

**TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:**

On September 8, 2014 the Pender County Technical Review Committee reviewed the Applicant's submittal; the responses below were collected.

**Cape Fear Council of Governments RPO**

*No Response.*

**Four County Electric Company**

*No Response.*

**NC DENR Division of Coastal Management**

*No Response.*

**NC DENR Division of Forestry**

*No Response.*

**NC DENR, Division of Energy, Mineral, and Land Resources - Land Quality Section**

*No Response.*

**NC DENR Division of Waste Management**

*No Response.*

**NC DENR Division of Water Quality**

*No Response*

**NC DOT Division of Highways**

*See Attachment*

**NC DOT Transportation Planning Branch**

*No Response.*

**NC Office of State Archaeology**

*See Attachment.*

**NC Wildlife Resources Commission**

*No Response.*

**Pender County Addressing Coordinator**

*The main thing we will need is a list of proposed road names. We suggest coming up with a preferred name as well as 2 alternates for each street. Just send those names to Jan Dawson at [jdawson@pendercountync.gov](mailto:jdawson@pendercountync.gov)*

**Pender County Building Inspections**

*No Response.*

**Pender County Emergency Management**

See Attachment for original TRC response. Applicant amended height request, Fire Marshal response: Approval of the height change from thirty-five (35) feet to forty (40) feet. This area is covered by Pender EMS & Fire. This area has a 105' aerial apparatus that responds to all structure related emergencies.

**Pender County Environmental Health**

*No Comments.*

**Pender County Fire Marshal**

*See Above.*

**Pender County Flood Plain Management**

A portion of the subject property located on northeast side of the subject property nearest to Corcus Ferry Road (private) is located within the "Approximate Zone AE" Special Flood Hazard Area, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 3720329200J, Panel Number 3292. The AE floodzone is an area subject to inundation by the 1% annual chance shallow flooding where average depths are 1-3 feet with identified Base Flood Elevations; the established BFE is ten (10) feet on this small portion of the property. Any development within the Special Flood Hazard Area would be required to comply with the Pender County Flood Damage Prevention Ordinance.

However, with the new FIRMs released this year, to serve as the best available data it appears that the amount of the parcel in the "Approximate Zone AE" was increased on Panel 3292 to a BFE of twelve (12) feet and the addition of some Shaded X zone. The Shaded X zone is a moderate risk area with 0.2% annual chance floodplain where the average flooding depths are less than one (1) foot.

All development in these areas will require re-examination at the time of development plan submittal in accordance with the best available flood data. At this time the applicant proposes that these areas be incorporated into open space and the rear of some single family residential lots.

**Pender County Parks and Recreation**

There is not a park recommended in the 2010 Pender County Comprehensive Parks and Recreation Master Plan in the Grey Bull Property's area. Since this subdivision will be marketed toward retirees or adults with older or grown children, my recommendation would be to install commercial outdoor fitness equipment for the residents to utilize while they are walking throughout the subdivision.

There are also "senior playgrounds" where unit has component that are geared toward increasing the balance, coordination and agility of the adult users. <http://blog.korkat.com/outdoor-fitness-equipment-seniors/>.

\$15,000 is not much money when you are looking at playground equipment so the individual fitness equipment will probably be their best bet.

**Pender County Public Library**

*No response.*

**Pender County Public Utilities**

*The design of the water system will need to include interconnections to the existing PCU water mains in Forest Sound Rd (8" watermain) and Lea Dr. (6" watermain). Formal PCU submittal requirements will be required at that time.*

**Pender County Schools**

*No Comments.*

**Pender County Sheriff's Department**

*No Response.*

**Pender County Soil and Water Conservation District**

*No Response.*

**Progress Energy Corporation**

*No Response.*

**US Army Corps of Engineers**

*No Response.*

**Wilmington Metropolitan Planning Organization**

*See Attached.*