

Pender County Planning and Community Development

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Planning Division
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Burgaw, NC 28425



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PENDER PLANNING DEPT.

SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE					
Date: 7-20-17	Permit Number: 671	Permit Fee: \$250	Receipt Number: 511		
*Zoning Approval ONLY: YES / NO			Final Zoning Compliance Approved: YES / NO / N/A		
Type of Site Development Plan	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	<input type="checkbox"/> Up-Fit	<input type="checkbox"/> Name Change	
Change of Current Use:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Does Not Apply	Previous Use:		
SECTION 1: GENERAL INFORMATION					
Applicant's Name:	MCSSCORP, LLC (Michael Satrazemis)	Owner's Name:	MCSSCORP, LLC		
Applicant's Address:	1804 Mews Drive	Owner's Address:	1804 Mews Drive		
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	Wilmington, NC 28405		
Phone Number:	910-675-1145	Phone Number:	910-675-1145		
Legal relationship of applicant to land owner:	Applicant is Owner				
SECTION 2: PROJECT INFORMATION					
PIN (Property Id #):	3223-53-8360-0000	Total property acreage:	13.86		
Zoning :	IT-CD	Acreage to be disturbed:	+/- 13.86		
Directions to Site:	Heading North from Wilmington on Castle Hayne Rd. Turn Left onto Winding Creek Rd. approx. 1.75 miles past the Pender Co. Line. After approx. 0.93 miles turn Left onto Carver Dr. Site is approx. 1.0 miles on the Left side of the road at the intersection of Carver Dr. and Bell Hammon Dr.				
Lot Size: 13.86 ac	Sq Ft of Building: 75,000	Building Height: +/-40'			
Setbacks Front : 624'	Side : 50' L / 143' R	Rear: 25'			
NAICS Code/Use:	NAICS Code 493110 WAREHOUSING				
Business Name:	Filmwerks				
Describe activities to be undertaken on project site:	Warehousing				
Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	Number of Employees:	+/- 15	Number of Members:	N/A	Seating Capacity: N/A

** 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...

SECTION 3: CONDITIONS OF PERMIT (STAFF ONLY) Check all that apply			
Subject to compliance with all local, state and federal regulations			
Compliance with the site plan and application submitted for this permit			
Compliance with setbacks			
Located within the Special Flood Hazard Area (SFHA):		<input type="checkbox"/> No	<input type="checkbox"/> Yes
SFHA Zone: AE, A, VE, AEFW (circle one)			
<input type="checkbox"/> Flood-proofing Certification Required <input type="checkbox"/> Elevation certificate required <input type="checkbox"/> No-Rise Certification Required <input type="checkbox"/> Electrical and Mechanical to be Elevated <input type="checkbox"/> Hydrostatic Openings Required			
Foundation survey required			
Pender County Environmental Health Approval			
<input type="checkbox"/> Septic Permit <input type="checkbox"/> Well Permit			
Community Water System Approval			
<input type="checkbox"/> Pender County Utilities (PCU) Water <input type="checkbox"/> Private Water			
Community Wastewater Approval			
<input type="checkbox"/> Pender County Utilities (PCU) Sewer <input type="checkbox"/> Private Wastewater			
Sediment and Erosion Control Permit (if required)			
Storm Water Permit (if required)			
NC DOT Driveway Permit			
Army Corp Engineers Wetland Permit			
CAMA permit required			
Landscape, buffer, parking compliance required			
Compliance w/ Special Use Permit (Case Number : _____ if already issued)			
Variance approval			
Sign Permit			
Additional Use Plot Plan			
Additional Conditions (staff or TRC):			
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SECTION 4: ADDITIONAL COMMENTS			
SECTION 5: SIGNATURES			
Applicant:		MANAGER	Date: 4-28-2017
Owner:	MCS CORP, LLC	MANAGER	Date:
Planning Staff:			Date:
Permit Technician:			Date:
Final Zoning Compliance Approved By:			Date: