

**Pender County
Planning and Community Development**



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Technical Review Committee Agenda
September 7, 2016

Pender County's Technical Review Committee meeting will be held on Wednesday September 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. 2 PM Case 316-2016 Dallas Harris Mine & Vegetative Recycling

Dallas Harris, applicant and owner, is requesting approval of a Major Site Development Plan for the construction and operation of a sand borrow pit mine conditioned with an additional minable area of \pm 11.3 acres (NAICS 2123) and vegetative recycling facility (NAICS 562219). There is one (1) tract associated with this request totaling \pm 78.16 acres. The subject property is located along the west side of Shaw Highway (SR 1520) in the Holly Township and may be identified by Pender County PIN: 3258-41-9186-0000.

No additional structures are proposed for the new development or expansion of the mine. A Special Use Permit was modified on August 15, 2016 for the approval of the expansion and the addition of the vegetative recycling.

Site Plan Data:

Zoning District: RA, Rural Agricultural
Water Service: NA
Wastewater: NA
Road Designation: Public
Acreage: 78.16 acres
TIA: Not Required

2. 2:15 PM Case 364-2016 Guiding Light Ministries

Angela Bannerman, applicant, on behalf of Guiding Light Ministries, owner, is requesting approval of a Major Site Development Plan for one (1) tract totaling approximately 5.29 acres for the construction of a church (NAICS 813110). The project proposal consists of a 9,000 sq. ft. structure with associated parking, landscaping, stormwater features, with additional 4,000 sq. ft. space reserved for a future addition. The subject property is located on the north side of US HWY 133, approximately 0.3 miles from the intersection of US HWY 133 and US HWY 117 with a direct access shown through a proposed driveway to US HWY 133. The subject property may be further identified by Pender County PIN 3233-25-4559-0000.

Site Plan Data:

Zoning District: RP, Residential Performance
Water Service: PCU

Wastewater: Private
Road Designation: Public
Acreage: 5.29 acres
TIA: Not Required

3. 2:30 PM Case 367-2016 Filmwerks Expansion

Rezoning Proposal: Rocky Point Holdings, LLC., applicant, on behalf of Jack Stocks and Rocky Point Holdings, LLC, owners, is requesting approval of a Conditional Zoning Map Amendment for two (2) tracts totaling approximately 18.11 acres from PD, Planned Development zoning district to IT-CD, Industrial Transitional conditional zoning district. The request is to allow the following NAICS use only: Warehousing NAICS 493110, in order to expand the existing development known as Filmwerks. The project proposal consists of adding 100,000 square feet of warehouse space and truck storage to the existing business.

Site Plan Data:

Zoning District: Planned Development
Proposed Zoning District: Industrial Transitional
Water Service: Public
Wastewater: Private
Road Designation: Public
Acreage: 18.11
TIA: Not Required