

Pender County Planning and Community Development

Planning Division

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Technical Review Committee Agenda November 4, 2014

Pender County's first Technical Review Committee meeting will be held on Tuesday November 4, 2014 at 2pm in the Kitchen Conference Room, Room 104, in the Pender County Government Administration Building at 805 S. Walker Street, in Burgaw to review the following cases:

2pm Case # 11166: Blake Farm Single Family Phase I

Pender Farm Development, LLC, and Pender Farm Commercial, LLC, applicants, on behalf of Pender 1164, LLC, owner, have Planning Board approval of a 5 phase Master Development Plan known as Blake Farm, consisting of 2,998 residential units and 250,000 sq. ft. of non-residential space. According to the applicant, the 5 phase MDP will consist of 25 "pods" of development which are broken out within the overall MDP and are labeled A-Z, excluding the amenity area as a "pod". Documents with the approved MDP are available for viewing.

The applicant requesting review of Phase I (SF-1) which consists of 278 single-family residential units in Scotts Hill further identified by Pender County PINs: 3271-04-4167-0000; 3271-25-1909-0000; 3262-72-5914-0000; 3262-54-5164-0000.

Site Plan Data:

Zoning District: PD, Planned Development
Water Service: Pender County Utilities
Sewer Service: Pluris Hampstead
Road Designation: Public
Units/Lots: 278
Acreage: 154.25
TIA: Completed, under review in Congestion Management

3pm Case # 11287: Kangaroo Express Master Development Plan

The Pantry Inc., applicants, on behalf of Frank Albrecht, owner, are requesting TRC review of a Master Development Plan of the construction of a Kangaroo Express Convenience store with 8 MPD's (16 fueling stations). The building will total approximately 4,900 square feet. Approximately 3,500 square feet will be a typical convenience store while the remaining 1,400 square feet will be a Little Caesar's Pizza (with drive through). The remainder of the site will be developed with parking lot and stormwater facilities. This property is located in Hampstead on the corner of Hoover Road (SR 1569) and US HWY 17 and can be further identified by Pender County PIN: 3292-08-2849-0000.

Site Plan Data:

Zoning District: GB, General Business
Water Service: Pender County Utilities
Sewer Service: Pluris Hampstead
Road Designation: N/A
Units/Lots: 2 Units (Kangaroo Express Convenient Mart/Little Caesar's Pizza)
Acreage:
TIA: In process, scope sent to applicant 10/13

4pm Case # 11070: Pluris Wastewater Treatment Facility

Pluris Hampstead, LLC, applicant, on behalf of Pender 1164, owner, is requesting TRC review of a Major Site Development Plan for a Sewage Treatment Facility (WWTF), classified by NAICS 221320, on approximately 38.08 acres. The WWTF is being proposed to be constructed in several separate phases and will collect, treat, and disperse effluent for the future development of the subject tract as well as for the immediate region surrounding the property, treating up to three (3) million gallons of effluent per day (mgd).

The WWTF is being proposed to be located along the northeastern boundary of the ±500 acre tract owned by Pender 1164, LLC. The tract will then be subdivided for the WWTF on approximately 38 acres. The 38 acres will contain the WWTF, associated equipment and groundwater impoundment basins for the treated effluent. It is being proposed that the project will be built in three (3) separate phases as demand increases for wastewater services. The first phase will include treatment capacity for up to 100,000 gallons per day (gpd). Based off of service demand, the second phase of the project will include another 100,000 gpd, following with future expansions up to three million mgd. The property is located approximately 1.3 miles west of US Hwy 17 and approximately 1.0 miles northeast of the New Hanover County line and may be identified as Pender County PIN 3271-25-1909-0000. There is one tract associated with this request totaling approximately 38.08 acres.

Site Plan Data:

Zoning District: PD, Planned Development
Water Service: Pender County Utilities
Sewer Service: Pluris Hampstead
Road Designation: Access via Hoagan's Trail (off of Sidbury Road), to be dedicated public at future date.
Units/Lots: 1
Acreage: 38
TIA: N/A