

Pender County Planning and Community Development

Planning Division

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Technical Review Committee Agenda April 14, 2015

Pender County's Technical Review Committee meeting will be held on Tuesday April 14, 2015 at 1pm in Board of County Commissioners, in the Pender County Government Administration Building at 805 S. Walker Street, in Burgaw to review the following cases:

1pm Technical Review Committee Members convene to discuss submittals

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 #11181 Oak Island Sand Mine Major Site Plan

Oak Island Partners, LLC, applicant and owner, has requested a Major Site Development Plan review for a sand mining operation (NAICS 2123 Nonmetallic Mineral Mining and Quarrying). This property is located 5,000 feet north of US Highway 17 near the Pender/Onslow County border, consisting of three tracts, and may be further identified as Pender County PIN 4227-33-2015-0000; 4227-42-3351-0000; 4227-51-3640-0000.

The project consists of mining approximately 23 acres with no structure being constructed at this time. The project was granted a Special Use Permit on June 26, 2014 by the Pender County Board of Commissioners.

Site Plan Data:

Zoning District: RA, Rural Agricultural
Water Service: Private Well
Sewer Service: NA
Road Designation: Private
Acreage: 167.75 acres
TIA: N/A

3:30pm Case #11358 Inter-Continental Hardwoods Storage Building Major Site

Inter-Continental Hardwoods, applicant and owner, has requested a Major Site Development Plan review for the addition of a lean-to building on the site of a current lumber mill (NAICS 321912 Cut Stock, Resawing Lumber, and Planing). This property is located at 6481 Malpass Corner Road and may be further identified by Pender County PIN 2276-79-6116-0000.

This project will include a single 6,900 storage building intended to protect stored lumber from the weather. The proposed development will be an open, roofed structure over an existing impervious surface.

Site Plan Data:

Zoning District: RA, Rural Agricultural
Water Service: Private Water
Sewer Service: Private Septic
Road Designation: Public
Acreage: 37.6 acres
TIA: N/A

4pm Case 11031 Transfer Station Major Site Plan

Pender Solid Waste, applicant, on behalf of Pender County, owner, has requested a Major Site Development Plan review for the Hampstead Convenience Center (NAICS 562111 Solid Waste Collection, Public). This property is located at 248 Transfer Station Road and may be further identified by Pender County PIN 4203-17-8616-0000.

This project will be developed in two phases with Phase I to include the relocation of the scales from Transfer Station Road (SF ##) to an internal access, Phase II will include the collection bins for public drop off for waste, recyclables and other materials for public use. This property was conditionally rezoned in January 2015; all approvals shall be in accordance with the conditional rezoning conditions listed below:

Site Plan Data:

Zoning District: O&I CD1 (Office and Institutional Conditional District One)

Water Service: Pender County Utilities

Sewer Service: Private Septic

Acreage: 19.21 acres

TIA: N/A