

**Pender County  
Planning and Community Development**



**Planning Division**  
805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425

Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

---

**Technical Review Committee Agenda**  
January 4, 2017

Pender County's Technical Review Committee meeting will be held on Wednesday January 4, 2017 at 9am in the 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.

**9AM Case 442-2016 Major Site Plan**

Andrew Furr, applicant, on behalf of Live Oak Development, owner, is requesting approval of a Major Site Development Plan for the construction of an office building with spaces for lease (NAICS 53). Specifically, the proposal includes the construction of a  $\pm 7000$  sq. ft. building with associated parking and landscaping. Access is through a parcel directly to the east through a recorded access easement. The subject property totals approximately  $\pm .91$  acres and is located along the west side of US HWY 17, currently addressed as 16615 US HWY 17, Hampstead, NC and may be further identified by Pender County PIN: 3293-54-8782-0000.

*Site Plan Data:*

Zoning District: GB, General Business zoning district  
Water Service: PCU  
Wastewater: Pluris (with option for septic)  
Road Designation: Public  
Acreage: .91  
TIA: N/A

**9:30 AM Case 446-2016: Major Subdivision Preliminary Plat Wyndwater Phase VII**

Signature Top Sail NC LP, applicant and owners, are requesting the approval of a Preliminary Plat for a mixed-use development proposal known as Wyndwater. The Master Development Plan revision was conditionally approved September 7, 2016 to include 529 units with future development and commercial development to be determined at a later date. At current the development has recorded Phase I (42 lots), Phase 1A (3 lots) Phase IIA (56 lots), Phase IIB (27 lots), and Phase IIIA revision (13 lots). The request consists of Phase VII revision (42 lots). The proposed Preliminary Plat is located to the north west of Doral Drive (SR 1693), west of Sloop Point Loop Road (SR 1563), south of the formally approved Cardinal Pointe Master Development Plan, and east of US Highway 17 in Hampstead. The current proposal for Phase VII is east of US Highway 17. The subject property may be further identified by PINs 4204-84-9111-0000. The property is zoned PD, Planned Development zoning district.

The applicant requesting review of Preliminary Plat for Phase VII. Phase I was previously recorded on MB 57 PG 14, Phase IA was previously recorded on MB 58 PG 72, phase IIA was previously recorded on MB 57 PG 145-146, Phase IIB was previously recorded on MB 58 PG127, and Phase IIIA was previously on MB 59 PG 116 in the Pender County Register of Deeds and the proposed Phase IIIB is currently under review.

*Site Plan Data:*

Zoning District: PD, Planned Development zoning district  
Water Service: PCU  
Sewer Service: Pluris Hampstead LLC

Road Designation: Public for some of the MDP area however Private for the proposed Phase  
Units/Lots: 42  
Acreage: MDP ± 221.42 & Phase VII 21.33  
TIA: Approved

**10 AM Case MDP 449-2016 and Preliminary Plat 451-2016: Major Subdivision Preliminary Plat Canter Crest**

Bill Clark Homes, applicant, and Haynes Labrenda Hurst et al owners, are requesting Preliminary Plat and Master Development Plan approval for the major residential subdivision known as Canter Crest. The proposed project is located to the north west of US HWY 17, southwest of St. Johns Church Road (SR 1592), and north of Averys Road (Private). The property is zoned RP, Residential Performance zoning district and may be further identified by Pender County PINs: 3293-43-3901-0000 and 3293-34-3442-0000.

*Site Plan Data:*

Zoning District: RP, Residential Performance zoning district  
Water Service: PCU  
Sewer Service: Pluris Hampstead LLC  
Road Designation: Public  
Units/Lots: 39  
Acreage: ±29.45  
TIA: Not required.

**10:30AM PM Case 448-2016 Conditional Zoning Map Amendment and 450-2016 Preliminary Plat Sparrows Bend**

DRC Hampstead LLC., applicant, and owner, is requesting Conditional Zoning Map Amendment Revision to the RM-CD2, Residential Mixed conditional zoning district 2 and Preliminary Plat for Phase I of the residential subdivision known as Sparrows Bend. The proposed project was previously approved, this amendment is the addition of single family lots, a change in road layout and other minor changes to the approved zoning district.

The proposed project 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 properties may be further identified by Pender County PINs: 3293-01-5693-0000 and 3293-02-1695.

*Site Plan Data:*

Zoning District: RM-CD2, Residential Mixed conditional zoning district 2  
Water Service: PCU  
Sewer Service: Pluris Hampstead LLC.  
Road Designation: Public and Private  
Units/Lots: 377 (228 Apartment Units and 149 Single Family Residential Units)  
Acreage: ±88.16 acres  
TIA: Under Review