

Pender County Solid Waste Transfer Station				
List of Adjacent Property Owners for Rezoning				
Description	Property Owner	PIN	Property Address	Mailing Address
Rezone Parcel	Pender County - Applicant	4203-17-8616-0000	248 Transfer Station Rd, Hampstead, NC 28443	PO Box 995, Burgaw, NC 28425
Adjacent #1	James Laine Cornette	4203-27-3881-0000	257 Transfer Station Rd	PO Box 1277, Hampstead, NC 28443- 2153
Adjacent #2	J L Morris Enterprises of Hampstead, Inc.	4203-28-0305-0000	229 Transfer Station Rd	PO Box 280, Hampstead, NC 28443
Adjacent #3	Andrews Properties et al	4203-18-1274-0000	17 Hwy	PO Box 721, Hampstead, NC 28443
Adjacent #4	Jamie Davis Jernigan et al	4203-17-3430-0000	395 Annandale Trace, Hampstead, NC 28443	395 Annandale Trace, Hampstead, NC 28443
Adjacent #5	Vijay R Randive	4203-16-6963-0000	465 Annandale Trace	6932 Market St, Suite J, Wilmington, NC 28411
Adjacent #6	Robert C Failing et al	4203-25-9409-0000	Off Country Club Rd	314 Windmere Rd, Wilmington, NC 28405
Adjacent #7	Jeffrey J Beaudoin et al	4203-36-1126-0000	1497 Country Club Dr	PO Box 538, Hampstead, NC 28443
Adjacent #8	Gena Michele Morgan	4203-36-5417-0000	1691 Country Club Dr	99 Scotch Bonnet Way, Hampstead, NC 28443



**PENDER SOLID WASTE**

P.O. Box 995  
605 E. Fremont Street  
Burgaw, NC 28425  
Phone - 910.259.1570  
Fax - 910.259.1579

October 31, 2014

Re: Pender Solid Waste Transfer Station  
248 Transfer Station Road  
Conditional Rezoning Request  
Public Input Meeting

Dear Adjoining Property Owner;

In accordance with the Conditional Rezoning submittal requirements we are required to conduct one informal public input meeting. This meeting will occur on Nov. 10, 2014 at the Pender County Hampstead Annex located at 15060 US Hwy 17. This meeting will be held in room 214 from 6 pm – 8 pm.

Pender Solid Waste is proposing to relocate the Hampstead Convenience Center located at 17619 US Hwy 17 to the existing Pender Solid Waste Transfer Station located at 248 Transfer Station Road. This relocation will combine similar uses, solid waste collection, in one location. In addition, this relocation will provide a safer access from a secondary road, Transfer Station Road, rather than from a major Highway, Hwy 17 as is the current condition. Lastly the proposed zoning would change the current property zoning, Planned Development (PD) zoning to Office Institutional (OI-Conditional) which is more compatible with the current and proposed uses. The scales, which are in current use off of Transfer Station Road, will also be relocated in conjunction with this project.

We look forward to receiving your input in advance of our complete Conditional Rezoning submittal which is scheduled for Nov. 21, 2014. You will also have opportunity to provide input at the formal public hearing which is scheduled for Jan. 6, 2015.

Sincerely,

Margaret Gray  
Project Manager



**Public Input Meeting**  
**Nov. 10, 2014**  
248 TRANSFER STATION ROAD

Introduced proposed site plan and discussed the following items:

- Project will be in two phases – scale relocation and then the convenience center (C-Center) relocation
- The scales will not be relocated until such time as Transfer Station Rd. is extended by the developer necessitating the scale relocation
- The proposed NCDOT bypass is not the major impetus for the C-Center relocation rather it is safety concerns
- Construction for the C-Center relocation will begin in approximately one year
- Proposed O&I – CD rezoning will not affect the adjacent PD zoning districts
- A formal public hearing will be held on Jan. 6, 2015 where they can also voice their concerns
- An 8’ shadow box fence is proposed as a visual buffer

Adjacent property owner concerns:

- Traffic, noise, and groundwater contamination
- Diminishment of property values
- Illegal dumping on adjacent properties
- Litter and debris along Transfer Station Road
- Feeding and establishment of feral cats

Applicants proposed remediation of adjacent property owner concerns:

- Continue to monitor existing groundwater wells
- Have property owners contact Waste Industries for removal of errant waste disposed on their property
- County will coordinate with Waste Industries to establish a schedule to litter-sweep Transfer Station Road
- County will prohibit C-Center employees from feeding feral cats
- County will evaluate the visibility from the SW corner (Jernigan property) into the C-Center site and increase the height of the 8’ shadow box fence as necessary to provide an opaque view from Mr. Jernigan’s back deck into the C-Center tract