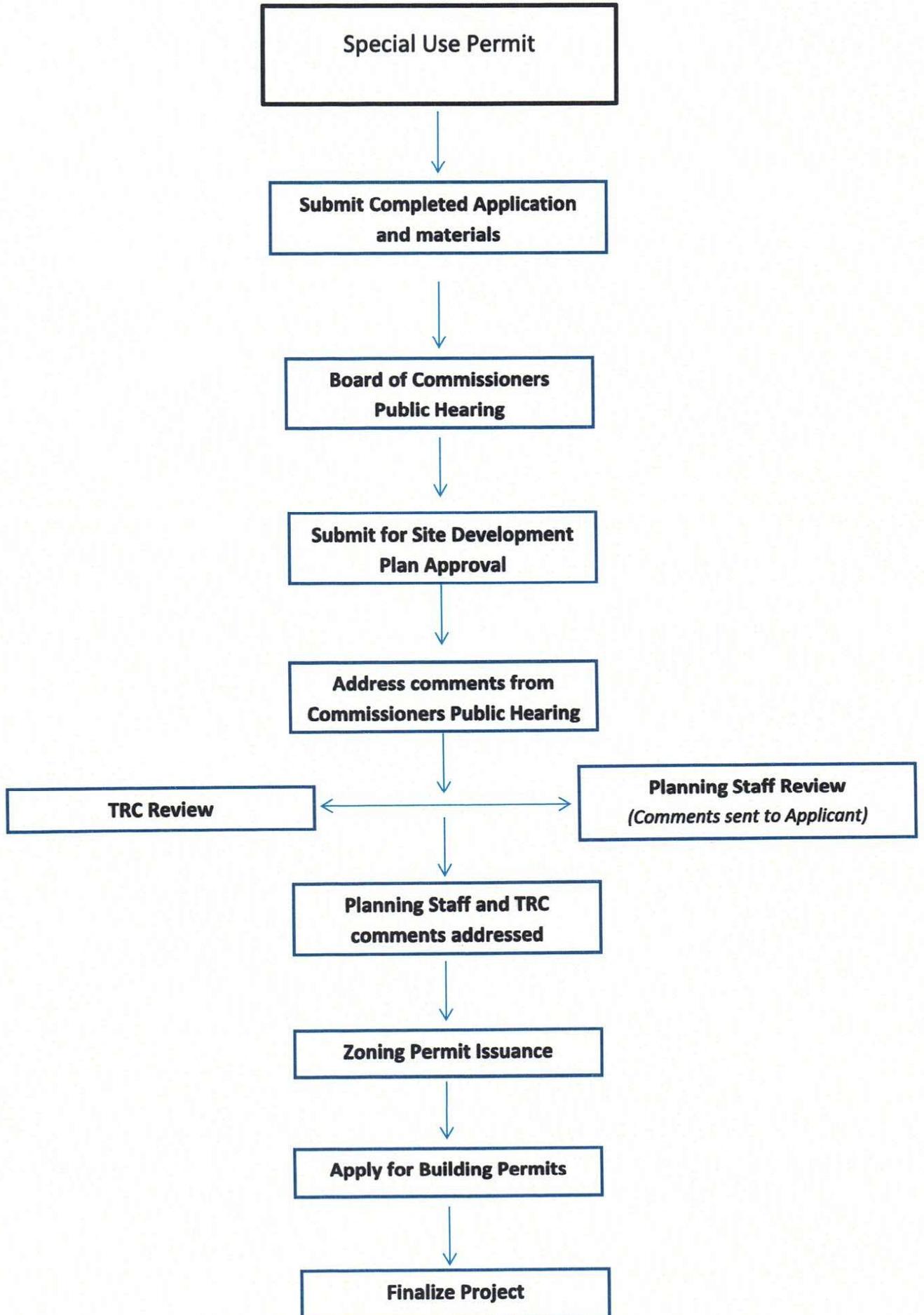
- 1. X **Signed Application**
- 2. **Payment**
Invoice generated upon receipt of application for online payment. ***Do not include check with application.*** \$300 for the first 5 acres; \$10 per acre over 5 acres of the project area (rounded to the nearest whole acre)
- 3. X **Site Plan**
All Site Plans submitted must be in accordance with Section 3.12.2 of the Unified Development Ordinance.
- 4. X **Digital Submission**
For all documents submitted in paper copy, provide a digital copy. These may be emailed or uploaded to a share folder. ***Physical media such as CD or USB drives will not be accepted.***
- 5. X **List of Property Owners Within 500'**
The applicant shall provide to the Administrator a numbered list of names and addresses ***including the applicant, the owner, and owners*** of all properties located within 500-feet of the perimeter of the project bounds of the property under consideration as obtained from the county tax listings and tax abstract. Instructions to obtain list of addresses available on Pender County's website on the Planning and Community Development page.
- 6. X **500' Buffer Property Envelopes**
The applicant shall provide a set of business envelopes addressed to the applicant, the owner, and each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.
- 7. X **Project Narrative**
A description of the proposed Special Use Permit including response to the standards set forth in Section 3.12.3.G of the Unified Development Ordinance.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant 

Date 9/17/2025

Printed Name Robert Erkstam



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.

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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).

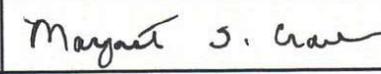
APPROVAL STANDARDS

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:	Robert Erkstam of Old Apostolic	Owner's Name:	Margaret S. Craven
Applicant's Address:	3801 N. College Rd	Owner's Address:	365 Oaks Plantation Dr
City, State, & Zip	Castle Hayne, NC 28429	City, State, & Zip	Rocky Point, NC 28457
Phone Number:	(910) 2330730	Phone Number:	(910) 470-3309
Email Address:	Robert@selfcaretherapy.com	Email Address:	
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3233-21-7880-000	Total property acreage: (rounded to the nearest whole acre)	11.19
Zoning Classification:	RP	Acreage to be disturbed:	10.1
Water Provider:	Rocky Pt/Topsail Water Sewer	Wastewater Provider:	Rocky Pt/Topsail Water Sewer
Project Address:	Hwy 117 & Oaks Plantation Dr, Rocky Point, NC 28457		NAICS Code:
Description of Project Location:	Along Hwy 117, between the two intersections of Oaks Plantation Dr		Township: Rocky Point
			Roads: Public/Private
Describe activities to be undertaken on project site:	Land development for a new church property		
SECTION 3: SIGNATURES			
Applicant's Signature	DocuSigned by: 	Date:	9/17/2025
Applicant's Printed Name:	5D89753B115946B... Robert Erkstam	Date:	9/17/2025
Owner's Signature		Date:	9/17/25
Owner's Printed Name:	Margaret S. Craven	Date:	9/17/25

SITE PLAN

OLD APOSTOLIC LUTHERAN CHURCH OF WILMINGTON

117 HWY & OAKS PLANTATION DR.
ROCKY POINT, NC 28457

SPECIAL USE PERMIT SITE PLAN

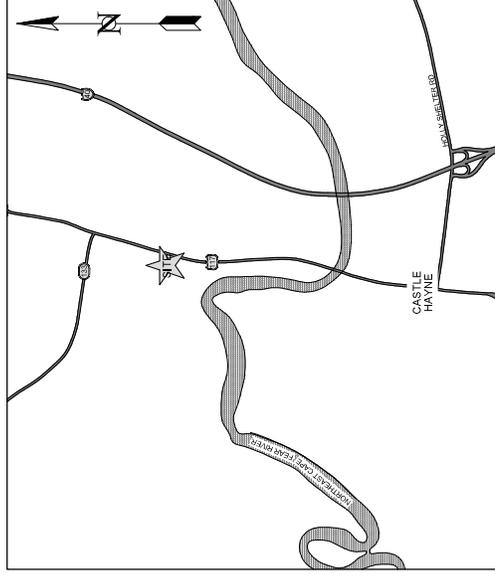
SITE INFORMATION:

PARCEL ID: 3233-21-7880-0000
 ADDRESS: 117 HWY & OAKS PLANTATION DR. ROCKY POINT, NC 28457
 DEED BOOK & PAGE: 1757 & 73
 PROPERTY OWNER: OLD APOSTOLIC LUTHERAN CHURCH OF WILMINGTON
 ZONING: RP
 LAND USE: 109: RESIDENTIAL LAND W/ ACCESSORY STRUCTURE
 TOTAL SITE AREA (AC.): 11.19

CIVIL ENGINEER:



1311 Johns Creek Rd. | Wilmington, NC 28409
 (910) 653-0253 | NC P2-2985



VICINITY MAP
NOT TO SCALE

DRAWING SHEET INDEX:

PG.	INDEX	SHEET DESCRIPTION
1	-	COVER SHEET
2	C-1	SITE PLAN

UTILITY NOTES:

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.
 CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO THE START OF EXCAVATION. CONTRACTORS SHALL NOTIFY OPERATORS TO COMPLY WITH FEDERAL, STATE AND LOCAL MINIMUM APPROACH DISTANCE TO ENERGIZED POWER LINES AND OSHA 29 CFR 1926.1407-1411, WHICH BE FOLLOWED.



PERMIT DRAWINGS
NOT FOR
CONSTRUCTION

REVISION NO.



1311 Johns Creek Rd
Wilmington, NC 28409
(910) 333-0253 | NC P-2386
ENGINEERING

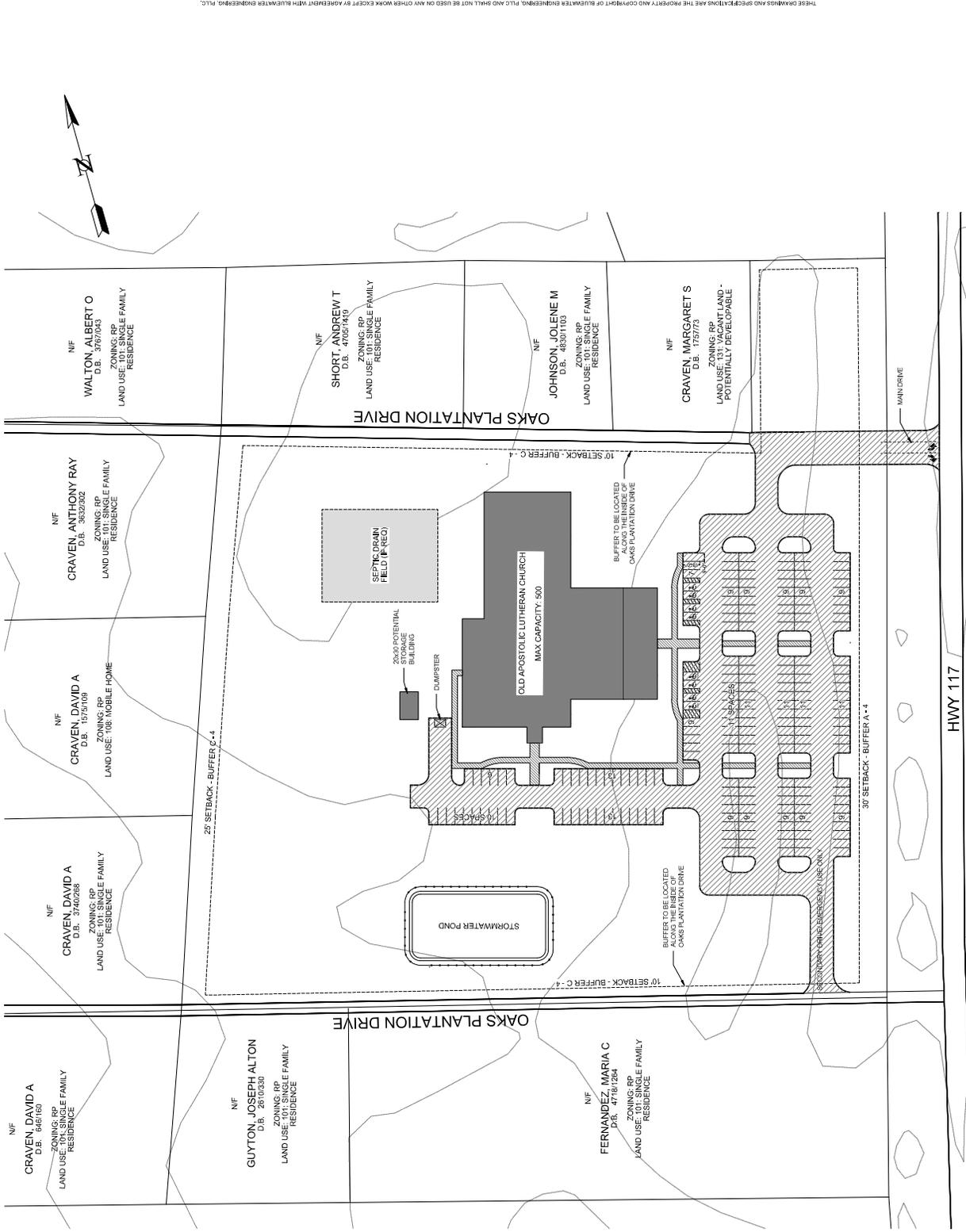
OLD APOSTOLIC LUTHERAN
CHURCH OF WILMINGTON
117 HWY & OAKS PLANTATION DR.
ROCKY POINT, NC 28457

SITE PLAN

PROJECT NO. 200617
DRAWN BY: AP
SCALE: 1"=50'
DATE: 5-20-2025
SHEET

C-1

SHEET 2 OF 2



- DEVELOPMENT NOTES:**
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT REVIEW PROCESS. THIS SITE PLAN SHALL BE REVIEWED BY THE COUNTY ENGINEERING DEPARTMENT AND APPROVED BY THE BOARD OF ZONING AND PERMITTING. SUBSEQUENT TO THE BOARD OF ZONING AND PERMITTING APPROVAL, THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY ENGINEERING DEPARTMENT AND THE BOARD OF ZONING AND PERMITTING.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE AND FENCER COUNTY REQUIREMENTS.
 - PROPERTY USES, PERSONS AND USES FOR THE PROJECT SHALL BE REVIEWED BY THE COUNTY ENGINEERING DEPARTMENT AND APPROVED BY THE BOARD OF ZONING AND PERMITTING. THE DEVELOPER SHALL BE REQUIRED TO PROVIDE A COMPLETE SET OF PLANS FOR THE DEVELOPMENT REVIEW.
 - SPECIFIC BUFFER TYPES SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
 - SEWER SHALL BE PROVIDED BY FENCER COUNTY UTILITIES OR A SEPTIC FIELD IF CAPACITY IS NOT AVAILABLE.

DEVELOPMENT DATA:
APPROX. 11.9 ACRES (477,436 SF)
DISTURBED AREA: 10.1 ACRES (438,866 SF)
BUILDING COVERAGE: 38,646 SF
TOTAL HEATED GROSS FLOOR AREA: 38,046 SF
SANCTUARY SEATING CAPACITY: 500 PEOPLE (6,486 SF)
PARKING: 202 PROVIDED
158 MINIMUM/267 MAXIMUM
6 HANDICAP REQUIRED
8 HANDICAP PROVIDED

IMPERVIOUS COVERAGE	
STRUCTURES	38,646 SF
ACCESSORY	600 SF
PARKING	90,000 SF
SIDEWALKS	5,364 SF
TOTAL	134,610 SF
% IMPERVIOUS	28%

NARRATIVE

Old Apostolic Lutheran Church

3801 North College Road
Castle Hayne, NC 28409

The Old Apostolic Lutheran Church of Wilmington, NC seeks a Special Use Permit under section 3.12 of the Pender County UDO for Parcel ID 3233-21-7800-0000, located between Oaks Plantation Drive and Highway 117 in Rocky Point. This parcel is approximately 11.19 acres, which is surrounded by residential properties on three sides with road frontage on Highway 117. The Old Apostolic Lutheran Church of Wilmington, NC is currently at 3801 N. College Rd, Castle Hayne, on a 1.45-acre site. As the congregation grows, the Church desires to move to this larger property that offers a more conventional layout and room for future expansion.

The subject property along Hwy 117 is bordered by residential areas, with the northern and southern boundaries separated by Oaks Plantation Drive, which will be maintained and improved as needed and indicated in the proposed site plan. Buffer yards are planned along Oaks Plantation Drive, located internally to the drive, with building setbacks situated within these buffer zones. A primary entrance to the site is proposed at the northern intersection of Hwy 117 and Oaks Plantation Drive, with an emergency or alternate access point at the southern loop of Oaks Plantation Drive. Water and sewer services will be provided by Pender County Utilities, with relevant applications and coordination to occur during the development process. If Pender County does not have adequate Sewer capacity, a properly designed and permitted septic system will be provided for the facility.

Construction activities will include standard clearing and grubbing based on the limits of disturbance determined as the project design progresses. An NCDEQ Land Disturbance permit will be obtained prior to land disturbance. Adequate buffers per Pender County's UDO and requirements during the TRC process will be installed against the neighboring property owners. All appropriate permits will be obtained which include but not limited to and NCDEQ Stormwater Permit, NCDEQ Land Disturbance (S&EC), Pender County Sewer & Water Supply (or Septic if adequate Sewer Capacity not available), NCDOT Driveway and Encroachment and Pender County TRC permits and approvals.

The Old Apostolic Lutheran Church is an all-volunteer run and lead church. They do not have any employees where the church pastors are called by the congregation to lead the

congregation, and administrative, accounting and other duties of the Church are by volunteer efforts as well.

Currently, church operations include Sunday services, with Sunday school commencing at 9:45 a.m. and worship services beginning at 11:00 a.m. Additional gatherings such as weddings, receptions, and funerals are also held throughout the year, typically concluding by 9:30 p.m. The church also hosts fall and spring missions, each lasting three days, starting at 11:00 a.m. and ending by 9:30 p.m. Furthermore, we also gather for Christmas and St John's (in June) meetings each lasting four days. At this time, we do not anticipate any changes to these hours; however, should adjustments become necessary, they will be carefully evaluated in coordination with the County and community and in accordance with the approved Special Use Permit.

The 8 findings for the Special Use Permit qualification are outlined as follows:

1. The property is zoned Residential Performance (RP), allowing Religious Organizations by Special Use Permit per section 5.2.3 of the UDO.
2. Our intent for the property is to create a welcoming environment that offers spiritual enrichment, community support, and a safe place for all who wish to participate. By ensuring that development follows all applicable local regulations and by prioritizing thoughtful site planning—including traffic circulation, buffering, and landscape improvements—we are committed to minimizing impacts and enhancing the area's character. The values of kindness, stewardship, and integrity guide every aspect of our project, and we look forward to being a responsible and caring neighbor for many years to come.

The Old Apostolic Lutheran Church of Wilmington, NC is a faith community dedicated to serving its members and neighbors with compassion, respect, and the love of Jesus Christ. Our mission is to foster spiritual growth, instill Christian values, and be good stewards of the gifts entrusted to us—not only for our immediate congregation, but as a positive influence for the greater Rocky Point area. We envision the church as a center for encouragement, fellowship, and service, striving to build lasting relationships with those around us, and to uphold the highest standards of responsibility toward our neighbors and the environment.

3. Through the vision, dedication to high moral character outlined in #2, this property will not constitute a nuisance or hazard to the neighbors nor public.

4. The requested use for the Special Use Permit on the property zoned RP, which allows for religious organization by SUP confirms to the Pender County Land Use Plan, other official plans or policies adopted by the Board of County Commissioners.
5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities will be provided with the specific demand and requirements to be permitted during the TRC process and permit applications.
6. Adequate measure will be taken to provide ingress and egress to the property to minimize traffic congestion in public roads. The methods to provide these measures will be determined through the TRC and NCDOT Driveway Permit processes.
7. The special use of a religious institution within Residential Performance (RP) zoning shall conform to the applicable regulations of the district for this property location.
8. The proposed use will not adversely affect the surrounding uses. The relatively large parcel is of sufficient size to satisfy the space for the religious use with a large buffer to adjacent properties.