

**Pender County  
Planning and Community Development**



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**Technical Review Committee Agenda**  
June 7, 2016

Pender County's Technical Review Committee meeting will be held on Tuesday June 7, 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. Case 275/276-2016: Master Development Plan /Major Site Plan Arbor Landing: Ridge Care**

Arbor Landing at Hampstead, LLC., applicant and owner, is requesting Master Development Plan and Major Site Plan approval for an assisted living facility (NAICS 623) known as Ridge Care. The project proposal consists of a ±96,000 square foot facility with 120 beds and includes associated parking, landscaping, stormwater facilities, and access. The subject properties are located on the west side of US HWY 17 between Washington Acres Road (SR 1582) and Hughes Road (SR 1618). The subject properties may be further identified by Pender County PIN 3282-64-3581-0000 and 3282-64-1266-0000.

*Site Plan Data:*

Zoning District: GB, General Business  
Water Service: Pender County Utilities  
Road Designation: Public  
Sewer Service: Pluris Hampstead  
Acreage: 7.03  
TIA: AM Peak 20, PM Peak 35

**2. Case 278-2016: Major Site Plan Penderlea School**

CLH Design, PA, applicant, on behalf of Pender County Schools, owner, is requesting Major Site Plan approval for the construction of a primary school (NAICS 61110) at the site of the current Penderlea School. The project proposal consists of a ±63,000 square foot facility with 29 classrooms and includes associated parking, landscaping, stormwater facilities, and access. The subject property is located at the intersection of Penderlea HWY (SR 1332), Raccoon Road (SR 1328) and Garden Road (SR 1328). The subject property may be further identified by Pender County PIN 2383-61-4175-0000.

*Site Plan Data:*

Zoning District: OI, Office & Institutional  
Water Service: Pender County Utilities  
Road Designation: Public  
Sewer Service: Private  
Acreage: 28.11  
TIA: Completed 4/29/16

**3. Case 279-2016 Master Development Plan/Preliminary Plat Hampstead Commons**

K Sade Ventures LLC, applicant, on behalf of Jeffery Beaudoin, Owner, is requesting Master Development Plan and Preliminary Plat approval for a Master Development Plan known as Hampstead Commons. The project consists of 72 residential units and commercial development area to contain the existing Community Aquatic Lifestyle Center

Master Development Plan which was previously approved September 1, 2009 (Case # PR-42-2016). The subject properties can be further identified by Pender County PIN: 4203-36-1126-0000. The property is zoned PD, Planned Development zoning district.

*Site Plan Data:*

Zoning District: PD, Planned Development  
Water Service: Pender County Utilities  
Sewer Service: Pluris Hampstead  
Road Designation: Public and Private  
Units/Lots: 72  
Acreage: 28.55  
TIA: Trip Generation Calculations 60 AM, 80 PM, and 769 total

**4. Case 280 -2016: Preliminary Plat Blake Farm IB**

Pender 1164, LLC, and owner, is conditionally approved for a five phased Master Development Plan known as Blake Farm. The project consists of 2,998 residential units and 250,000 sq. ft. of non-residential areas. The subject property can be further identified by Pender County PIN: 3271-16-5288-0000. The applicant requesting review of SF-1 Section 1B which is now further broken into phases and Phase 1B includes lots 59, 81-84, 89-113. The property is zoned PD, Planned Development zoning district.

*Site Plan Data:*

Zoning District: PD, Planned Development  
Water Service: Pender County Utilities  
Sewer Service: Pluris Hampstead  
Road Designation: Public and Private  
Units/Lots: 30  
Acreage: 17.48  
TIA: Completed on 4/15/2016

**5. Case 270-2016: Master Development Plan Pender Land Greenway Park**

Stroud Engineering, PA, LLC, applicant, on behalf of Pender Land Holdings, Inc, Owner, is requesting Master Development Plan approval for a phased Master Development Plan known as Pender Land Greenway Park. The project consists of 121 residential units and future development area to contain both multi-family and commercial. The subject properties can be further identified by Pender County PINs: 4204-52-2665-0000, 4204-41-7997-0000, 4204-51-3743-0000, and 4204-61-5445-0000. The applicant is requesting review of the Master Development Plan which is now further broken into phases. Phase 1A, Phase 1B, future development, and a greenway to be dedicated to Pender County. The property is zoned PD, Planned Development zoning district.

*Site Plan Data:*

Zoning District: PD, Planned Development  
Water Service: Pender County Utilities  
Sewer Service: Pluris Hampstead  
Road Designation: Public and Private  
Units/Lots: 121  
Acreage: 132.05  
TIA: