

**Pender County  
Planning and Community Development**



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**Technical Review Committee Agenda**

April 5, 2016

Pender County's Technical Review Committee meeting will be held on Tuesday April 5, 2016 at 2pm in Board of County Commissioners Conference Room, in the Pender County Government Administration Building at 805 S. Walker Street, in Burgaw to review the cases below. Documents for reviewing these cases are available on the Pender County TRC website.

**2PM Case 207-2016: Major Site Plan** Four Points Recycling

Carroll Raynor, applicant on behalf of Stacy Hollis Family Ltd. Ptnrp., owner, is requesting major site plan approval for a vegetative debris recycling facility (NAICS 562219) known as Four Points Recycling. The proposed project is located on the east side of US HWY 17 North, along the Pender County and Onslow County border. The property is zoned GB, General Business zoning district and may be identified by Pender County PIN 4226-97-4215-0000.

The applicant is requesting review of a site development plan for the operation of a recycling center consisting of vegetative debris piles. The site also includes an interior driveway and access through a private access easement that connects to US HWY 17.

Zoning District: GB, General Business zoning district  
Water Service: NA  
Sewer Service: NA  
Road Designation: Public (via private access easement)  
Acreage: ± 2.39  
TIA: Not Required

**2:20PM Case 176-2016: Major Site Plan** Pender High School Field House and Entrance

Ken Fuller, applicant on behalf of Pender County Schools, owner, is requesting major site plan approval for the addition of a new field house and student entrance at Pender High School. The proposed project is located at 5380 NC HWY 53 West, Burgaw, NC. The property is zoned O&I, Office and Institutional zoning district and may be identified by Pender County PIN 2299-71-6231-0000.

The applicant is requesting review of a site development plan for the addition of a 5,433 square foot field house/concession building located near the athletic facilities and a new entrance and roadway, including the addition of 23 new parking spaces.

Zoning District: O&I, Office and Institutional zoning district  
Water Service: Private  
Sewer Service: On-Site Septic

Road Designation: Public  
Acreage: ± 72.8  
TIA: Not Required

**2:40PM Case 177-2016: Major Site Plan Cape Fear Elementary & Middle Addition**

Ken Fuller, applicant on behalf of Pender County Schools, owner, is requesting major site development plan approval for an addition to Cape Fear Elementary and Middle School. The proposed project is located at 1882 NC HWY 133, Rocky Point, NC. The property is zoned O&I, Office and Institutional zoning district and may be identified by Pender County PIN 3224-61-9332-0000.

The applicant is requesting review of a site development plan for the addition of two classroom buildings (totaling 27,455 square feet) attached to the existing structure with a newly proposed fire lane around the south end of the property.

Zoning District: O&I, Office and Institutional zoning district  
Water Service: PCU  
Sewer Service: PCU  
Road Designation: Public  
Acreage: ± 114.7  
TIA: Not Required.

**3PM Case 178-2016: Major Site Plan West Pender Middle School Building Addition**

Ken Fuller, applicant on behalf of Pender County Schools, owner, is requesting major site plan approval for an addition to Cape Fear Elementary and Middle School. The proposed project is located at 10750 NC HWY 53, Burgaw, NC. The property is zoned O&I, Office and Institutional zoning district and may be identified by Pender County PIN 2278-04-2504-0000.

The applicant is requesting review of a site development plan for the addition of one classroom building (totaling 6,818 square feet) and the removal of two existing modular classrooms.

Zoning District: O&I, Office and Institutional zoning district  
Water Service: Private well  
Sewer Service: On-site septic  
Road Designation: Public  
Units/Lots: NA  
Acreage: ± 38.42  
TIA: Not required.

**3:20PM Case 193-2016: Major Subdivision Preliminary Plat: The Point**

James and Ellen Cornette, applicants and owners, are requesting Preliminary Plat approval for the major residential subdivision known as The Point. The proposed project is located to the north of low density single family residential homes located on Williams Store Road (SR 1568) and southwest of the Old Point Golf Course. The property is zoned RP, Residential Performance zoning district and may be further identified by Pender County PIN: 3293-61-3723-0000.

Zoning District: RP, Residential Performance zoning district  
Water Service: PCU

Sewer Service: On-site Septic  
Road Designation: Private  
Units/Lots: 16  
Acreage: ±8.6  
TIA: Not required.

**3:40 PM Major Subdivision Preliminary Plat: Willows Bay**

Doug Golightly, applicant on behalf of Penland, Inc. owners, is requesting the Preliminary Plat for Phase IV of the major subdivision known as Willows Bay. The proposed project is located on the south of Turkey Creek Road (Private), south east of Gobbler Court (Private) South of NC HWY 133 (SR 133) and north west of previously and northwest of the approved The Knolls At Turkey Creek Master Development Plan Phase I and Phase II. The property is zoned RP, Residential Performance zoning district and may be identified by Pender County PIN 3223-15-4980-0000.

The applicant is requesting review of Master Development Plan revision and Preliminary Plat for Phase IV. Section I was previously approved and recorded on MB 31 PG 137, Section II was previously approved and recorded on MB 32 PG 134, Section III was previously approved and recorded on MB 34 PG 147, and Section IV Phase I was previously approved and recorded on MB 105 PG 641 in the Pender County Register of Deeds.

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: 25  
Acreage: ± 62.48  
TIA: Trip Generation outstanding at time of submittal

**4PM Case 205-2016: Major Subdivision Preliminary Plat Revision: Wyndwater Phase III**

Signature Top Sail NC LP, applicant and owners, are requesting the approval of a Preliminary Plat revision for Phase III of the mixed-use development proposal known as Wyndwater. The Master Development Plan revision was conditionally approved March 1, 2015 to include 500 units with future development. At current the development has recorded Phase I (42 lots), Phase IIA (56 lots) and Phase IIB (27 lots). The request consists of Phase III revision from the approved 69 single family and 40 attached duplex lots to 128 single family detached lots only. Additionally, there is ± 4.08 acres added to the Phase III area.

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 III. Phase I was previously approved and recorded on MB 57 PG 14, Phase IIA was previously recorded on MB 57 PG 145-146, and Phase IIB was previously recorded on MB 58 PG 127 at the Pender County Register of Deeds.

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: Revision from 60 single family and 40 attached duplex lots to 128 single family detached lots.

Acreage: ± 43.43

TIA: Approved

**4:20PM Case 206-2016: Major Subdivision Preliminary Plat: Wyndwater Phase IV**

Signature Top Sail NC LP, applicant and owners, are requesting the approval of a Preliminary Plat for the for a mixed-use development proposal known as Wyndwater. The Master Development Plan revision was conditionally approved March 1, 2015 to include 500 units with future development and commercial development to be determined at a later date. At current the development has recorded Phase I (42 lots), Phase IIA (56 lots), Phase IIB (27 lots) and proposed Phase III revision (128 lots). The request consists of Phase IV revision (54 lots). The proposed development utilizes the former Capstone and Kalmar property and is located to the north of Doral Drive (SR 1693), west of Sloop Point Loop Road (SR 1563), east of the approved Cardinal Pointe Master Development Plan, east of US Highway 17 and west of Friendly Lane in Hampstead. The subject property may be further identified by PINs 4214-50-8387-0000 and 4214-22-7567-0000. The property is zoned PD, Planned Development zoning district.

The applicant requesting review of Preliminary Plat for Phase IV. Phase I was previously approved and recorded on MB 57 PG 14, phase IIA was previously recorded on MB 57 PG 145-146, phase IIB was previously recorded on MB 58 PG127 in the Pender County Register of Deeds and the proposed Phase III revision is currently under review.

Zoning District: PD, Planned Development zoning district

Water Service: PCU

Sewer Service: Pluris Hampstead LLC. and on-site septic

Road Designation: Public

Units/Lots: 54

Acreage: ± 150.78

TIA: Approved