



## REQUEST FOR BOARD ACTION

ITEM NO. 16.

**DATE OF MEETING:** August 18, 2014

**REQUESTED BY:** Kyle M. Breuer, Director, Planning & Community Development

**SHORT TITLE:** Resolution to Approve a Special Use Permit (SUP) for the Construction and Operation of Infiltration Basins and Groundwater Management Systems to Disperse Effluent From An Off-Site Wastewater Treatment Facility.

**BACKGROUND:** Carolina Water Service, Inc. of NC, applicant and owner, is requesting approval of a Special Use Permit for the construction and operation of infiltration basins and groundwater management systems, including a pump station to disperse treated effluent being produced by an off-site wastewater treatment facility. The subject property is located approximately 1,600 feet southeast of US HWY 17, along the southwest side of Sloop Point Loop Road (SR 1563), Hampstead, NC and may be identified by Pender County PIN 4204-62-8798-0000. The property is zoned RP, Residential Performance, and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; Sewage Disposal Facilities (NAICS 221320) are permitted via Special Use Permit in the RP zoning district.

**SPECIFIC ACTION REQUESTED:** To Hold a Public Hearing and Consider the Approval of a Special Use Permit for a Sewage Disposal Facility.

**RESOLUTION**

**NOW, THEREFORE BE IT RESOLVED** by the Pender County Board of Commissioners that:

The Board hereby (approved, modified, denied) a special use permit for a sewage disposal facility, as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

**AMENDMENTS:**

MOVED \_\_\_\_\_ SECONDED \_\_\_\_\_

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ UNANIMOUS

YEA VOTES: Williams \_\_\_ McCoy \_\_\_ Brown \_\_\_ Tate \_\_\_ Ward \_\_\_

\_\_\_\_\_  
Chairman 08/18/2014

Date

\_\_\_\_\_  
ATTEST 08/18/2014  
Date

**PLANNING STAFF REPORT**  
**Special Use Permit**

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**SUMMARY:**

**Hearing Date:** August 18, 2014

**Case Number:** 11217

**Applicant:** Carolina Water Services, Inc. of NC

**Property Owner:** Same

**Land Use Proposed:** Carolina Water Services, Inc. of N.C., applicant and owner, is requesting approval of a Special Use Permit for the construction and operation of infiltration basins and groundwater management systems to disperse effluent from an off-site wastewater treatment facility.

**Property Record Number and Location:** The property is located at approximately 1,600 feet southeast of US HWY 17, along the southwest side of Sloop Point Loop Road (SR 1563), Hampstead, NC and may be identified by Pender County PIN 4204-62-8798-0000. There is one tract associated with this request totaling approximately 21.57 acres.

**Zoning District of Property:** The property is currently zoned RP, Residential Performance, and the use of Sewage Disposal Facility (NAICS 221320) is permitted as a Special Use within the RP zoning District.

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**Project Description:**

Carolina Water Service, Inc. of NC, applicant and owner, is requesting approval of a Special Use Permit (SUP) for the construction and operation of infiltration basins and groundwater management systems to disperse effluent from an off-site wastewater treatment facility. Specifically, the site is being requested to accept the treated effluent produced by the Belvedere Wastewater Treatment Facility located off of Fairway Drive (SR 1699) within the Belvedere Plantation subdivision and golf course.

It is being proposed that the treated effluent will be conveyed through public and private rights-of-way to the proposed project site. The effluent will then be sprayed or dispersed throughout three (3) engineered high rate infiltration basins. These basins will allow for the effluent to be absorbed back in to the water table and discharged back into the natural drainage area located along the western portion of the tract. The 3 infiltration basins will have to initially be excavated to remove unsuitable material which will be replaced with a more porous material to allow for the percolation of the treated effluent. The excavated material will then be used to construct earthen berms which will border the 3 basins as well as provide for landscaped buffers along Sloop Point Loop Road. It is proposed that the infiltration basin berms will total five (5) feet in height, and be approximately thirty four (34) feet in width. The proposed basins and berms will be contained with a five (5) foot tall chain link fence along with a wax myrtle hedge along the exterior. The constructed berms adjacent to Sloop Point Loop Road will be approximately six (6) feet tall and contain pampas grass as well as the wax myrtle hedge.

All exterior property boundaries will have to comply with the Pender County UDO's prescribed landscaping and buffering requirements.

The location of the infiltration basins will be primarily situated around the identified 404 wetlands which are present on-site. Along the southern boundary of the property, a groundwater management trench drain will be constructed to convey groundwater to the western portion of the project boundary. The system will include a trench containing perforated piping within the underlying soils. According to the Applicant's narrative, the trench will affect the groundwater to a pump station for removal to the existing branch on the northwest side of the property (western property boundary). The removal of the present underlying groundwater in the vicinity of the proposed basins will improve infiltration efficiency and reduce any mounding that could develop. The groundwater removed in the this process if for the most part unregulated, requiring no notification or setback to its discharge.

State and Federal Permits Required:

- *NCDENR – Non Discharge*
- *NCDENR – Stormwater*
- *NCDENR – 401 Wetlands*
- *NCDENR – Soil and Erosion Control*
- *NCDOT – Driveway*
- *NCDOT – Encroachment*
- *USACOE – 404 Wetlands*

Access to the site is being proposed through a gated facility to be located directly off of Sloop Point Loop Road. NCDOT will require a Driveway Permit and should be aligned with any other access to Sloop Point Loop Road from adjacent sites. The site will require daily monitoring which will be conducted by Carolina Water Service, Inc. of NC staff. There are no habitable structures proposed to be located on-site.

The applicant has held several community meetings prior to submission of their Special Use Permit application; a copy of the summary of those meetings have been included in your packet.

Preliminary analysis of the property shows portions of the project may contain environmentally sensitive areas including wetlands. Any development within these areas will be subject to the permit requirements of Section 404 of the Clean Water Act. All wetlands must be delineated by the Army Corps of Engineers prior to development.

According to the 2007 Flood Insurance Rate Maps (FIRMs), the site does not contain areas of regulated Special Flood Hazard Areas (SFHAs).

Summary of Exhibits:

- 1) *Narrative*
- 2) *Site Plan*
- 3) *Site Plan – Color*
- 4) *Site Plan – Showing relation of project site to Belvedere Wastewater Treatment Facility*
- 5) *Site Plan – Showing relation of project site to Belvedere Wastewater Treatment Facility (w/aerial)*
- 6) *Driveway Entrance Rendering*
- 7) *Community Meetings Summaries*

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## EVALUATION:

- A) **Public Notifications:** Public Notice of the proposal for Special Use Permit has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners have been given written notice of the request, as well as a sign placed near the subject property.
- B) **Basis for Granting SUP:** See Attachment A for approval procedures (§3.12.3 G of the Pender County Unified Development Ordinance) and revocation, expiration and revision procedures (§3.12.4.B, C, and H of the Pender County Unified Development Ordinance (UDO)).
- C) **Unified Development Ordinance Compliance:** The property is currently zoned RP, Residential Performance, and according to the Pender County Unified Development Ordinance, § 5.2.3, Table of Permitted Uses; a Sewage Treatment Facility (NAICS 221320) is permitted via Special Use Permit in this district.
- D) **2010 Comprehensive Land Use Plan Compliance:** This property is located within the Mixed Use Land Use Classification. The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner. Excerpts from the 2010 Pender County Comprehensive Plan:
  - a. Growth Management – Policy 1A.1.5: The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.

There does not appear to be any conflicting goals or policies within the Comprehensive Plan as it relates to this request.

- E) **Existing Land Use in Area:** The project site is bounded to the north and northeast by commercial or other non-residential uses along Sloop Point Loop Road. To the east, south, and west by vacant, undeveloped land, and to the northwest by single-family residential uses.
- F) **Site Access Conditions:** The property has access directly onto Sloop Point Loop Road (SR 1563).
- G) **Conditions To Approval of Petition:**
  - 1. Uses on-site shall be limited to those outlined within this report.
  - 2. No junk, debris trash or inoperable vehicles, recycled or salvaged materials shall be stored on the site outside a completely enclosed building.
  - 3. No project activity shall commence on the site including clearing and grading until a Final Zoning Permit has been issued.
  - 4. All activities undertaken associated with the project must follow federal, State, and local standards, regulations, ordinances, permits, statutes, and/or laws.
  - 5. Access to the facility shall be directly aligned with any existing driveways along Sloop Point Loop Road (SR 1563).

## **Attachment A**

### **3.12.1 Procedures for Reviewing Applications**

- G. The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:
- 1) The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
  - 2) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
  - 3) The proposed use shall not constitute a nuisance or hazard;
  - 4) The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
  - 5) Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
  - 6) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
  - 7) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
  - 8) The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

### **3.12.4 General Provisions Concerning Special Use Permits**

- B. Revocation - In any case where the Special Use Permit or the conditions of a Special Use Permit have not been or are not being complied with, the Administrator may initiate a notice of violation for the provisions of this Ordinance and the conditions of the Special Use Permit not in compliance or the Administrator, may initiate notice of a public hearing to consider revocation of the permit by the Board of Commissioners or both actions may be initiated. Procedures for notice of such hearing shall be the same as procedures for consideration of an initial application for a Special Use Permit and the permittee shall be notified. After a public hearing has been held, the Board of Commissioners may revoke the Special Use Permit upon finding any of the following:
- 1) That the approval was obtained by fraud.
  - 2) That the use for which such approval was granted is not being executed.
  - 3) That the use for which such approval was granted has ceased to exist or has been suspended for one year.
  - 4) That the permit granted is being, or recently has been exercised contrary to the terms or conditions of such approval.
  - 5) That the permit granted is in violation of an Ordinance or Statute.
  - 6) That the use for which the approval was granted was so exercised as to be detrimental to the public health or safety, or so as to constitute a nuisance.

- C. Expiration - Unless a request for additional time is granted or approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void if final Zoning Approval has not been issued for the project within 24 months after the Notice of Approval of the Special Use Permit has been served on the applicant. The Administrator may provide one extension of the expiration date by no more than 6 months, for complex projects requiring major state or federal permits, upon receipt of a written request for such extension by the applicant detailing the reasons for delay in completion of the requirements for the Zoning Approval.
- H. Revisions - Major revisions to a Special Use Permit must be submitted to the Board of Commissioners. All legal notice and application fee requirements must be met for major revisions. Revisions that are considered minor revisions to an approved Special Use Permit may be reviewed and approved by the Administrator after basic submission requirements have been completed. All revisions approved by the Administrator must meet the original conditions of the permit as approved by the County Commissioners and current provisions of the Zoning Ordinance. The addition of an accessory structure less than 1000 sq. ft., addition of parking or other ancillary facilities or uses or the addition of similar product lines are examples of revisions that may be considered minor revisions.

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



RECEIVED  
JUL 02 2014  
Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

## SPECIAL USE PERMIT APPLICATION

### GENERAL

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Any information the applicant wishes to submit to assist in making the above findings may be included as part of the Project Narrative or as a supplement labeled "Support Information-Required Findings" (max. 1 page).
3. Where construction, location or relocation is proposed to be done upon a residence, place of business or place of public assembly, no permit required for electrical, plumbing, heating, air conditioning or other construction, location or relocation activity under any provision of general or special law shall be issued until an authorization for wastewater system construction has been issued under G.S. 130A-336 or authorization has been obtained under G.S. 130A-337(c).

### APPROVAL STANDARDS

The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:

1. The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
3. The proposed use shall not constitute a nuisance or hazard;
4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

Conditions and Guarantees - Prior to the granting of any special use, the Board of Commissioners may stipulate such conditions and restrictions upon the establishment, location, or construction, maintenance, and operation of the special use as it deems necessary for the protection of the public and to secure compliance with the standards and requirements specified in this ordinance. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary to assure that conditions stipulated in connection therewith are being and will be complied with.

## APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP 11217	Date	7/7/2014
Application Fee	\$ 465.00	Receipt No.	<del>141667</del> 141667
Pre-Application Conference	5/20/2014	Hearing Date	8/18/2014

### SECTION 1: APPLICANT INFORMATION

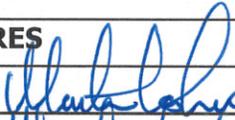
Applicant's Name:	Carolina Water Service, Inc. of NC	Owner's Name:	Carolina Water Service, Inc. of NC
Applicant's Address:	PO Box 240908	Owner's Address:	PO Box 240908
City, State, & Zip	Charlotte NC 28224-0908	City, State, & Zip	Charlotte NC 28224-0908
Phone Number:	704-525-7990	Phone Number:	704-525-7990

Legal relationship of applicant to land owner: **same**

### SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	4204-62-8798-0000	Total property acreage:	21.57
Zoning Classification:	RM	Acreage to be disturbed:	10
Project Address :	Sloop Point Loop Road	NAICS Code:	
Description of Project Location:	1600 feet off US17 on the southern most end of Sloop Point Loop Road		
Describe activities to be undertaken on project site:	Construction of a driveway, some berms, three treated waste water infiltration basins, and a groundwater management system to include a pump station		

### SECTION 3: SIGNATURES

Applicant's Signature	 MARTIN LASHUA, Vice President of Operations for Carolina Water Service Inc.	Date:	6/30/2014
Owner's Signature	 for Carolina Water Service Inc.	Date:	6/30/2014

### NOTICE TO APPLICANT

1. Applicant must also submit the information described on the Special Use Checklist.
2. Applicant or agent authorized in writing must attend the public hearing.
3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing.
4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application
5. **Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing.**

**Office Use Only**

- General/** Fees: \$300 +\$10 per acre over 5 acres, Max. of \$5,000
- Tower over 75 Feet/** Fees \$500
- Minor Revisions /**Fees \$100
- Mining** Fees \$750

**Total Fee Calculation:** \$ 465.00

**Application#:** 11217

**Date of Hearing:** 8/18/2014

**Attachments Included with Application: (Please include # of copies)**

CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large 2	# of 11X17 20	Other documents/Reports	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
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<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<b>Check:</b> <input checked="" type="checkbox"/> Check # 6781
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Application received by: KB	Date: 7/7/14
Application completeness approved by: X/KB	Date: 7/7/14

**Special Use Permit Checklist**

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
<input checked="" type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input checked="" type="checkbox"/>	<b>Project Narrative--</b> Written description of the project (max of 3 pages) including the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Location of the project and type of access to project site</li> <li><input type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc.</li> <li><input type="checkbox"/> Description of all construction activities to be undertaken on the site</li> <li><input type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers</li> <li><input type="checkbox"/> List of all state and federal permits that will be required for the project</li> <li><input type="checkbox"/> Applicant <u>must specifically address the 8 written findings</u> for Special Use Permit approval which are identified on page 1 of this application and in the Pender County Unified Development Ordinance (Section 3.12.3.G.). Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts. The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.</li> </ul>
<input checked="" type="checkbox"/>	<b>Project Map(s)--</b> Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a <u>readable</u> scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Boundaries of the property upon which the special use will be located, the acreage in the property and project site, with a north arrow and bar graph.</li> <li><input type="checkbox"/> Access from the site and/or project boundaries to the nearest publicly maintained road.</li> <li><input type="checkbox"/> Location of any existing structures or uses on the property and within 50' of the property.</li> <li><input type="checkbox"/> Location of the project boundaries if they do not coincide with the property boundaries.</li> <li><input type="checkbox"/> Existing and proposed structures, other on-site improvements, and location of all activities associated with the use, location of well, septic tank, and/or other utilities.</li> <li><input type="checkbox"/> Boundary of all clearing, grading, and/or land disturbing activities on the site and the calculated acreage of all land disturbing activities on the site.</li> <li><input type="checkbox"/> Parking, loading areas, and access to the project (See Article 7, Pender County UDO)</li> <li><input type="checkbox"/> Landscaping and buffering (See Article 8, Pender County UDO)</li> <li><input type="checkbox"/> All signs to be located on the property (See Article 10, Pender County UDO)</li> <li><input type="checkbox"/> Pedestrian walks, area lighting and flood lighting.</li> <li><input type="checkbox"/> Existing natural features of the site including, wooded areas, tree lines, ponds, streams, other water bodies or ditches on or adjacent to the site, designated flood hazard areas &amp; known or designated wetlands on the site.</li> <li><input type="checkbox"/> Drainage plan and/or direction of flow of runoff from the project and site.</li> <li><input type="checkbox"/> After review by the Planning and Community Development Department, additional information may be required to be submitted.</li> <li><input type="checkbox"/> Two full size and twenty reduced size (max. 11"x17") copies of this map(s) shall be submitted.</li> </ul>

**RETURN COMPLETED APPLICATION TO:**  
 Pender County Planning & Community Development  
 P.O. Box 1519  
 Burgaw, NC 28425



## STROUD ENGINEERING, P.A.

CONSULTING ENGINEERS  
102-D CINEMA DRIVE  
WILMINGTON, NORTH CAROLINA 28403  
(910) 815-0775

### **Belvedere Plantation Treated Waste Water Application Site**

**July 2, 2014**

### **Pender County Special Use Permit Narrative**

The proposed Special Use Permit is to enable infiltration basin development on property owned by Carolina Water Service, Inc. of NC on Sloop Point Loop Road. The infiltration basins shall dispose of treated waste water from the Belvedere Plantation Waste Water Treatment Plant. This plant has been in operation for over a decade. The plant presently disposes of its well treated waste water on the existing Golf Course. Play and transportation on the course is affected, and sometimes limited, by this disposal. For the last several years Carolina Water Service has had to truck the treated wastewater to other plants during wet periods. This proposal is to be a solution for this problem. Carolina Water Service purchased this property for this purpose given its reasonable proximity to the plant and the underlying soils.

The treated waste water, effluent, will be pumped from the plant off Country Club Road to the Sloop Point Loop Road site along public right of ways and easements procured across private property to minimize the route distance. The effluent will arrive at the Sloop Point Loop Road site on its south side and be alternately dispersed to three infiltration basins. These will be dry basins that are constructed inside five feet tall earthen berms. The basins have been configured primarily around the existing wetlands on the site. The basins will require excavation through a less permeable surface material to a porous sand below. The excavation will be backfilled within the bermed area two feet above present grade with a material similar in porosity as that below. This will enable the effluent improved passage to the porous material. A ground water management trench system with perforated pipe will be constructed a regulated one hundred feet outside the entire perimeter of all the basins. The trench and pipe will be constructed in the underlying porous soils. The trench will affect the groundwater to a pump station for removal to the existing branch on the northwest side of the property. The removal of the present underlying

groundwater in the vicinity of the proposed basins will improve infiltration efficiency and reduce any mounding that could develop. The groundwater removed in this process is for the most part unregulated, requiring no notification or setback to its discharge. The permits required for this entire proposal are as follows:

- NCDENR Division of Water Resources Non Discharge Permit for the Plant and Infiltration
- USCOE Nationwide permit for wetland impacts less than ½ acre (Infiltration Site)
- NCDOT Driveway Permit (Infiltration Site)
- NCDOT Encroachment Permit for Force Main on Country Club Road
- NCDENR Division of Land Quality Permit for the Soil Erosion and Sedimentation Control (Infiltration Site)
- NCDENR Division of Water Resources, State Stormwater Management Permit
- NCDENR 401 Water Quality Certification
- Pender County Special Use Permit

The following testimonials shall address the required findings for issuance of a Special Use Permit.

1. The requested use shall be considered a function of sewage treatment facilities which is considered allowable by Special Use in an RP zone as reported by Article 5.2.3 Table of Permitted Uses in the Pender County Unified Development Ordinance, UDO.
2. The property is adjoined by undeveloped property to the North, South and West zoned PD, O&I, and PD respectively. The properties across Sloop Point Loop Road are developed as Commercial and Industrial. The proposed use shall be infiltration on prepared soil surfaces and within constructed earthen basin impoundments. The use will be permitted through the State Water Resources and monitored continuously. This permit application has been filed. The requested use shall not substantially change the character of the land as it currently exists. The use will not impair the integrity or character of the surrounding districts. The use will not adversely affect the safety, health, morals or welfare of the community or immediate neighbors.
3. The proposed use shall not constitute a nuisance or a hazard. There shall be minimal machinery. The pump station shall be underground. The water received at the site is treated to groundwater standards. The state permit will require continuous reporting of operating and existing groundwater conditions. Access to the site will be limited by landscaping, gates, and fencing.
4. The requested use is less intense than uses prescribed for this area by the Pender County Land Use Plan. The requested use will mostly resemble agricultural operations.

5. Adequate infrastructure is in place for the requested use. Sloop Point Loop Road will afford adequate access to the minimal traffic that will be associated with this use. There are no sanitary facilities proposed for this site. Any water that is desired can be provided by the groundwater pump station. As mentioned above, this water is essentially unregulated.
6. A single, narrow, driveway off Sloop Point Loop Road will suffice to serve the requested use. Typically there will be daily visitation by a single Carolina Water Service employee based at the Belvedere Plantation Waste Water Treatment Plant. A driveway permit application has been filed with the North Carolina Department of Transportation.
7. The requested use shall conform to all applicable regulations as required by the permits listed above and any other deemed necessary for this district.
8. The requested use proposes one acre of infiltration area on a twenty one acre site. The site will be adequately buffered by setbacks, constructed berms and landscaping so as to not adversely affect surrounding uses.

The applicant met with the Belvedere Plantation Homeowner's Association in preparation for the public hearing. We received favorable support from them in this effort. The applicant also hosted a community meeting at the Topsail Elementary School. This meeting provided information on the requested use to the few in attendance. The community meeting was advertised in accordance with prescribed procedure for such meetings as required by conditional zoning applications. This was a gesture in good faith as it is not considered a requirement for the Special Use. We hope you will consider this Special Use Permit application on these merits.



## Summary of Public Meeting Held June 24, 2014 at North Topsail Elementary School Cafeteria

A public meeting was conducted by Carolina Water Service, Inc. of NC (CWS) staff (Danny Lassiter, Regional Manager) June 24, 2014 in the North Topsail Elementary School Cafeteria for the purpose of informing the local community of the proposed plans to construct three (3) treated effluent infiltration basins on 21.5 acres located on Sloop Point Loop Road along with an 8" force main from the existing Belvedere Plantation Waste Water Treatment Plant to the new proposed disposal site.

The meeting was advertised in the June 18, 2014 printing of the Topsail Voice paper.

The meeting began at 7:09 PM with Danny Lassiter introducing himself and his staff, Eddie Baldwin, Area Manager, Jimmie Hagwood Lead Operator, and David Hughes, Operator.

Mr. Lassiter welcomed the (8) members attending the public meeting (see attached sign in sheet) and instructed everyone that this meeting would be very informal and that questions from the audience would be welcome at any time.

Poster boards were on display showing: Infiltration basin site, Force main route with overall map of Belvedere Plantation community, Aerial view of the force main route, and our proposed concept of the entrance to the Sloop Point Loop Road facility. 8 X 11 handouts were also available of the above.

Mr. Lassiter gave a brief summary of why the proposed force main and infiltration basins are necessary in that the current disposal method (irrigation on the Belvedere Plantation Golf Course) is not always capable of 100% disposal, especially during wetter seasons. During extreme situations, disposal of treated effluent had to be trucked to another permitted treatment plant for disposal causing trucking concerns and issues for the local community. This is also not a cost effective way of disposal.

Question from Ms. Eileen Tatum was; how will possible contamination of the ground water near the proposed infiltrations basins be monitored and controlled?

Mr. Lassiter responded that the treated effluent will be treated to higher levels than is currently required to be disposed of on the golf course. In addition, there will be monitoring wells located in close proximity to the infiltration basins to monitor the ground water.

Question from Mr. and Mrs. Graham was; will the golf course still be used as a disposal site for treated effluent when the infiltration basins are completed?

Mr. Lassiter responded that CWS plans to maintain the option of treated effluent on the golf course with mutual consent agreement with the golf course owners.

Question from Mr. Gorge Herrin was; where will the ground water from the infiltration basins go?

Mr. Lassiter responded that the treated effluent will flow through the sand in the infiltration basins and into the surrounding soil where underground pipes will collect the ground water and pump it into a nearby receiving ditch where the water will travel to and through irrigation ponds on the golf course and eventually into the Intracoastal Water Way.

Question from Mr. George Herrin was; how will the force main impact the community?

Mr. Lassiter responded the force main location was chosen to have the least impact on existing driveways, streets and cause the least amount of disruption to the community by traveling through as much undeveloped property as practical.

There were no further questions.

The public meeting ended at approximately 8:15 PM.



## Kyle Breuer

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**From:** Jimmy Fentress <jfentress@stroudengineer.com>  
**Sent:** Tuesday, July 22, 2014 1:42 PM  
**To:** Kyle Breuer  
**Cc:** 'Danny Lassiter'  
**Subject:** FW: POA meeting The Forest Phase 6  
**Attachments:** BELVEDERE FORCE MAIN ROUTE WITH AERIAL .pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kyle,  
Please see minutes below from recent community meeting hosted by Danny Lassiter of Carolina Water Service to orient the The Forest at Belvedere HOA of the proposed project. This is the third such meeting Danny has hosted. Prior meetings were attended by The Belvedere Plantation HOA as well as the more published meeting which invited all interested by public notice. In preparation for the upcoming meeting, Danny and Myself would like to meet with you this Friday, in Burgaw, preferably in the range of ten am to two pm. Let me know if you will be available and able to receive us.

Thanks,  
Jimmy

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**From:** Danny Lassiter [<mailto:DWLassiter@uiwater.com>]  
**Sent:** Tuesday, July 22, 2014 9:36 AM  
**To:** Martin Lashua; Jimmy Fentress  
**Cc:** Eddie Baldwin; Jimmie L. Hagwood; Danny Lassiter  
**Subject:** POA meeting The Forest Phase 6

Martin,

I met with the Belvedere Plantation Forest Phase 6 POA board last night (July 21, 2014) and presented our project info on Sloop Point Loop Road and at the WWTP.

From the meeting they requested a 24" X 36" copy of the color aerial map showing the force main route in red so they can share with their members where the force main route is proposed. I will be getting this to them in the next day or so.

The board had two main concerns:

1. With Bluebird Lane being a dead end street next to the site of the force main, there was concern that construction traffic would focus on using this as an access point for construction equipment possibly causing damage to the subdivision streets and disrupting the neighborhood.  
I explained that while we may need this to access the force main site at this location, we will do everything we can to utilize other routes to access the force main route such as across our property on Sloop Point Loop Road.
2. Clear cutting the force main route easement was also a concern and the board asked that we leave a small buffer between the property line and the force main being installed where possible. (This area is behind the lots on Mulberry Circle)

I explained that while we may have a 30' easement, we will only disturb what is necessary and if possible, leave a buffer zone next to the property line behind the lots along the force main route.

The tone of the meeting was upbeat and positive towards our project.

The meeting began at 5:30 PM and ended at 6:15 PM.

The Board members present were:

President-Kevin Watts

Vice President-Ron Sechler

Secretary-Jack McDowell

At Large Member-Connie Lowell

Respectfully,

Danny Lassiter

Regional Manager

Office 252-240-1398

Mobile 252-503-3861

Fax 252-727-1645

Email [dwllassiter@uiwater.com](mailto:dwllassiter@uiwater.com)



Applicant and Owner:  
Carolina Water Service, Inc. of NC

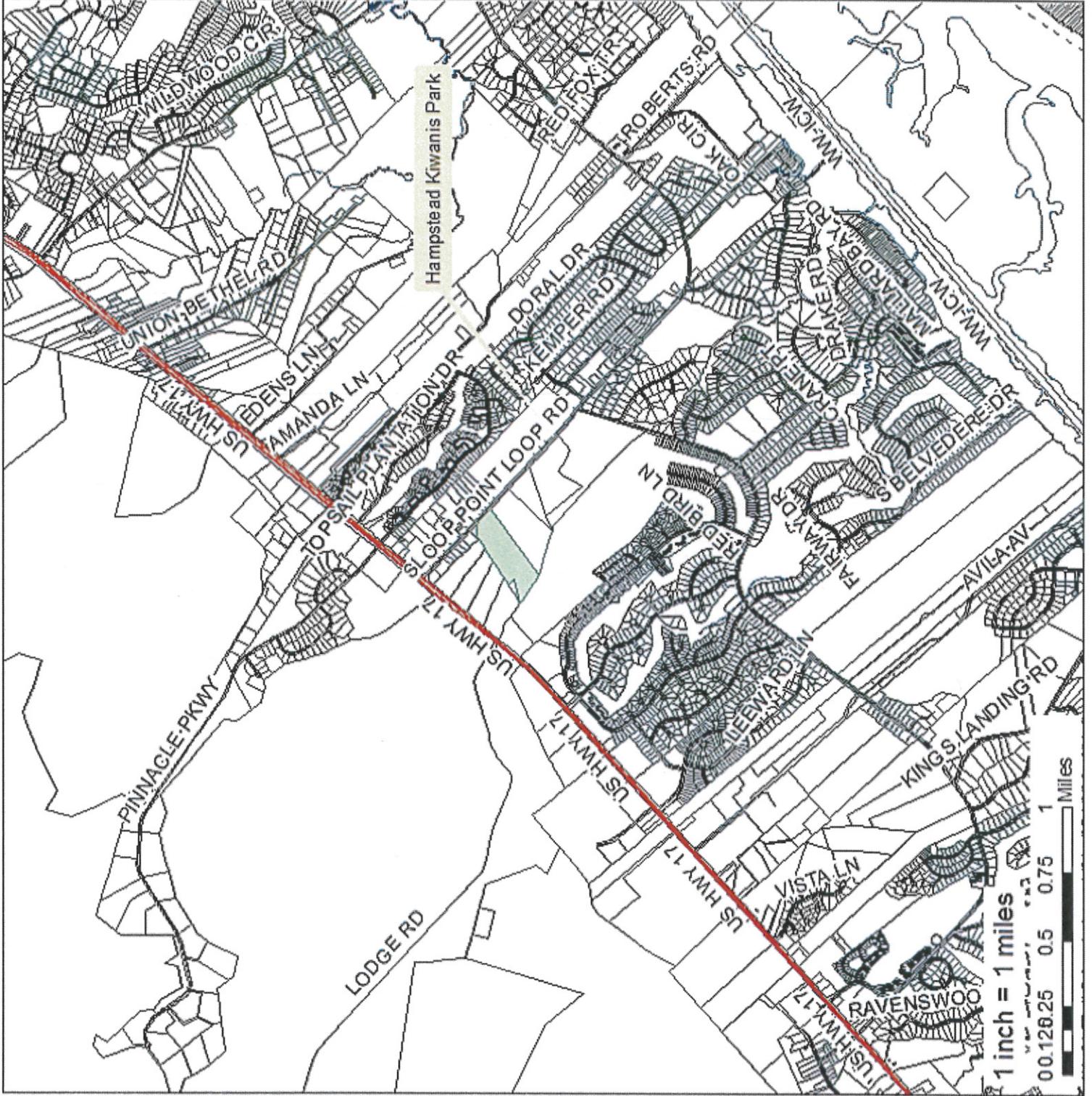
Special Use Permit  
#11217

### Legend

- Subject Tract
- Hydrography



### VICINITY





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Special Use Permit  
#11217

### Legend

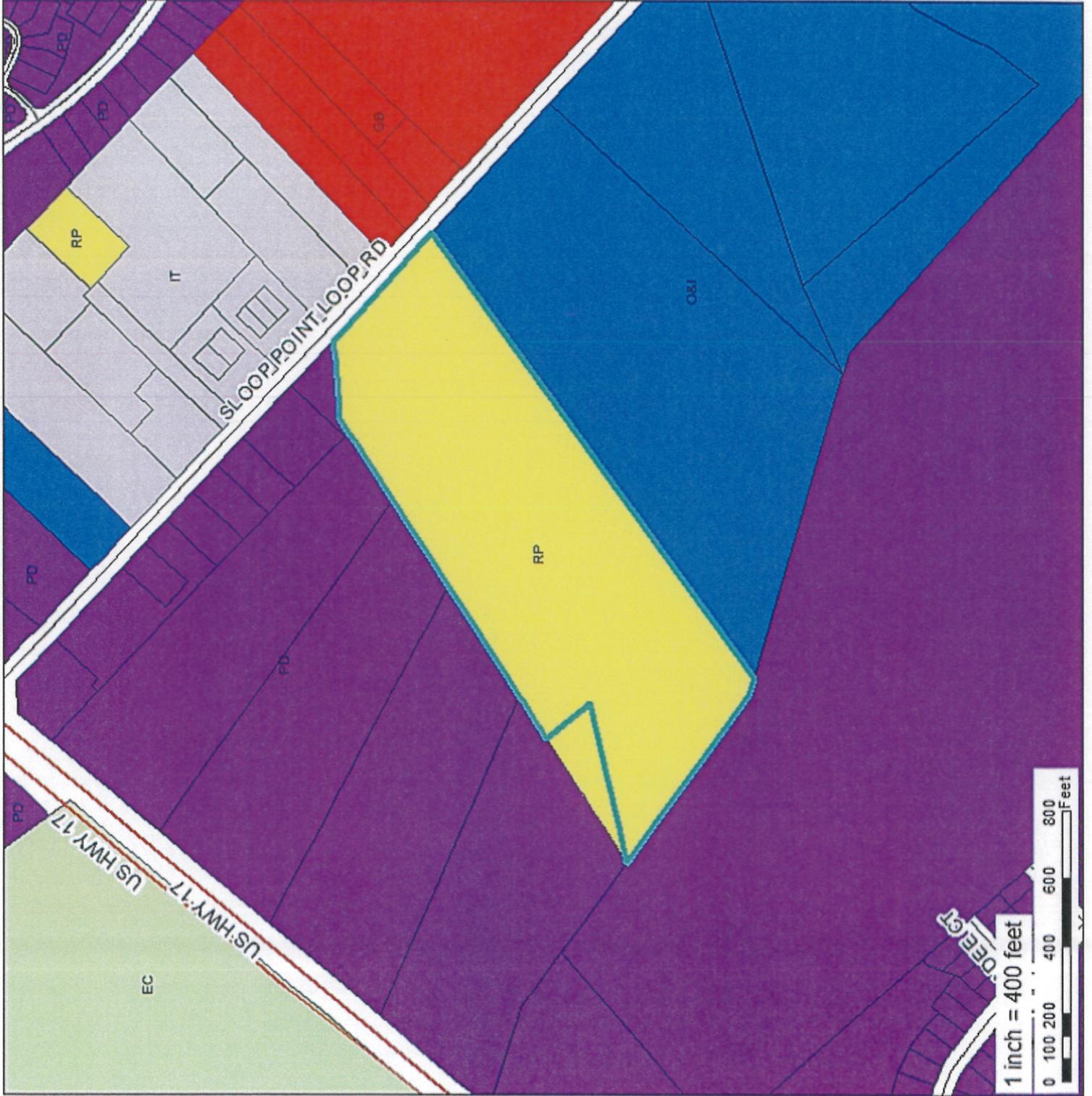
 Subject\_Tract

### UDO Zoning

-  RP, Residential Performance
-  EC
-  O&I, Office & Institutional
-  GB, General Business
-  GI, General Industrial
-  IT, Industrial Transitional
-  PD, Planned Development
-  RA, Rural Agricultural



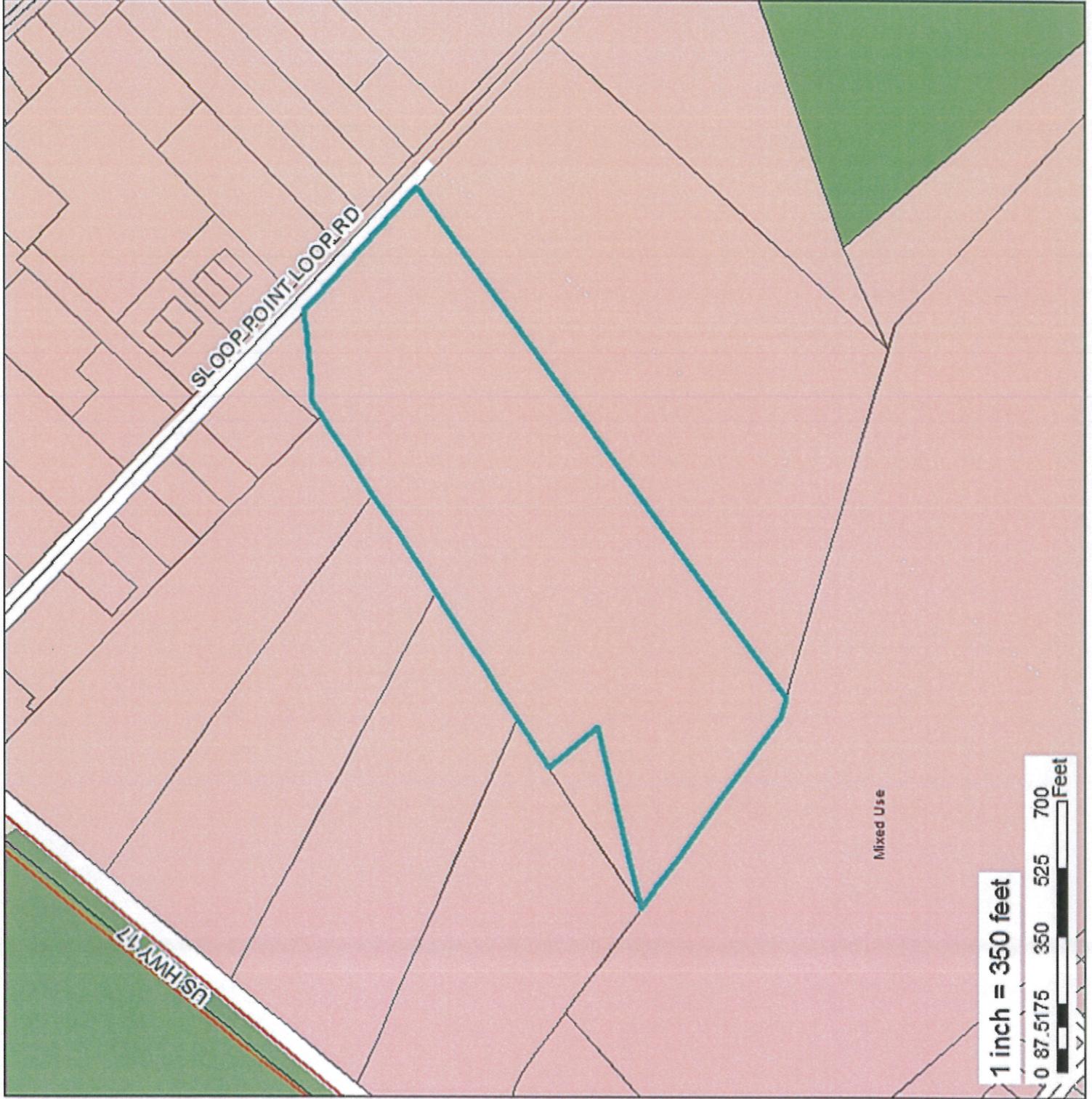
CURRENT  
ZONING





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**Legend**

 Subject\_Tract

**Future Land Use**

 Conservation

 Industrial

 Mixed Use

 Rural Growth

 Suburban Growth



FUTURE LAND USE



Applicant and Owner:  
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**Legend**

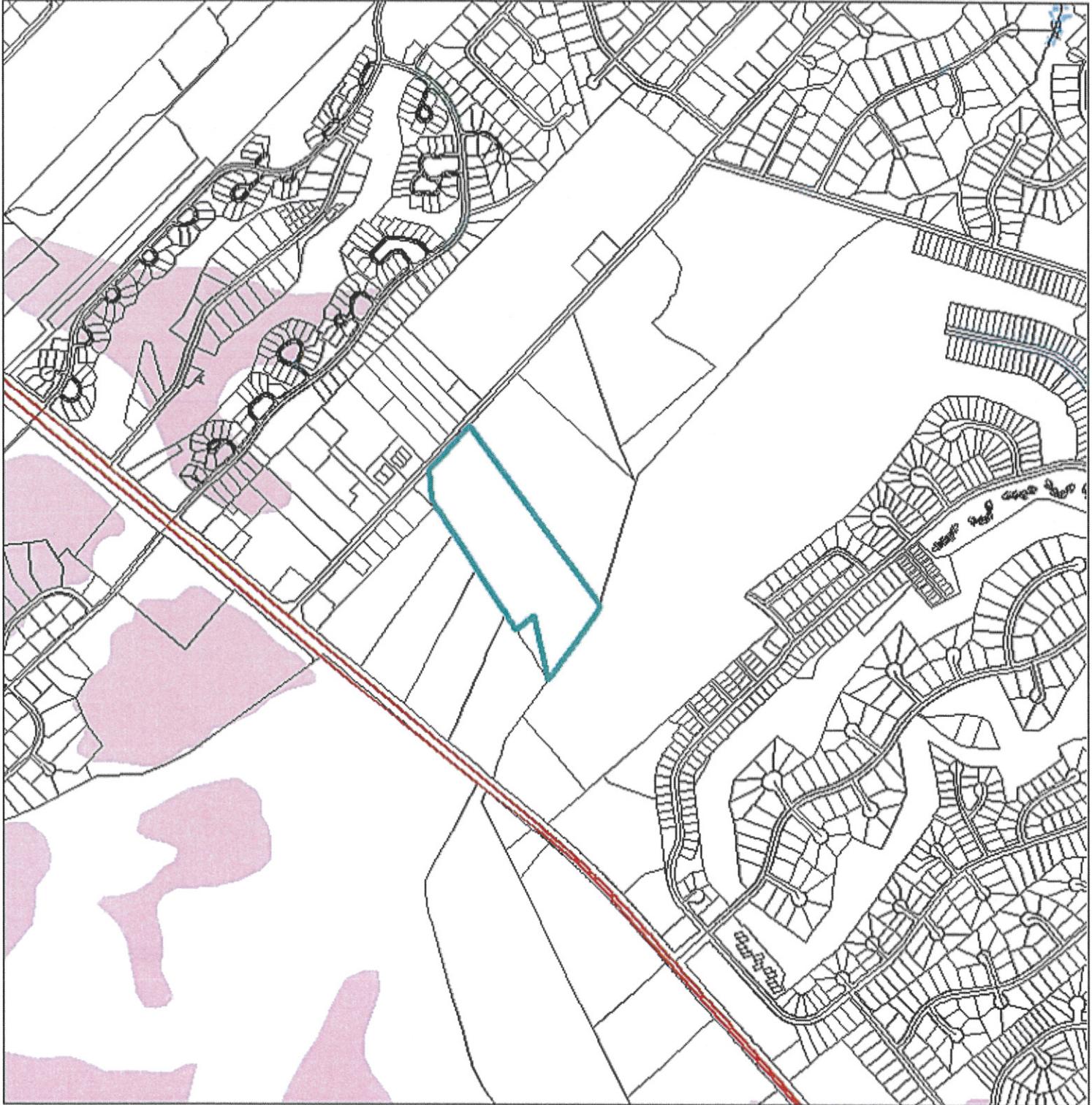
Subject\_Tract

**Flood Hazard Areas**

- A
- AE
- AEFW
- SHADED X
- VE



Special Flood  
Hazard Areas





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Legend



2012 Orthos

