

Pender County Planning and Community Development

Planning Division

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Technical Review Committee Agenda September 8, 2015

Pender County's Technical Review Committee meeting will be held on Tuesday September 8, 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 10194R: Akerley Major Site Plan

JDS Consulting, applicant, on behalf of David and Felicia Akerley, owners, is requesting major site development approval for the construction and operation of an electrical engineering service office (NAICS 541330). The proposed project is located at 20764 US HWY 17 in Hampstead and may be further identified by Pender County PIN: 4215-10-3026-0000.

The request consists of the construction of a 4,214 square foot office building with associated parking and landscaping. The site is currently vacant and proposes a new entrance off of US HWY 17. 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: Private well
Sewer Service: On-Site Septic
Road Designation: Public
Units/Lots: 1
Acreage: ± 8.9

2:30pm Case 11458 : Grey Bull Conditional Rezoning

Grey Bull Inc., on behalf of Linda Taylor, owner, is requesting a conditional rezoning of the subject property from RP, Residential Performance zoning district to RM, Residential Mixed conditional zoning district. Proposed uses on the subject properties include; single family detached homes, cell tower and associated uses for neighborhood amenities on the parcel. The submitted site plan includes one hundred six (106) single family residential homes with 6,800 sq. ft. lots and the existing cell tower nearest to US Highway 17. The proposed project is located off US Highway 17 in Hampstead, with access on Forest Sound Road (private) and Second Street (SR 1616) and may be further identified by Pender County PIN: 3292-27-2690-0000.

This request will be heard by the Planning Board for recommendation, Board of County Commissioners for approval and potential site conditions. The Technical Review Committee will be hearing this case following the Board approvals for further discussion on site specific conditions. Documents for viewing this case are available on the Pender County TRC website.

Site Plan Data:

Zoning District: from RP, Residential Performance zoning district to Residential Mixed, Conditional zoning district

Water Service: Pender County Utilities

Sewer Service: Old North State Water Company (utility service to Majestic Oaks)

Road Designation: Public

Units/Lots: 106 single family residential (6,800 sq. ft. lots proposed)

Acreage: 120.87 acres

TIA: Likely require TIA, item is outstanding at this time