

**Pender County  
Planning and Community Development**



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**Technical Review Committee Agenda**  
November 1, 2016

Pender County's Technical Review Committee meeting will be held on Tuesday November 1, 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 404-2016 Conditional Rezoning Headwaters Town Center**

Paramounte Engineering, applicant, on behalf of Headwaters Properties, LLC., Raymond Hughes and Lanwillo Development Company, owners, is requesting approval of a conditional rezoning from PD, Planned Development zoning district and RP, Residential Performance zoning district to PD-CD1, Planned Development Conditional zoning district 1. Specifically, the approximately 41.38 project area is requested to contain; a mix of commercial uses including; grocery (NAICS 45510) and retail with five (5) outparcels for future commercial development in Phase I and Phase I to include multi-family housing. Phase II will include eighty-five (85) units total. There are six (6) tracts associated with this request totaling  $\pm$  41.38 acres. The subject properties are located along the east side of US HWY 17, to the north of Hughes Road (SR 1618) and to the south of Deerfield Drive (SR 1673) in the Topsail Township and may be identified by Pender County PINs: 3282-74-3515-0000, 3282-74-6231-0000, 3282-73-8614-0000, 3283-83-0888-0000, 3282-74-8862-0000 and 3282-74-1001-0000.

*Site Plan Data:*

Zoning District: PD, Planned Development and RP, Residential Performance request is for PD-CD1, Planned Development conditional zoning district 1.  
Water Service: Pender County Utilities  
Wastewater: Pluris LLC  
Road Designation: Public  
Acreage: 41.38  
TIA: Under Review

**2. 3PM Case 405-2016 Phase I of Headwaters Town Center**

Paramounte Engineering, applicant, on behalf of Headwaters Properties, LLC., Raymond Hughes and Lanwillo Development Company, owners, is requesting approval of a Major Site Plan. Specifically, the approximately 15.46 project area is requested to contain; a mix of commercial uses including; grocery (NAICS 45510) and retail with five (5) outparcels for future commercial development. There are three (3) tracts associated with this request totaling  $\pm$  15.46 acres. The subject properties are located along the east side of US HWY 17, to the north of Hughes Road (SR 1618) and to the south of Deerfield Drive (SR 1673) in the Topsail Township and may be identified by Pender County PINs: 3282-74-3515-0000, 3282-74-6231-0000 and 3282-74-1001-0000.

*Site Plan Data:*

Zoning District: PD-CD1 (requested)  
Water Service: Pender County Utilities  
Wastewater: Pluris LLC  
Road Designation: Public  
Acreage: 15.46  
TIA: Under Review