

Pender County Planning and Community Development

Planning Division

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January 22, 2015

Pender County
605 E. Fremont Street
Burgaw, NC 28425

Re: Conditional Rezoning from PD, Planned Development to OI-CDI, Office & Institutional conditional zoning district (PIN: 4203-17-8616-0000)

To Whom it May Concern,

The Pender County Board of County Commissioners, at their January 20, 2015 meeting, voted unanimously to pass a motion to approve the Conditional Rezoning from PD, Planned Development to OI-CDI, Office & Institutional conditional zoning district for the property located at 248 Transfer Station Road (SR 1695) and further identified by Pender County PIN: 4203-17-8616-0000. Please note the following conditions of this approval;

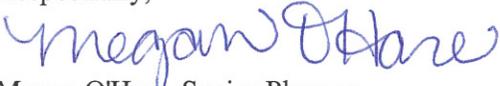
1. Pender Solid Waste shall continue to monitor existing groundwater wells as required by the local regulatory authority;
2. Pender Solid Waste shall coordinate with selected contractor, at the request of adjacent property owners, to remove errant waste disposed of on adjacent properties;
3. Pender Solid Waste shall coordinate with selected contractor to establish a schedule to litter-sweep Transfer Station Road (SR 1695);
4. Promoting the feeding of animals that may constitute a nuisance or hazard on-site shall be prohibited;
5. Pender Solid Waste shall install a shadow box fence ten (10) feet in height along the northwest and southwest sides of the project area in order to minimize the visual impact for adjacent property owners. This height shall be increased as necessary to provide a visual barrier to the Hampstead Convenience Center prior to final zoning approval. Additionally, Pender Solid Waste shall provide a vegetated buffer twenty (20) feet in width along the southwest side of the project area and a quarter of the way up the northwest side of the project area. The buffer shall consist of broadleaf evergreen vegetation that is six (6) feet in height at planting and ten (10) feet in height within four (4) years of planting. The vegetated buffer shall be visually-opaque at maturity. The buffer shall contain no vegetation that is toxic to horses or any other livestock (As recommended at the January 6, 2015 Planning Board meeting);
6. Hours of operation for the Transfer Station shall be Monday through Saturday from 8:00am to 4:30pm;
7. Hours of operation for the Hampstead Convenience Center shall be Monday through Saturday from 7:00am to 7:00pm and Sunday from 1:00pm to 7:00pm;
8. Operators shall inspect the site daily, and any windblown trash shall be disposed of in appropriate containers. When conditions are extremely dry, the operator shall have water and hoses to wet down surfaces as necessary;

9. No sorting, separation, or material recovery shall be conducted at the Transfer Station;
10. Disposal of items that are banned from solid waste landfills shall not be allowed at the Pender County Solid Waste Transfer Station. Loads shall be occasionally screened by operators to ensure compliance;
11. A major site development plan shall be required prior to issuance of permit for the construction of any building or improvement on the site.

As detailed in the Unified Development Ordinance requirements for Major Site Development Plan, all items from Section 6.3 shall be addressed and approved by the Planning and Community Development Department prior to any work beginning on the site. Please do not hesitate to contact me at (910) 259-2110 if you have any further questions.

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Respectfully,



Megan O'Hare, Senior Planner
Pender County Planning and Community Development