

**Pender County
Planning and Community Development**



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Technical Review Committee Agenda
February 2, 2016

Pender County's Technical Review Committee meeting will be held on Tuesday February 2, 2016 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 case:

2PM Case 11035 Wyndwater Master Development Plan Revision

Signature Top Sail NC LP, applicant and 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 July 7th, 2015 for three hundred fifty (350) units with future development and ± 4.50 acres are reserved for non-residential development.

At current the development has recorded Phase I (40 lots) and Phase II A (38 lots). Preliminary Plat approval has been issued for Phase II B (27 lots) and Phase III (109 lots). The request consists of incorporating additional land as well as adding two hundred eighty-six (286) lots to total five hundred (500) 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 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.

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: 500
Acreage: ± 204.07 Acres
TIA: Under Review