

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Technical Review Committee Agenda

July 14, 2015

Pender County's Technical Review Committee meeting will be held on Tuesday July 14, 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 10368R: C-Pit Mine

Dallas Harris, applicant and owner, has requested a Major Site Development Plan review for an expansion of a sand mining operation (NAICS 2123 Nonmetallic Mineral Mining and Quarrying). This property is located on the located directly west of Shaw Highway (SR 1520), Holly Township, and may be identified by Pender County PIN 3258-51-1378-0000.

The project consists of mining approximately ± 5.57 additional acres with no structure being constructed at this time. The project was granted a revision to the original Special Use Permit on May 26, 2015 by the Pender County Board of Commissioners.

Site Plan Data:

Zoning District: RA, Rural Agricultural zoning district

Water Service: Private Well

Sewer Service: NA

Road Designation: Public

Acreage: 55.99 acres

TIA: N/A

2:30pm Case 10957 The Knolls at Turkey Creek Master Development Plan and Preliminary Plat

Stroud Engineering, applicant, on behalf of Tioga LLC, owner, is requesting the approval of a Master Development Plan revision and Preliminary Plat Phase III approval for the major subdivision known as The Knolls at Turkey Creek. The request consists of developing ± 127 single family residential lots on approximately ± 72.8 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 and Phase II 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 PINs 3223-34-8834-0000 and 3223-35-4303-0000.

The applicant requesting review of Master Development Plan revision and Preliminary Plat for Phase III. Phase I was previously approved and recorded on MB 56 PG 46 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: 127

Acreage: ± 72.8

TIA: May be Applicable