

Pender County Planning and Community Development

Planning Division

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Technical Review Committee Agenda

August 11, 2015

Pender County's Technical Review Committee meeting will be held on Tuesday August 11, 2015 at 2pm in Board of County Commissioners, in the Pender County Government Administration Building at 805 S. Walker Street, in Burgaw to review the following cases:

2pm Case 11209: Kings Ransom Phase II Master Development Plan & Preliminary Plat

Gairy Canady, applicant on behalf of Daryl Burges et al owners, is requesting the Master Development Plan revision and Preliminary Plat Phase II approval for the major subdivision known as Kings Ransom. The proposed project is located on the north side of King Landing Road (SR 1567) approximately one (1) mile from the intersection of Country Club Drive (SR 1565) and Kings Landing Road (SR 1567); north of Bellowing Doe Road and Seven Pines Residential Subdivision, west of Crestwood Residential Subdivision, east of undeveloped land and to the south of Hideaway Shores and Windy Point (private roadway). The property is zoned RP, Residential Performance Zoning District and may be identified by Pender County PIN 4203-51-2856-0000.

The applicant is requesting review of Master Development Plan revision and Preliminary Plat for Phase II. Phase I was previously approved and recorded on MB 57 PG 57 in the Pender County Register of Deeds. Phase II is working toward Preliminary Plat approval. Documents for reviewing this case are available on the Pender County TRC website.

Site Plan Data:

Zoning District: RP, Residential Performance zoning district

Water Service: Pender County Utilities

Sewer Service: On-Site Septic

Road Designation: Public

Units/Lots: 19

Acreage: ± 16.9

2:30pm Case 11035: Wyndwater Phase III Preliminary Plat

Signature Top Sail NC LP, applicant and owners, are requesting the approval of a Preliminary Plat for the for a mixed-use development proposal known as Wyndwater. The Master Development Plan revision was conditionally approved July 8, 2015 to include 350 units with future development and commercial development to be determined at a later date. At current the development has recorded Phase I (42 units) and Phase IIA (56 lots). The request consists of Phase III (69 lots and 40 duplex units). The proposed development utilizes the former Topsail Greens Golf Course and is located to the north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south of the approved Cardinal Pointe Master Development Plan and east of US Highway 17 in Hampstead. The subject property may be

further identified by PIN 4214-12-8254-0000. The property is zoned PD, Planned Development zoning district.

The applicant requesting review of Preliminary Plat for Phase III. Phase I was previously approved and recorded on MB 57 PG 14 and phase IIA was previously recorded on MB 57 PG 145-146 in the Pender County Register of Deeds. Phase III is working toward Preliminary Plat approval. Documents for reviewing this case are available on the Pender County TRC website.

Site Plan Data:

Zoning District: PD, Planned Development zoning district

Water Service: Pender County Utilities

Sewer Service: Pluris Hampstead LLC. And on-site septic

Road Designation: Public

Units/Lots: 109 with future development

Acreage: ± 150.78

TIA: Will require TIA revision

3pm Case 10001R: Bailey Shoppes Master Development Plan Revision

Bailey & Fuller Properties, LLC, applicant and owner, is requesting a Master Development Plan revision for approval of a mini-storage facility located in the rear of the Bailey Shoppes. The proposed development is located 15441 US Highway 17, Hampstead, NC 28443, directly across from Middle Village Lane (private). The property is zoned GB, General Business zoning district and may be further identified by Pender County PIN 3293-10-4346-0000.

The applicant is requesting the review of Master Development Plan revision originally approved on April 4, 2012. This revision proposes construction of a 6,000 square feet mini-storage building in the rear of the property. Documents for reviewing this case are available on the Pender County TRC website.

Site Plan Data:

Zoning District: GB, General Business

Water Service: Pender County Utilities

Sewer Service: Off-Site Septic

Road Designation: Public

Units/Lots: NA

Acreage: ± 2.79

3:30pm Case 11438: Oak Ridge at Olde Point Master Development Plan

Oak Ridge Properties at Olde Point, LLC, applicant and owner, is requesting Master Development Plan approval for a commercial project. The proposed project is located between Ravenswood Road (SR 1687) and Country Club Drive (SR 1565) along US Highway 17 in Hampstead, NC. There are five (5) lots associated with this development, with Phase I proposing 14,820 square feet of commercial space on Lot 4. The properties are zoned PD, Planned Development zoning district and may be further identified by Pender County PINs: 3293-86-0162-0000, 3293-85-0858-0000, 3293-75-7714-0000, 3293-75-6669-0000, and 3293-75-6604-0000.

The applicant is requesting review of a Master Development Plan for the approval of a commercial project totaling five (5) lots along US Highway 17 between Ravenswood Road (SR 1687) and Country

Club Drive (SR 1565). Documents for reviewing this case are available on the Pender County TRC website.

Site Plan Data:

Zoning District: PD, Planned Development

Water Service: Pender County Utilities

Sewer Service: Pluris LLC.

Road Designation: Public

Units/Lots: 5

Acreage: ± 8.58

4pm Case 11444: Major Site Plan

Christopher Connaway, applicant and owner, is requesting Major Site Plan approval for the construction of a retail Marine Supply Dealer (NAICS 441222) and Self-Storage (NAICS 531130) facility. The proposed project is located along US Highway 17 in Hampstead, NC, about ¼ mile south of Washington Acres Road (SR 1582). The property is zoned GB, General Business zoning district and may be further identified by Pender County PIN: 3282-52-2932-0000.

The request consists of two marine retail buildings intended for an office and display of finished products and an 80' x 144' self-storage facility. Documents for reviewing this case are available on the Pender County TRC website.

Site Plan Data:

Zoning District: GB, General Business

Water Service: Pender County Utilities

Sewer Service: Private, on-site

Road Designation: Public

Units/Lots: NA

Acreage: ± 1.23