

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

Cape Fear Middle School Expansion

Case Number: SDP 2021-209

Application Type: Major Site Development

Applicant: William Nelson, Pender County Schools

Owners: Pender County Board of Education

Location: 1882 NC HWY 133

Property ID #(s): 3224-61-9332-0000

Description: Construction of a 6,232sqft modular building for additional classroom space

Current Zoning: O&I, Office & Institutional

Technical Review Committee Meeting

Thursday, October 7, 2021

Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application Package

Proposed Site Plan

APPLICATION PACKAGE

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Major Site Development Plan Submission

Applications will be considered for the Technical Review Committee 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. _____ **Pre-submittal Meeting**
Date of Meeting _____
2. _____ **Signed Application**
3. _____ **Payment**
\$250
4. _____ **Paper Plan Sets**
Two (2) 24 x 36, Fifteen (15) 11 x 17
5. _____ **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. _____ **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. _____ **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. _____ **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
9. _____ **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Major Site Development Checklist)

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

Signature of Applicant

William Nelson

Date

9.3.21

Printed Name

WILLIAM NELSON

Staff Initials: _____

Date: _____

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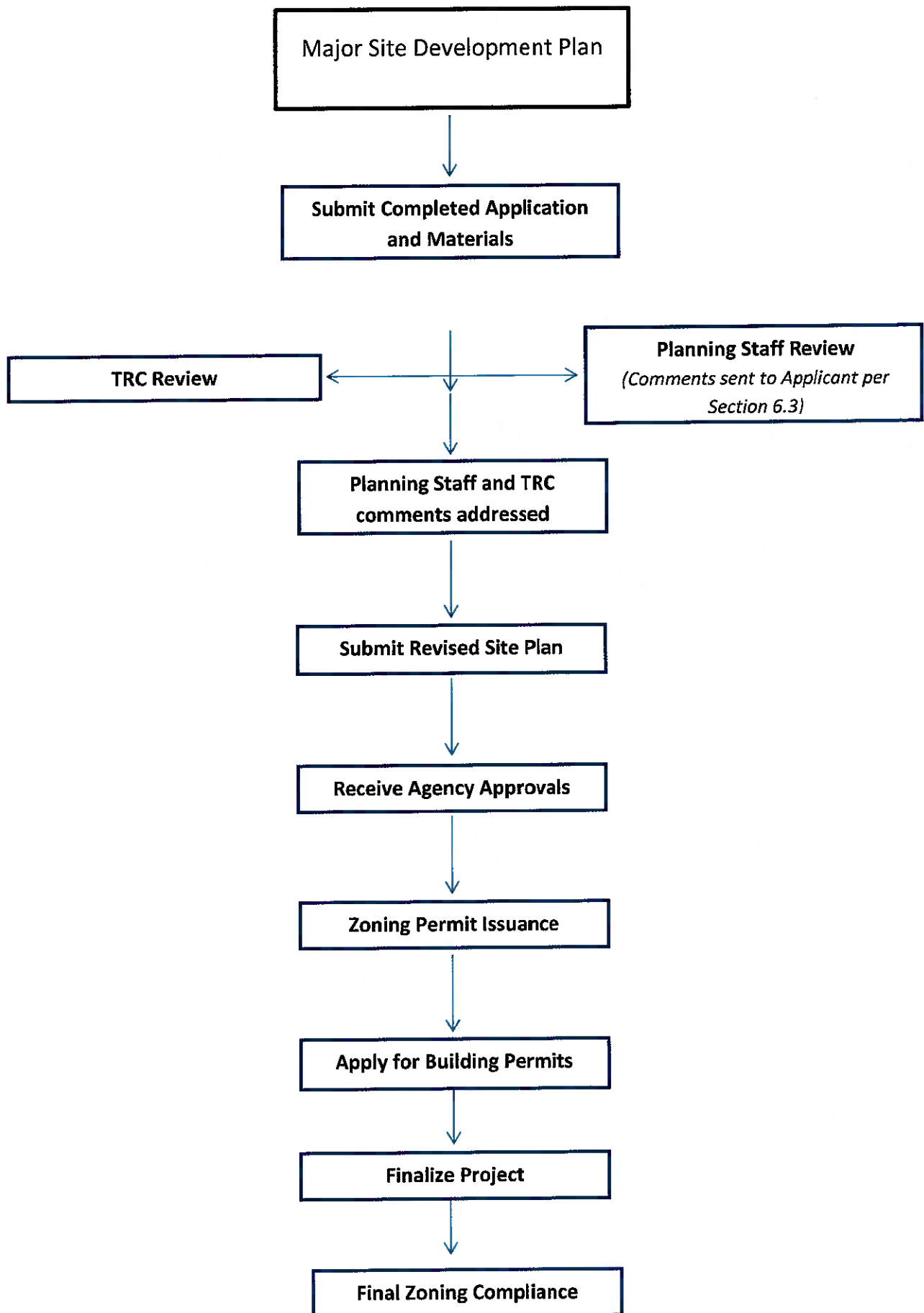
MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE					
Date:	Permit Number:	Permit Fee:	Invoice Number:		
*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			
SECTION 1: GENERAL INFORMATION					
Applicant's Name:	WILLIAM NELSON	Property Owner's Name:	PENDER COUNTY BOARD OF EDUCATION		
Applicant's Address:	965 PENDERLEA HWY.	Property Owner's Address:	925 PENDERLEA HWY.		
City, State, & Zip	BURGAW NC. 28425	City, State, & Zip	BURGAW NC 28425		
Phone Number:	910.663.3570	Phone Number:	(SAME)		
Email Address:	WILLIAM_NELSON@PENDER.K12. NC	Email Address:	(SAME)		
Legal relationship of applicant to land owner:	EMPLOYEE				
SECTION 2: PROJECT INFORMATION					
PIN (Property Id #):	3224-61-9332-0000	Total property acreage:	114.77		
Zoning :	EDUCATION	Acreage to be disturbed:	2.25		
Directions to Site:	117 SOUTH TO NC 133N FOR APPROX. 2 MILES, CAPE FEAR MIDDLE SCHOOL WILL BE ON RIGHT				
Lot Size:	Sq Ft of Building:	6232 <input checked="" type="checkbox"/>		Building Height: 12'	
Setbacks	Front: 163'	Side: 168'	Rear: 600+		
NAICS Code/Use:					
Business Name:	PENDER COUNTY SCHOOLS				
Describe activities to be undertaken on project site:	CLASSROOMS FOR EDUCATION				
Ownership:	Number of Employees:	Number of Members:		Seating Capacity:	80
<input type="checkbox"/> Private <input type="checkbox"/> Public	13 STAFF	45 STUDENTS (MAX)			

**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 4: ADDITIONAL COMMENTS	

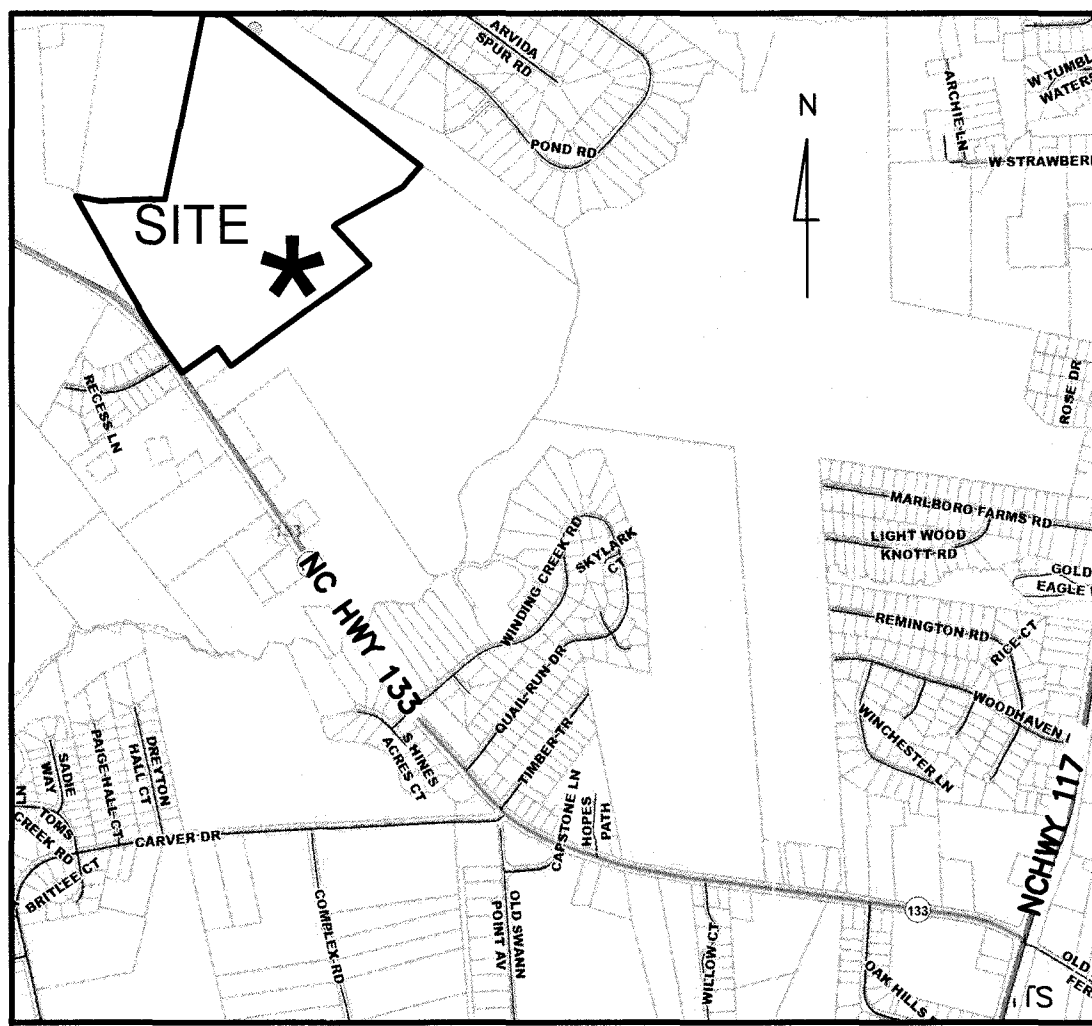
SECTION 5: SIGNATURES			
Applicant:	<i>William Nelson</i>	Date:	9.3.21
Owner:		Date:	
Planning Staff:		Date:	



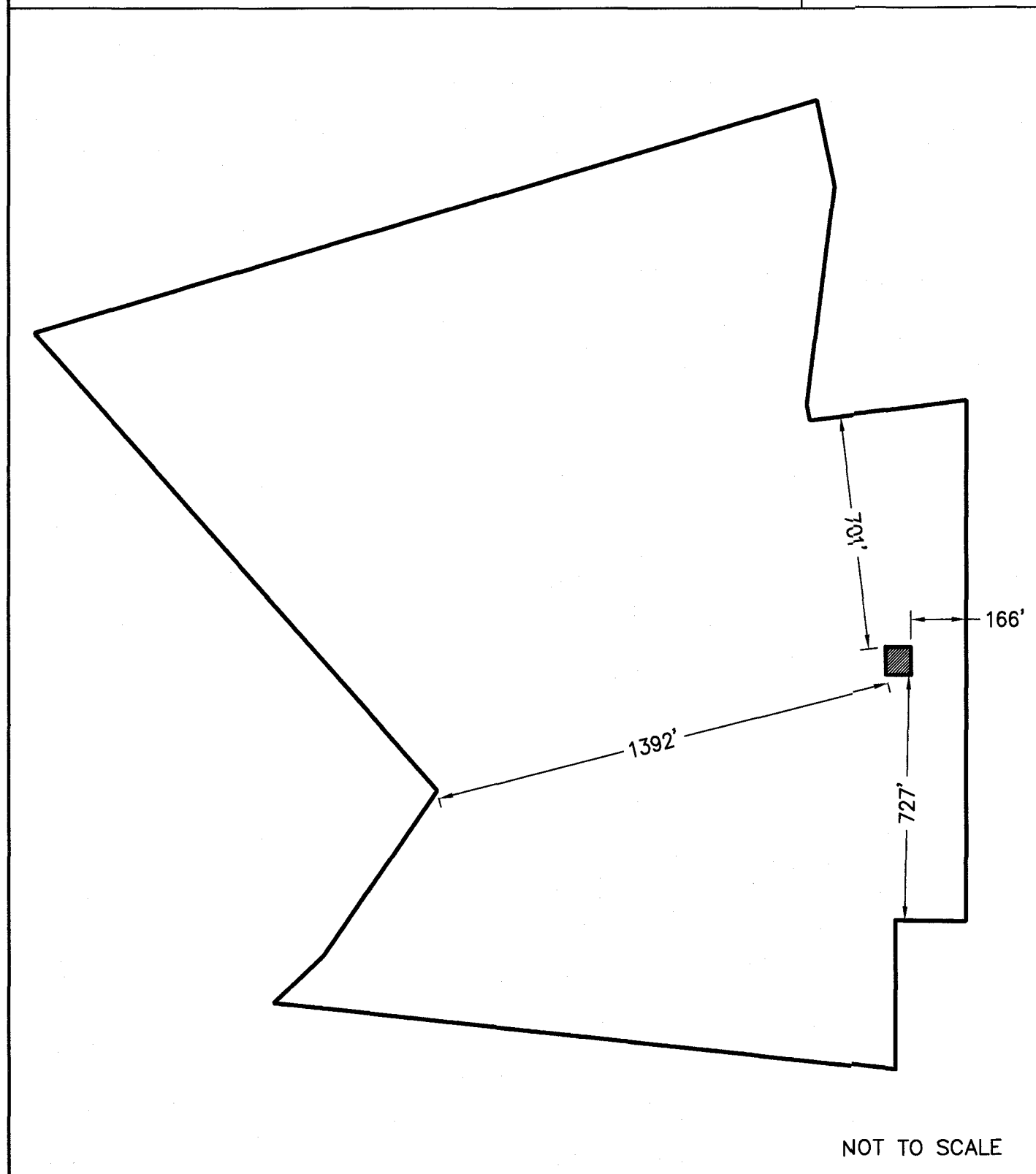
		Meeting Date	Complete Application Due Date
TRC	January	1.8.20	12.13.19
	February	2.5.20	1.17.20
	March	3.4.20	2.14.20
	April	4.1.20	3.13.20
	May	5.6.20	4.17.20
	June	6.3.20	5.15.20
	July	7.1.20	6.12.20
	August	8.5.20	7.17.20
	September	9.2.20	8.14.20
	October	10.7.20	9.18.20
	November	11.4.20	10.16.20
	December	12.2.20	11.13.20

Complete Application Date: All documents must be received by 12PM on the deadline date to be considered a complete application.

SITE PLAN(S)



LOCATION MAP



NOT TO SCALE

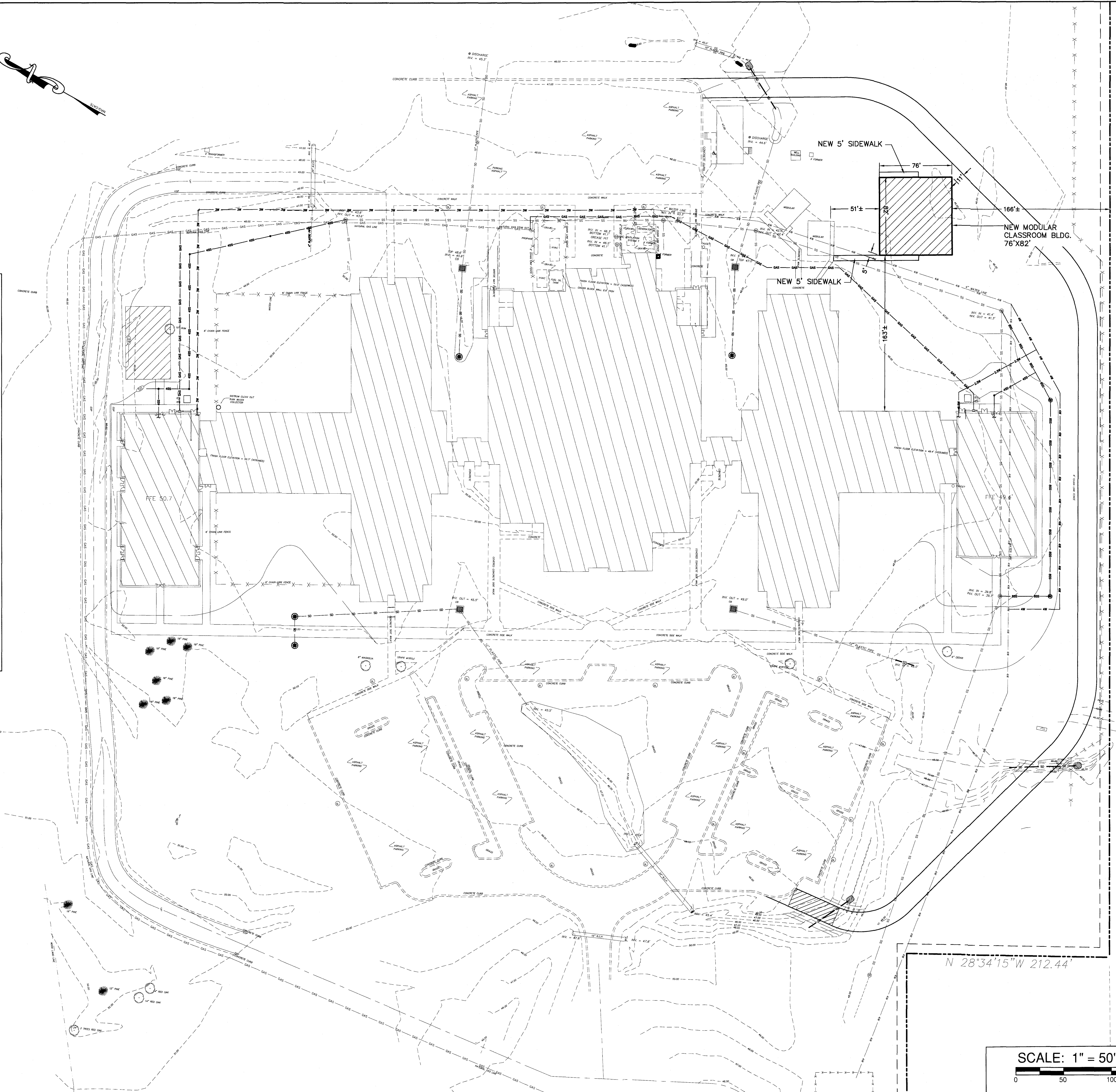
APPROVED BY PENDER COUNTY
UNIFIED DEVELOPMENT ADMINISTRATOR

SIGNATURE OF ADMINISTRATOR: _____

APPROVAL DATE: _____

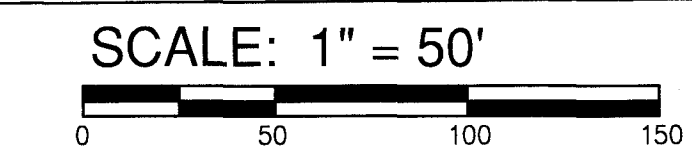
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

SITE DATA	
PARCEL #	32246193320000
ACREAGE:	114.7 AC
ZONING:	O&I
EXISTING & PROPOSED CLASSROOMS:	71
ADMINISTRATION SPACE:	4,856 SF
REQUIRED PARKING:	
1 SPACE PER CLASSROOM	71
1 SPACE PER 300 SF OF ADMINISTRATION SPACE	17
TOTAL 88 SPACES	
EXISTING PARKING:	172 REGULAR SPACES
	6 HANDICAP SPACES
TOTAL 178 SPACES	
PEAK AM/PM TRIPS:	213/213
PROPOSED MODULAR BLDG.:	6,200 SF (2021)
WATER & SEWER PROVIDER:	PENDER COUNTY PUBLIC UTILITIES



S 62°29'53" W 1547.18'

N 28°34'15" W 212.44'



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PRELIMINARY SITE PLAN
CAPE FEAR MIDDLE SCHOOL MODULAR ADDITION
1886 NC-133
ROCK POINT, N.C. 28457

OWNER/DEVELOPER
PENDER COUNTY BOARD OF
EDUCATION
P.O. BOX 1239
BURGAW, NC 28425
910-259-2187

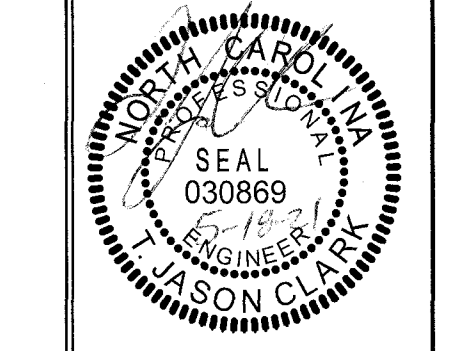
NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
2602 IRON GATE DR. SUITE 102
WILMINGTON, NC 28412
1429 ASH-LITTLE RIVER RD. NW
ASH, NC 28420
PHONE: (910) 443-9653

Licence #C-3641

21085

DES. TJC
CHK. JST
DRWL. NKS

DATE 5/18/21



C1

