

Pender County Planning and Community Development

Planning Division

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AGENDA

Pender County Board of Adjustment Meeting

August 17, 2016 9:00 a.m.

Pender County Public Meeting Room

805 S. Walker Street, Burgaw, North Carolina

Call to Order: Chairman

Invocation:

Roll Call: Chairman

Pender County Board of Adjustment Members:

Ferrante: _____ Pullen: _____ Newton: _____ Rhodes: _____

Alternates:

Godridge: _____ Peters: _____

1. Adoption of the Agenda:

2. Adoption of the Minutes: (July 20, 2016)

3. Public Comment:

*(*Public Hearing Opened*)*

4. Variance:

Frederick W. Mahnken et al, applicant and owners, are requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 5.3.3.A setback for accessory structure, specifically requesting a variance from the rear yard setback requirement of ten (10) feet for an accessory structure. The subject property is located at 15 Preswick Drive Rocky Point, NC 28457. There is one (1) tract associated with this request totaling \pm 0.31 acres and the property may be further identified by Pender County PIN: 3273-15-5438-0000.

5. Variance:

Harrison Cove, LLC., applicant, on behalf of Parks Family Forestry LLC., owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 7.5.1.A.1; specifically the request is to seek relief from the provision of street design as for layout of streets as to arrangement, width, grade, character, and location which shall conform to the Pender County Collector Street Plan. There are two tracts included in this variance request that total approximately \pm 112.7 acres and are

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located to the south of NC 210 and to the east of Harrison Creek Road (SR 1573) in the Topsail Township. The properties may be further identified by Pender County PINs: 3273-10-0849-0000 and 3273-33-1459-0000.

6. Variance:

Lynnlee Properties, LLC, applicant and owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 5.3.2.B, Structures to Have Access, specifically the request is to seek relief from the minimum access easement width requirement of twenty feet (20') for a residential principal structure. The subject properties are located approximately 1,900 feet south of the intersection of North Chubb Road (SR 1646) and US HWY 117, and approximately 800 feet to the west of US HWY 117 in the Union Township, NC. There are two (2) tracts associated with this request totaling ± 2.8 acres and the properties may be further identified by Pender County PINs: 3314-08-6454-0000 and 3314-08-7516-0000.

(Public Hearing Closed*)*

7. Discussion Items:

a. Planning Staff: None

b. BOA Members:

8. Next Meeting: September 21, 2016

9. Adjournment: