

# Pender County Planning and Community Development

## Planning Division

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### MEMORANDUM

To: Pender County Planning Board

From: Planning Staff

Date: October 4, 2016

RE: TRC and Comprehensive Land Use Plan

### TRC Update

Technical Review Committee Update					
Meeting Date	September 7, 2016				
Case Name	Case Type	Case Number	Staff Contact	Description	Location
Dallas Harris Mine & Vegetative Debris Site	Major Site Plan	316-2016	Pat O'Mahony	Operation of a sand borrow pit mine conditioned with an additional minable area of ± 11.3 acres (NAICS 2123) and vegetative recycling facility (NAICS 562219).	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.
Guiding Light Ministries	Major Site Plan	364-2016	Pat O'Mahony	9,000 sq. ft. structure with associated parking, landscaping, stormwater features, with additional 4,000 sq. ft. space reserved for a future addition.	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 and may be further identified by Pender County PIN: 3233-25-4559-0000.
Filmwerks Expansion	Conditional Rezoning	367-2016	Jessica Fiester	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.	Along the south and east sides of Carver Drive with direct access through an existing driveway on Carver Drive and may be further identified by Pender County PINs: 3223-53-8360-0000 and 3223-55-9108-0000.

### Comprehensive Land Use Plan Update

The contract with the Cape Fear Council of Governments was approved by the Pender County Board of Commissioners at their September 19, 2016 meeting. Currently, Staff is working diligently to form a Steering Committee for project kick-off. The appointments to the Steering Committee are anticipated at the October 17, 2016 Board of County Commissioners meeting. It's still anticipated that this project will be completed in approximately one year.

Staff continues to work on projects that will assist in the update to the Comprehensive Plan. An existing land use survey and goals and policy matrix are well underway and are anticipated to be completed prior to project kick-off. The existing land use survey will demonstrate current land use patterns and will

help guide designations of future land use categories. The goals and policy matrix will help provide an understanding of the implementation of all adopted goals and policies from the 2010 Comprehensive Land Use Plan and other adopted documents from Planning Department or otherwise. This will help guide future policy development in providing an assessment of what has been accomplished through various topic areas and what needs to continue to be worked on and who the responsible party should be.