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May 20, 2016

Pender County Planning Department
Attn: Kyle Breuer
P.O. Box 1519
Burgaw, NC 28425

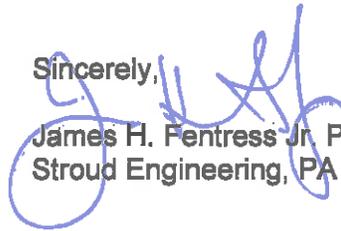
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MAY 23 2016
PENDER PLANNING DEPT.

Re: Request to Amend 5.2.3 Table of Permitted Uses
Pender County Unified Development Ordinance

Mr. Breuer:

On behalf of Pender County resident Jack G. Stocks, I respectfully request consideration to amend the aforementioned table such that the harvesting of mineral resources for wholesale distribution, borrow pit sand mining, be considered an allowable use in a PD zone provided it is represented on the Master Development Plan. The intent of this proposed text amendment is to finance planned development through sale of mineral resource removed in creation of amenity and common area for the future benefit of the surrounding community. The mining activity could be conditioned by the PD Master Development Plan in similar fashion as the Special Use process. The ingress/egress, scope, term, and reclamation shall all be as conditioned by the Master Development Plan. There was similar allowance in the 2008 Ordinance. Mining is presently only allowed by Special Use in the RA and GI zones. The Unified Development Ordinance requires a mix of uses that complement the community. It can be construed that commercial mining serves to complement the end use in as much as the reclaimed mine becomes a lake serving both drainage and recreational purposes for the surrounding community. The dense presence of PD zoning in the vicinity of the proposed Hampstead Bypass could supply needed fill material for its construction through benefit to appropriately planned and permitted adjacent properties. Local supply would also reduce the burden on outlying roads. It is not the intent of this proposed text amendment to open the door to large scale mining operations. This is more fashioned to controlled scale sand mining supplemental to planned development construction. The reclaimed mine shall be planned to result in amenity to the development.

Sincerely,


James H. Fentress Jr. PE, PLS
Stroud Engineering, PA

Attachments

JHF/jf
W:\Master\PW-1241\Wpd\Text Amendment Cover Stocks Mine.doc

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