

**Pender County
Planning and Community Development**



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Technical Review Committee Agenda

May 3, 2016

Pender County's Technical Review Committee meeting will be held on Tuesday May 3, 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 219-2016: Major Site Plan Eagles Watch Amenities

Constructive Building Solutions, applicant on behalf of Eagles Watch HOA, owner, is requesting major site plan approval for an amenities site for the Eagles Watch subdivision. The proposed project is located at 460 Iris Way (private), adjacent to a previously constructed amenities building. The property is zoned PD, Planned Development zoning district and may be identified by Pender County PIN: 3292-78-9108-0000.

The applicant is requesting review of a site development plan for the construction of a pool and deck area in an existing subdivision, directly adjacent to an existing amenities building.

Zoning District: PD, Planned Development zoning district
Water Service: PCU
Wastewater: Off-site septic
Road Designation: Private
Acreage: ± 6.71
TIA: Not Required

2:15PM Case 222-2016: Master Development Plan and Preliminary Plat Harrison Cove Subdivision

HA II, Inc. on behalf of Corbett Industries, Inc., owner, is requesting the approval of a Master Development Plan and Preliminary Plat for the residential subdivision known as Harrison Cove. The proposed project is located between Harrison Creek Road (SR 1573) and NC HWY 210 in the Topsail Township. The properties are zoned RP, Residential Performance zoning district and may be further identified by Pender County PINs: 3273-10-0849-0000 and 3273-33-1459-0000.

Zoning District: RP, Residential Performance zoning district
Water Service: PCU
Waste Water: On Site Septic
Road Designation: Public and Private
Acreage: ± 112.7
TIA: Trip Generation Submitted (944 VPD, 72 AM Peak, 97PM Peak)