

# Pender County Planning and Community Development

## Planning Division

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### Technical Review Committee Agenda

June 9, 2015

Pender County's Technical Review Committee meeting will be held on Tuesday June 9, 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 10198 R Major Site Plan Mine**

Dean Lanier, 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 at 9565 Old River Road (SR 1411), Burgaw, NC, and may be further identified as Pender County PIN 3246-58-4158-0000.

The project consists of mining approximately  $\pm 24.849$  additional acres with no structure being constructed at this time. The project was granted a revision to the original Special Use Permit on January 20, 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: 113.83 acres  
TIA: N/A

#### **2:30pm Case 11105 Villages at Olde Point Preliminary Plat**

The Villages at Olde Point, applicant, on behalf Mungo Homes of NC INC., owner, is requesting the approval of a Preliminary Plat for a mixed-use development proposal. The request consists of developing ninety-six (96) single family residential lots as well as,  $\pm 0.34$  acres of commercial mixed-use on  $\pm 45.67$  acres on two (2) parcels. The proposed project is located on the north side of Country Club Drive (SR 1565) approximately one (1) mile from the intersection of US Highway 17 and Country Club Drive; north of Captain Beam Boulevard and west of Emerald Ridge Drive in Hampstead. The property is zoned PD, Planned Development Zoning District and may be identified by Pender County PIN(s) 4203-14-3306-0000; 4203-05-8711-0000. The applicant is requesting review of Preliminary Plat containing Phase I and Phase II.

#### *Site Plan Data:*

Zoning District: PD, Planned Development zoning district  
Water Service: Pender County Utilities  
Sewer Service: Pluris Hampstead LLC.

Road Designation: Public  
Units/Lots: 96  
Acreage: ± 45.67  
TIA: N/A

**3:00pm Case 11035 Wyndwater Master Development Plan Revision**

Signature Top Sail NC LP, applicant and owners, are requesting the approval of a Master Development Plan Revision for the for a mixed-use development proposal known as Wyndwater. The original Master Development Plan was approved November 12, 2013 to include one hundred eighty-five (185) 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 has Preliminary Plat approval for Phase II (56 lots). The request consists of incorporating additional land for Phase III (69 lots and 40 duplex units) and Phase IV (41 lots) as well as adding lots to the previously approved Phase II. As previously approved ± 1.34 acres are reserved for non-residential development. 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.

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: 192 with future development  
Acreage: ± 150.78  
TIA: Will require TIA revision