

Pender County Planning and Community Development

Planning Division

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Technical Review Committee Agenda February 10, 2015

Pender County's Technical Review Committee meeting will be held on Tuesday February 10, 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 # 10957: Knolls at Turkey Creek Master Development Plan/Phase II Preliminary Plat

Stroud Engineering, applicant, on behalf of Tioga LLC, owner, is requesting the approval of a Master Development Plan for a major subdivision. The request consists of developing sixteen (16) single family residential lots on approximately ± 11.01 acres. The proposed development is located north of Carver Drive (SR 1437), northeast of the residential subdivision known as Bellhammon Plantation, and west of the previously approved Phase I for The Knolls at Turkey Creek in Rocky Point. The subject property is zoned RP, Residential Performance zoning district and may be further identified by Pender County PIN 3223-46-7092-0000.

The applicant requesting review of Master Development Plan and Phase II Preliminary Plat, as Phase I was previously approved and recorded on MB 56 PG 46 in the Pender County Register of Deeds. The submission is an extension to the Master Development Plan area which will be considered Phase II. 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: 16

Acreage: ± 11.01

TIA: Project review may be necessary following additional acreage added to the Master Development Plan area

3pm Case # 10151R: B&M Holdings LLC, Expanded Dry Dock Storage

Jeb Bradshaw, applicant, on behalf of B&M Holdings, LLC, owner, have Board of Commissioners approval of a modification of Special Use Permit for the expansion of an existing marina with the expansion of dry dock storage facilities. The applicant is requesting review of a Major Site Development Plan which consists of expanded dry dock storage facilities in Topsail Township and further identified by Pender County PIN: 3280-26-2979-0000.

Documents showing the major site development plan are available for viewing on the Pender County website.

Site Plan Data:

Zoning District: RP, Residential Performance Zoning District
Water Service: Pender County Utilities, available; Private Well used
Septic: On-Site Septic
Road Designation: Public
Units/Lots: N/A
Acreage: ± 5.7