

**Pender County
Planning and Community Development**



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Technical Review Committee Agenda

July 6, 2016

Pender County's Technical Review Committee meeting will be held on **Wednesday July 6, 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. 2PM Case 299-2016/300-2016: Major Subdivision Preliminary Plat Wanet Landing

Southeast Custom Homes, Inc., applicant and owner, is requesting Master Development Plan and Preliminary Plat approval for Major Subdivision. The project proposal consists of forty-six (46) single family lots. The subject properties are located on the south side of NC HWY 210 between Clarks Landing Loop Road (SR 1427) and Apple Blossom Drive (private). The subject properties may be further identified by Pender County PIN: 3214-16-3938-0000.

Site Plan Data:

Zoning District: RP, Residential Performance
Water Service: Well
Road Designation: Public
Wastewater Service: Septic
Acreage: ± 39.48 acres
TIA: Trip Gen 42 AM 52 PM Total Daily trips 509

2. 2:30PM Case 305-2016: Conditional Zoning Map Amendment Sparrows Bend

DRC Hampstead, LLC., applicant, on behalf of Jesse F. Lea SR et al, owner, is requesting approval of a Conditional Zoning Map Amendment for one (1) tract totaling approximately 78.39 acres from RP, Residential Performance zoning district to RM- CD 2, Residential Mixed Conditional zoning district. The request is to allow only the following NAICS uses: Single Family Detached Homes (NAICS 236117) and Apartments (NAICS 236116) in a proposed residential subdivision to be called Sparrows Bend. The project proposal consists of 264 apartment units and 135 single family homes with associated neighborhood amenities. The subject property is located on the north side of US HWY 17 behind the Bailey Shops and may also be accessed off of the east side of Hoover Road (SR 1569). The subject property may be further identified by Pender County PIN 3293-01-5693-0000.

Site Plan Data:

Zoning District: Residential Performance (Currently), Residential Mixed Conditional District (Proposed)
Water Service: PCU
Road Designation: US Highway 17 (highway), Arrow Wood Road (private), Hoover Road (secondary)
Wastewater Service: Sewer, not described in detail in application.
Acreage: 78.39 acres
TIA: Scoped