

# Pender County Planning and Community Development

## Planning Division

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### Technical Review Committee Agenda

November 10, 2015

Pender County's Technical Review Committee meeting will be held on Tuesday November 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 000068-2015: Bearford Solar I**

Bearford Farm, LLC, applicant and owner, is requesting approval of a Special Use Permit for the construction and operation of a solar farm (NAICS 221119). The property is zoned RA, Rural Agricultural zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; other electric power generation (NAICS 221119) is permitted via Special Use Permit. There is one (1) tract associated with this request and is located at 478 Old Savannah Road (SR 1347). The subject property may be further identified by Pender County PIN 3321-14-2767-0000. The applicant is requesting Major Site Plan approval for a commercial project including the construction of a ±32.81 acre solar farm located on US HWY 117, near the intersection of US HWY 117 and Interstate 40.

#### *Site Plan Data:*

Zoning District: RA, Rural Agricultural zoning district

Water Service: NA

Sewer Service: NA

Road Designation: Public

Units/Lots: 1

Acreage: ± 32.81 (Total Tract 598.07)

TIA: Not required based on trip calculations

#### **2:30pm Case 000070-2015: Empire Distributors**

CMT Inc., applicant, on behalf of Pender County, owner is requesting Major Site Plan approval for a wine and distilled alcoholic beverage merchant wholesaler facility (NAICS 424820). The Major Site Plan submittal includes the construction of a ±168,567 square feet warehouse and distribution center within Pender County Commerce Park. The proposed development is located on the east side of Corporate Drive (private), approximately 100 feet south of the intersection of Corporate Drive (private) and US HWY 421. The property is zoned GI, General Industrial zoning district and may be further identified by Pender County PIN 2291-76-5826-0000. The applicant is requesting approval for a the construction of a ±168,567 square feet warehouse and distribution center within Pender County Commerce Park, located on the east side of Corporate Drive (private), approximately 100 feet south of the intersection of Corporate Drive (private) and US HWY 421.

#### *Site Plan Data:*

Zoning District: GI, General Industrial zoning district

Water Service: PCU

Sewer Service: PCU

Road Designation: Private

Units/Lots: 1

Acreage: ± 15.7

TIA: NA