

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

October 13, 2015

Pender County's Technical Review Committee meeting will be held on Tuesday October 13, 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 000023-2015: Dollar General Master Development Plan/Phase I

Joseph K. Bland, applicant, on behalf of PH Lanco, Inc., owner is requesting Master Development Plan approval for a mixed-use commercial development. The Master Development Plan submittal includes the Phase I construction of a 9,100 square foot retail store. The proposed development is located on the northeast corner of US HWY 17 and Pinnacle Parkway (private) in Hampstead, NC. The property is zoned PD, Planned Development zoning district and may be further identified by Pender County PIN 4204-65-8579-0000.

The applicant is requesting Master Development Plan and Phase I approval for a mixed-use commercial project including the construction of a 9,100 square foot retail store located on the northeast corner of US HWY 17 and Pinnacle Parkway (private).

Site Plan Data:

Zoning District: PD, Planned Development zoning district

Water Service: Pender County Utilities

Sewer Service: Pluris Hampstead LLC.

Road Designation: Public/private

Units/Lots: 1

Acreage: ± 4.73

TIA: Not required based on trip calculations

2:30pm Case 000008-2015: Complex Road Storage Facility

RSC Engineering, PLLC, applicant, on behalf of Joseph Wood, owner is requesting Master Development Plan approval for a warehousing and storage facility (NAICS 493). The Master Development Plan submittal includes the construction of a 40' x 80' warehousing and storage building for private use. The proposed development is located on the east side of Complex Road (private), approximately 1,000 feet south of the intersection of Complex Road (private) and Carver Drive (SR 1437). The property is zoned GI, General Industrial zoning district and may be further identified by Pender County PIN 3223-84-2791-0000.

The applicant is requesting approval for a the construction of a 40' x 80' warehousing and storage building for private use east side of Complex Road (private), approximately 1,000 feet south of the intersection of Complex Road (private) and Carver Drive (SR 1437).

Site Plan Data:

Zoning District: GI, General Industrial zoning district

Water Service: Private well

Sewer Service: Private septic

Road Designation: Private

Units/Lots: 1

Acreage: ± 5.02

TIA: Not required based on trip calculations

3pm Case 000013-2015: Shaw HWY Subdivision

RSC Engineering, PLLC, applicant, on behalf of Jeat Property LLC, owner, is requesting the approval of a Master Development Plan and Preliminary Plat Phase I approval for the major subdivision currently known as Shaw HWY Subdivision. The request consists of developing ±21 single family residential lots on approximately ±22.18 acres. The proposed development is located west of Shaw HWY (SR 1520), north of NC HWY 210, and west of the previously approved Camber Woods Minor Subdivision. The subject property is zoned RP, Residential Performance zoning district and may be further identified by Pender County PIN 3256-13-4666-0000. The applicant requesting review of Master Development Plan and Preliminary Plat for Phase I.

Site Plan Data:

Zoning District: RP, Residential Performance zoning district

Water Service: On-Site Septic Well

Sewer Service: On-Site Septic

Road Designation: Public

Units/Lots: 21

Acreage: ± 22.18

TIA: NA, however may be required with future phases

3:30pm Case 000026-2015: Wyndwater Phase II Preliminary Plat Revision

Signature Top Sail NC LP, applicant and owners, are requesting the approval of a Preliminary Plat revision for a mixed-use development proposal known as Wyndwater. The request consists of developing twenty seven (27) single family residential lots on approximately ±28.35 acres. 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 revision for Phase II. 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.

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/Private

Units/Lots:27 Acreage: ± 28.35

TIA: Required, and approved scoping document has been submitted

4pm Case 000029-2015: Blake Farm Single Family Phase I

Pender Farm Development, LLC, and Pender Farm Commercial, LLC, applicants, on behalf of Pender 1164, LLC, owner, have Planning Board approval of a 5 phase Master Development Plan known as Blake Farm, consisting of 2,998 residential units and 250,000 sq. ft. of non-residential space. The request consists of developing 278 single family residential lots on approximately ±154.25 acres.

The applicant requesting review of Phase I (SF-1) further identified by Pender County PINs: 3271-04-4167-0000; 3271-25-1909-0000; 3262-72-5914-0000; 3262-54-5164-0000. 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 Hampstead

Road Designation: Public

Units/Lots: 278

Acreage: ±154.25

TIA: Completed