

**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](http://www.pendercountync.gov)

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**Technical Review Committee Agenda**

August 2, 2016

Pender County's Technical Review Committee meeting will be held on Tuesday August 2, 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.

**1. 2 PM Case 304-2016 Maple Hill Scotchman**

William Barlow, applicant, on behalf of Roxann Cowan Machac, owner, is requesting approval of a Major Site Development Plan for one (1) tract totaling approximately 0.92 acres for the construction of a gasoline station with a convenience store and fast food restaurant (NAICS 447). The project proposal consists of a 3,633 sq. ft. convenience store to replace the existing building with an associated gas station canopy. The subject property is located on the southeast corner of NC HWY 53 and NC HWY 50 with direct access off both public roads. The subject property may be further identified by Pender County PIN 3383-78-3254-0000.

*Site Plan Data:*

Zoning District: GB, General Business  
Water Service: Public  
Wastewater: Private  
Road Designation: Public  
Acreage: 0.92 acres  
TIA: Not Required

**2. 2:15 PM Case 310-2016 Hampstead Self Storage**

Hampstead Self Storage, LLC., applicant and owner, is requesting approval of a Major Site Development Plan for one (1) tract totaling approximately 6.26 acres for the construction of a self-storage facility (NAICS 447). The project proposal consists of two phases with a total nine (9) storage buildings. The subject property is located on the east side of US HWY 17 with a direct access shown through a proposed driveway. The subject property may be further identified by Pender County PIN 3293-64-6545-0000.

Phase I consists of four (4) structures with associated stormwater pond, drainage facilities, and parking. Phase II consists of five (5) additional structures.

*Site Plan Data:*

Zoning District: GB, General Business  
Water Service: Public  
Wastewater: Private  
Road Designation: Public

Acreage: 6.26 acres  
TIA: Not Required

### **3. 2:30 PM Case 332-2016 Shelter Creek Lime and Stone**

Shelter Creek Capitol, LLC., applicant and owner, is requesting approval of a Major Site Development Plan for one (1) tract totaling approximately 287 acres for the construction of a 10,000 sq. ft. structure located at lime and stone quarry and production plant (NAICS 2123). The project proposal consists of constructing one 10,000 sq. ft. storage building. The subject property is located 12421 NC HWY 53 E, Holly Township, NC and is accessed via an existing driveway. The subject property may be further identified by Pender County PIN 3372-73-3224-0000.

Permits associated with this project based on staff records:

- Special Use Permit 05-08-15-13R, SUP 10018, SUP 10019
- NC DWQ 401 Permit No. 3849
- NC DWQ SWP Permit No. 020679
- USACE Permit No. 2008-01720
- NC DAQ Permit No. 09551R00
- DCM Permit No. CD11-010
- NC DLR Permit No. 71-45
- FEMA LOMR-F Case No. 13-04-8218A

#### *Site Plan Data:*

Zoning District: GI, General Industrial

Water Service: Public

Wastewater: Private

Road Designation: Public

Acreage: 287 acres

TIA: Not Required

### **4. 2:45 PM Case 334-2016 Wyndwater**

Signature Top Sail NC LP, applicant, Capstone Ventures LLC, Lewis Ruth Caroline Kalmar et al, Morris Jeffery L et al, and Signature Top Sail NC LP owners, are requesting the approval of a Master Development Plan Revision for the for a mixed-use development proposal known as Wyndwater. The latest revision of the Master Development Plan was approved March 1, 2016 for the incorporation of additional land as well as adding two hundred eighty-six (286) lots to total five hundred (500) lots.

At current the development has recorded Phase I (40 lots), Phase II A (38 lots), Phase II B (27 lots) and Phase III (118 lots) with Preliminary Plat approval only. The request consists of incorporating additional land as well as adding Twenty-nine (29) lots to total five hundred twenty-nine (529) lots.

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 Cardinal Acres and east of US Highway 17 in Hampstead. The subject property may be further identified by PINs 4214-04-9162-0000, 4214-12-3906-0000, 4214-04-6027-0000, 4214-22-7567-0000, and 4214-50-8387-0000. The property is zoned PD, Planned Development zoning district.

**Site Plan Data:**

Zoning District: PD, Planned Development zoning district

Water Service: Pender County Utilities

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

Road Designation: Public and Private

Units/Lots: 529

Acreage: ± 237.15

TIA: Approved TIA

Updated Traffic Counts 380-AM and 506-PM