



REQUEST FOR BOARD ACTION

ITEM NO. 14

DATE OF MEETING: January 20, 2015

REQUESTED BY: Megan O'Hare, Senior Planner, Planning & Community Development

SHORT TITLE: Resolution to Approve a Zoning Map Amendment for a conditional rezoning of one (1) tract located at 248 Transfer Station Road (SR 1695) in Hampstead from PD, Planned Development zoning district, to OI-CD1, Office & Institutional conditional zoning district.

BACKGROUND: Pender County, applicant and owner, is requesting approval of a Zoning Map Amendment for a conditional rezoning of one (1) tract totaling \pm 19.21 acres from PD, Planned Development zoning district, to OI-CD1, Office & Institutional conditional zoning district. The proposed use of the property— the existing Pender Solid Waste Transfer Station and proposed Hampstead Convenience Center— shall be classified as NAICS, North American Industry Classification System Number 562111- Solid Waste Collection Public. The subject property is located at 248 Transfer Station Road (SR 1695) in Hampstead, and may be further identified by Pender County PIN 4203-17-8616-0000.

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a Zoning Map Amendment for a conditional rezoning of one (1) tract from PD, Planned Development zoning district, to OI-CD1, Office & Institutional conditional zoning district.

RESOLUTION

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

The Pender County Board of Commissioners (approved, modified, denied) a Zoning Map Amendment for a conditional rezoning as described herein, and 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 ___ Brown ___ McCoy ___ Piepmeyer ___ Tate ___

J. David Williams, Jr., Chairman 1/20/2015
Date

ATTEST 1/20/2015
Date

PLANNING STAFF REPORT
Zoning Map Amendment— Conditional Rezoning

SUMMARY:

Hearing Date: January 6, 2015– Planning Board
January 20, 2015– Board of Commissioners
Case Number: 11031-R
Applicant: Pender County
Property Owner: Pender County

Rezoning Proposal: Pender County, applicant and owner, is requesting approval of a zoning map amendment for a conditional rezoning of one (1) tract from PD, Planned Development zoning district, to OI-CD1, Office & Institutional conditional zoning district. The proposed use of the property— the existing Pender Solid Waste Transfer Station and proposed Hampstead Convenience Center— shall be classified as NAICS, North American Industry Classification System Number 562111- Solid Waste Collection Public.

Property Record Number, Acreage, and Location: The subject property is located at 248 Transfer Station Road (SR 1695) in Hampstead, and may be further identified by Pender County PIN 4203-17-8616-0000. There is one (1) tract associated with this request totaling ± 19.21 acres.

Planning Board Recommendation: On January 6, 2015, the Pender County Planning Board voted unanimously in favor of passing a motion to recommend approval of the aforementioned conditional rezoning request with a revision to Condition number five (5) in Section F.

Staff Recommendation: A conditional rezoning of this property to OI-CD1, Office & Institutional conditional zoning district is consistent with three (3) policies in the 2010 Comprehensive Land Use Plan and conflicts with one (1) policy. It is also in conflict with the 2010 Comprehensive Land Use Plan conservation designation of this tract. However, all County-owned property was designated as conservation in 2010. A public meeting was held on November 10, 2014 to address the potential impacts to adjacent property owners. Based on comments from the community and applicant, and if mutually established conditions can be placed on the property to mitigate impacts, staff respectfully recommends approval of the conditional rezoning request.

HISTORY:

This parcel was rezoned from RA, Rural Agricultural zoning district to PD, Planned Development zoning district during a comprehensive rezoning in November 2003. On October 21, 2013, the Pender County Board of Commissioners unanimously denied a request for a zoning map amendment for a general use rezoning of the subject property from PD, Planned Development zoning district to OI, Office & Institutional zoning district. This denial was based on Pender County Planning Board's recommendation, at their September 15, 2013 meeting, that the applicant, Pender County, submit a conditional rezoning application with conditions established to mitigate noise and other impacts to nearby properties.

DESCRIPTION:

Pender County, applicant and owner, is requesting approval of a zoning map amendment for a conditional rezoning of one (1) tract totaling ± 19.21 acres from PD, Planned Development zoning district, to OI-CD1, Office & Institutional conditional zoning district. The proposed use of the property— the existing Pender Solid Waste Transfer Station and proposed Hampstead Convenience Center— shall be classified as NAICS, North American Industry Classification System Number 562111- Solid Waste Collection Public. The subject property is located at 248 Transfer Station Road (SR 1695) in Hampstead, and may be further identified by Pender County PIN 4203-17-8616-0000.

The Solid Waste Transfer Station is currently on the site and is operated by Pender Solid Waste. The Transfer Station's primary purpose is to serve as a collection location for all incorporated and unincorporated municipal solid waste in Pender County. All municipal solid waste collected at the Transfer Station is transported to a landfill located in Sampson County. This operation is six days a week Monday through Saturday from 8am until 4:30pm and is available to the general public, private collectors, and municipal collectors. Pender Solid Waste anticipates this facility has the capacity to accept municipal solid waste, including growth, for the next fifteen to twenty (15-20) years.

On November 15, 2010 the Board of Commissioners voted 4-0 to relocate the scales and associated scale house for the County's Transfer Station in coordination with the Hawksbill Cove Master Development Plan proposal (case 10771), which received conditional Planning Board approval for 1,023 single-family residential units on October 2, 2012 (Exhibit 1). This consent included ingress/egress to the Transfer Station solid waste facilities on a new location within the County's site and the future right of way connection in the current scale location.

The Hampstead Convenience Center is currently located at 17619 US HWY 17 in Hampstead. This property may be further identified by Pender County PIN 3293-98-7023-0000. The Hampstead Convenience Center is one of twelve (12) centers throughout the County to provide for convenient disposal of general household waste and recycled materials. The Hampstead Convenience Center will be relocated from its present location to 248 Transfer Station Road (SR 1695) as part of this conditional rezoning request.

Public Input Meeting Summary:

According to Pender County Unified Development Ordinance Section 3.4.3, prior to scheduling a public hearing on the rezoning application, the applicant must conduct one public input meeting. On November 10, 2014, Pender Solid Waste held the required meeting at the Pender County Hampstead Annex located at 15060 US HWY 17. The meeting was attended by three (3) individuals. At the meeting, the applicant introduced the proposed site plan and discussed the following items:

1. Project will be in two (2) phases – scale relocation followed by the Hampstead Convenience Center relocation;
2. The scales will not be relocated until Transfer Station Road (SR 1695) is extended by the developer of Hawksbill Cove, necessitating the scale relocation;

3. The proposed NCDOT bypass is not the major impetus for the Hampstead Convenience Center relocation; rather, it is safety concerns;
4. Construction for the Hampstead Convenience Center relocation will begin in approximately one year from the subject public input meeting;
5. Proposed OI-CD1 rezoning will not affect the zoning of adjacent PD, Planned Development zoning districts;
6. A formal public hearing will be held on Jan. 6, 2015 where concerns can also be voiced;
7. An eight-foot (8') shadow box fence is proposed as a visual buffer around the northwest and southwest perimeter of the project area.

The attendees of the meeting had the following concerns:

1. Traffic, noise, and groundwater contamination;
2. Diminishment of property values;
3. Illegal dumping on adjacent properties;
4. Litter and debris along Transfer Station Road (SR1695);
5. Feeding and establishment of feral cats.

Environmental Concerns:

According to FEMA Flood Insurance Rate Map number 3720420300J (adopted February 16, 2007) the tract is not located within any Special Flood Hazard Area (SFHA). Additionally there are no navigable waters on these properties requiring compliance with CAMA regulations managed by the Division of Coastal Management. There are identified federal jurisdictional wetlands on the property, and the property owner has received a Notification of Jurisdictional Determination from the U.S. Army Corps of Engineers (Exhibit 2).

EVALUATION:

- A. Public Notifications:** Public Notice of the proposal for map change has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners have been given written notice of the request, and a sign has been placed on the subject property.
- B. Existing Zoning:** All adjacent properties are zoned PD, Planned Development zoning district.
- C. Existing Land Use:** The existing land uses of the surrounding property consist of two offices to the northeast, undeveloped private land to the southeast, single-family residences on Annandale Trace (private road) to the southwest, and a private cemetery to the northwest.
- D. 2010 Comprehensive Land Use Plan Compliance:** The 2010 Comprehensive Land Use Plan designates the subject property as conservation. This land use classification identifies areas that are owned in fee simple or have protective easements. These areas represent areas of special significance and unique characteristics that make them worthy of preservation. Current conservation areas are typically owned by Federal or State agencies or private conservation groups and are often designated as Areas of Environmental Concern (AECs). A conditional rezoning of this property to OI-CD1, Office & Institutional conditional zoning district is in conflict with the 2010 Comprehensive Land Use Plan conservation designation of this tract. However, all County-owned property was designated as conservation in 2010.

The following goals and policies within this plan support the conditional rezoning request:

- **Growth Management Policy 1A.1.2:** Encourage development in areas where the necessary infrastructure— roads, water, sewer, and schools— are available, planned or can be most cost effectively provided and extended to serve existing and future development.
- **Solid Waste Management Goal 2F.1:** Ensure adequate capacity and proper management of solid waste, including reducing, reusing and recycling materials.
- **Solid Waste Management Policy 2F.1.4:** When siting collection centers, consider surrounding land uses, traffic and aesthetics.

The following goals and policies within this plan may not support the conditional rezoning request:

- **Growth Management Goal 1A.1.3:** The County shall actively direct growth towards suitable land areas and away from fragile natural resource areas, conservation areas, and hazardous areas.

E. *Unified Development Ordinance Compliance:* Article 3.4.4 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for a conditional rezoning can be made.

3.4.4 Review [Criteria for Conditional Rezoning]

- A. When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:
- 1) The application’s consistency to the general policies and objectives all adopted Land Use Plans and Unified Development Ordinance.
 - 2) The potential impacts and/or benefits on the surrounding area, adjoining properties.
 - 3) The report of results from the public input meeting.

F. *Conditions to Approval of Petition:*

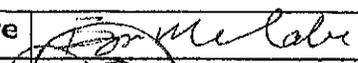
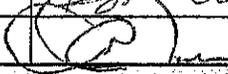
1. Pender Solid Waste shall continue to monitor existing groundwater wells as required by the local regulatory authority;
2. Pender Solid Waste shall coordinate with selected contractor, at the request of adjacent property owners, to remove errant waste disposed of on adjacent properties;
3. Pender Solid Waste shall coordinate with selected contractor to establish a schedule to litter-sweep Transfer Station Road (SR 1695);
4. Promoting the feeding of animals that may constitute a nuisance or hazard on-site shall be prohibited;
5. Pender Solid Waste shall install a shadow box fence ten (10) feet in height along the northwest and southwest sides of the project area in order to minimize the visual impact for adjacent property owners. This height shall be increased as necessary to provide a visual barrier to the Hampstead Convenience Center prior to final zoning approval. Additionally, Pender Solid Waste shall provide a vegetated buffer twenty (20) feet in width along the southwest side of the project area and a quarter of the way up the northwest side of the project area. The buffer shall consist of broadleaf evergreen vegetation that is six (6) feet in height at planting and ten (10) feet in height within four (4) years of planting. The vegetated buffer shall be visually-opaque at maturity. The buffer shall contain no vegetation that is toxic to horses or any other livestock (As recommended at the January 6, 2015 Planning Board meeting);

6. Hours of operation for the Transfer Station shall be Monday through Saturday from 8:00am to 4:30pm;
7. Hours of operation for the Hampstead Convenience Center shall be Monday through Saturday from 7:00am to 7:00pm and Sunday from 1:00pm to 7:00pm;
8. Operators shall inspect the site daily, and any windblown trash shall be disposed of in appropriate containers. When conditions are extremely dry, the operator shall have water and hoses to wet down surfaces as necessary;
9. No sorting, separation, or material recovery shall be conducted at the Transfer Station;
10. Disposal of items that are banned from solid waste landfills shall not be allowed at the Pender County Solid Waste Transfer Station. Loads shall be occasionally screened by operators to ensure compliance;
11. A major site development plan shall be required prior to issuance of permit for the construction of any building or improvement on the site.

SUMMARY AND STAFF RECOMMENDATION:

The application consists of a zoning map amendment for a conditional rezoning of one (1) tract (\pm 19.21 acres total) from PD, Planned Development zoning district, to OI-CD1, Office & Institutional conditional zoning district. The proposed use of the property— the existing Pender Solid Waste Transfer Station and proposed Hampstead Convenience Center— shall be classified as NAICS, North American Industry Classification System Number 562111- Solid Waste Collection Public. A conditional rezoning of this property to OI-CD1, Office & Institutional conditional zoning district is consistent with three (3) policies in the 2010 Comprehensive Land Use Plan and conflicts with one (1) policy. It is also in conflict with the 2010 Comprehensive Land Use Plan conservation designation of this tract. However, all County-owned property was designated as conservation in 2010. A public meeting was held on November 10, 2014 to address the potential impacts to adjacent property owners. Based on comments from the community and applicant, and with recommendation from the Pender County Planning Board for a revision to Condition number five (5) in Section F, staff respectfully recommends approval of the conditional rezoning request.

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD 11031 - R	Date	11/17/2014
Application Fee	\$ —	Receipt No.	—
Pre-Application Conference	11/14/14	Hearing Date	PB 1/6/2015 BOLC 1/20/2015
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Bryan McGabe / Pender County	Owner's Name:	Pender County
Applicant's Address:	605 E. Fremont St.	Owner's Address:	605 E. Fremont St.
City, State, & Zip	Burgaw, NC 28425	City, State, & Zip	Burgaw, NC 28425
Phone Number:	259-1570	Phone Number:	259-1570
Legal relationship of applicant to land owner: same entity			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	42031786160000	Total property acreage:	19.21
Current Zoning District:	PD	Proposed Zoning District:	OI - CDI
Project Address or Location:	248 Transfer Station Rd., Hampstead, NC 28443		
Proposed Uses to be Considered (Include NAICS Code):			
NAICS 562111 - Solid Waste Collection - Public			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	
Owner's Signature		Date:	10/31/14
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning 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 Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable. 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda. 			

Conditional (Zoning Map) Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form
<input checked="" type="checkbox"/>	Application fee (TRANSFERRED)
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.
<input checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.
<input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.
<input checked="" type="checkbox"/>	12 (11"x17") map copies to be distributed to the Planning Board
<input checked="" type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners
<input type="checkbox"/>	Digital (.pdf) submission of all application materials (E-MAILED SEPARATELY)
<input checked="" type="checkbox"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
<input checked="" type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.
<input checked="" type="checkbox"/>	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application
<input checked="" type="checkbox"/>	A generalized site development plan shall include the following items: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. <input type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. <input checked="" type="checkbox"/> All existing easements, reservations and rights of way. <input checked="" type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. NA <input type="checkbox"/> For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. NA <input type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. <input checked="" type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input type="checkbox"/> Phasing. <input type="checkbox"/> Signage. <input checked="" type="checkbox"/> Outdoor lighting. <input checked="" type="checkbox"/> Current zoning district designation and current land use status. <input type="checkbox"/> Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert.

Office Use Only

ZMA-CD Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)				Total Fee Calculation: \$ _____			
Attachments Included with Application: (Please include # of copies)							
CD /other digital version	<input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets	# of large	# of 11X17 29	Other documents/Reports	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Payment Method:	Cash: <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa			Check: <input type="checkbox"/> Check # _____		
Application received by:	<i>Megand Rose</i>					Date: 11/14/2014	
Application completeness approved by:	<i>Anita H. King</i>					Date: 11/17/14	
Dates scheduled for public hearing:	<input checked="" type="checkbox"/> Planning Board: 1/6/2015			<input checked="" type="checkbox"/> Board of Commissioners: 1/20/2015			



PENDER SOLID WASTE

P.O. BOX 995
605 E. FREMONT STREET
BURGAW, NC 28425

November 14, 2014

Pender County Planning Board
Planning Division, Pender County Planning and Community Development
805 South Walker St.
PO Box 1519
Burgaw, NC 28425

**RE: Pender Solid Waste - Conditional Rezoning Request
Existing Solid Waste Transfer Station & Proposed
Hampstead Convenience Center Relocation
248 Transfer Station Road
PIN 4203-17-8616-0000**

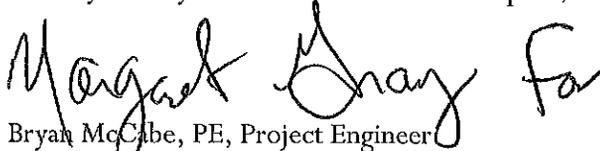
To Whom It May Concern:

Please consider our request to rezone the subject property. Attached you will find application materials to support this rezoning request.

The Pender Solid Waste Transfer Station is operated on this 19.21 acre property. This property is currently zoned Planned Development (PD), and prior to this zoning designation, was zoned Rural Agricultural District (RA). The PD zoning designation for this property occurred during the Pender County initiated comprehensive rezoning in November 2003.

The property is currently zoned PD, and Pender Solid Waste respectfully requests the 19.21 acre site be rezoned to the Office Institutional - Conditional District (OI-CD). The current use of the property is more consistent with the land uses outlined in the OI District.

Thank you for your consideration of this request,



Bryan McCabe, PE, Project Engineer
Pender County Utilities

PENDER SOLID WASTE
PHONE: (910) 259-1570
FAX: (910) 259-1579

**EXISTING SOLID WASTE TRANSFER STATION &
PROPOSED HAMPSTEAD CONVENIENCE
CENTER RELOCATION**

**OPERATIONAL DESCRIPTION
CONDITIONAL REZONING REQUEST
NOVEMBER 2014**



OPERATIONAL DESCRIPTIONS

SOLID WASTE TRANSFER STATION:

The Transfer Station's primary purpose is to accept municipal solid waste (MSW) generated by incorporated and unincorporated establishments and citizens of Pender County. All MSW is collected at the Transfer Station and transported a landfill in Sampson County.

The Pender County Solid Waste Transfer Station is located at 248 Transfer Station Rd., Hampstead, NC 28443, off Highway 17 in Pender County.

Hours of Operation

The Transfer Station is operated on a six day a week basis (Monday through Saturday 8am to 4:30 p.m.) and is available for use by the general public, private collectors and municipal collectors.

All MSW waste collected at the Transfer Station is transported to the solid waste landfill located in Sampson County for final disposal.

At the end of each operational day, all solid waste is placed in the closed transfer trailers, the tipping floor and trailer loading areas are cleaned, all electrical components are shut off, and the entire facility is fenced and locked to eliminate unauthorized use.

The facility has the ability to accept waste including for growth over the next 15-20 years.

Waste Streams:

Municipal Solid Waste: Collected daily from all Convenience Sites, and private and municipal haulers, consolidated and transported to landfill in Sampson County.

Construction & Demolition Waste: Brought in by private citizens paying the posted fee to dump, collected in open top container and hauled to Sampson County C&D Landfill. Residents of Pender County are allowed to dispose of up to 200 lbs per day of C&D or bulky waste at no charge. Out of County residents are charged based on the "out of county" tipping fee rate, also posted.

Scrap tires: Residents can bring a maximum of 5 tires per day (off rims) to dispose of "free of charge". Certified tire sellers also bring volumes of tires to the enclosed trailer for disposal with proper Scrap Tire Certification Forms.

Scrap Metals and White Goods: Citizens can bring unlimited amounts of metals and white goods to dispose of free of charge.

Dust/Trash Control: The site is observed daily by the operators and any windblown trash is disposed of in the appropriate containers. Since most of the roadways and public access ways are covered in asphalt and/or concrete, there is very little dust. When conditions are extremely dry, the Operator has water and hoses to wet down the surfaces as necessary.

General: There is no sorting, separation and/or material recovery conducted at the Transfer Station.

Banned Items and Non-Conforming Waste:

Items that are banned from disposal in solid waste landfills are not allowed to be disposed of at the Pender County Solid Waste Transfer Station. Loads are occasionally screened by the operators to ensure compliance.

Fees for Services:

Weigh Masters are responsible for weighing loads upon entry and exit, generating weight tickets showing amounts deposited, and collecting payment for services rendered.

HAMPSTEAD CONVENIENCE CENTER:

The Hampstead Convenience Center is one of twelve centers located through-out the county to provide for convenient disposal of general household waste and recycled materials. Yard waste, construction materials, bulky furniture, electronic waste and hazardous materials are not accepted at this location. Solid waste will be collected from this facility and hauled to the neighboring Solid Waste Transfer Station for ultimate disposal and/or recycling.

The Hampstead Convenience Center will be relocated from its present location to 248 Transfer Station Rd., Hampstead, NC 28443, off Highway 17 in Pender County.

Hours of Operation

The Hampstead Convenience Center is open seven days a week; Monday through Saturday from 7 am to 7 pm and Sunday from 1 pm to 7 pm.



PENDER SOLID WASTE

P.O. Box 995
605 E. Fremont Street
Burgaw, NC 28425
Phone - 910.259.1570
Fax - 910.259.1579

October 31, 2014

Re: Pender Solid Waste Transfer Station
248 Transfer Station Road
Conditional Rezoning Request
Public Input Meeting

Dear Adjoining Property Owner;

In accordance with the Conditional Rezoning submittal requirements we are required to conduct one informal public input meeting. This meeting will occur on Nov. 10, 2014 at the Pender County Hampstead Annex located at 15060 US Hwy 17. This meeting will be held in room 214 from 6 pm – 8 pm.

Pender Solid Waste is proposing to relocate the Hampstead Convenience Center located at 17619 US Hwy 17 to the existing Pender Solid Waste Transfer Station located at 248 Transfer Station Road. This relocation will combine similar uses, solid waste collection, in one location. In addition, this relocation will provide a safer access from a secondary road, Transfer Station Road, rather than from a major Highway, Hwy 17 as is the current condition. Lastly the proposed zoning would change the current property zoning, Planned Development (PD) zoning to Office Institutional (OI-Conditional) which is more compatible with the current and proposed uses. The scales, which are in current use off of Transfer Station Road, will also be relocated in conjunction with this project.

We look forward to receiving your input in advance of our complete Conditional Rezoning submittal which is scheduled for Nov. 21, 2014. You will also have opportunity to provide input at the formal public hearing which is scheduled for Jan. 6, 2015.

Sincerely,

Margaret Gray
Project Manager

Public Input Meeting
Nov. 10, 2014
248 TRANSFER STATION ROAD

Introduced proposed site plan and discussed the following items:

- Project will be in two phases – scale relocation and then the convenience center (C-Center) relocation
- The scales will not be relocated until such time as Transfer Station Rd. is extended by the developer necessitating the scale relocation
- The proposed NCDOT bypass is not the major impetus for the C-Center relocation rather it is safety concerns
- Construction for the C-Center relocation will begin in approximately one year
- Proposed O&I – CD rezoning will not affect the adjacent PD zoning districts
- A formal public hearing will be held on Jan. 6, 2015 where they can also voice their concerns
- An 8' shadow box fence is proposed as a visual buffer

Adjacent property owner concerns:

- Traffic, noise, and groundwater contamination
- Diminishment of property values
- Illegal dumping on adjacent properties
- Litter and debris along Transfer Station Road
- Feeding and establishment of feral cats

Applicants proposed remediation of adjacent property owner concerns:

- Continue to monitor existing groundwater wells
- Have property owners contact Waste Industries for removal of errant waste disposed on their property
- County will coordinate with Waste Industries to establish a schedule to litter-sweep Transfer Station Road
- County will prohibit C-Center employees from feeding feral cats
- County will evaluate the visibility from the SW corner (Jernigan property) into the C-Center site and increase the height of the 8' shadow box fence as necessary to provide an opaque view from Mr. Jernigan's back deck into the C-Center tract

Public Input Meeting

11/10/14

Property Owner	Address	Phone	E-Mail
Jamie Sernigan	395 Annandale Trace	270-9070	JJS28443@Yahoo.com
Gena Morgan	Country Club	(910) 279-1566	gm-sunnetfield@att.net
Sim Cornette	257 Transfer St. Rd	910 270 2919	Sim_Acorn@Zellkauf.net

The office of the Register of Deeds for Pender County hereby DISCLAIMS, and the user hereby WAIVES any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book: 0716 Page: 0097.001.jpg ZoomIn ZoomOut Previous

The attorney has made no record examination as to the described, unless the same his written and signed certificate.



Filed for registration on the 5th Day of August 1988 at 11:18 O'clock P.M. and registered in the office of the Register of Deeds for Pender County in Book No. 716 Page 97. Hugh Oberstar, Register of Deeds for PENDER COUNTY

Excise Tax 41.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. Verified by SM County on the day of 19 by

Mail after recording to

This instrument was prepared by R. V. Biberstein, Jr.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of July 1988, by and between

GRANTOR

GRANTEE

Dorothy W. Smith (Widow)

Pender County

Enter in appropriate block for each party's name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Topsall Township,

Pender County, North Carolina and more particularly described as follows:

See Exhibit "A" hereto attached and made a part hereof, containing 19.205 acres more or less.

The office of the Register of Deeds for Pender County hereby DISCLAIMS, and the user hereby WAIVES any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book: 0716 Page: 0097.002.jpg ZoomIn ZoomOut Previous

Next

116-97

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in his corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) Dorothy W. Smith (Widow) (SEAL)

By: (SEAL)

President (SEAL)

ATTEST: (SEAL)

Secretary (Corporate Seal) (SEAL)



NORTH CAROLINA, Wake County, Dorothy W. Smith

I, a Notary Public of the County and State aforesaid, certify that Dorothy W. Smith (widow) Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of August, 2008.

My commission expires: 4-29-21. (Signature) Notary Public

SEAL-STAMP NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 18.

My commission expires: Notary Public

The foregoing Certificate(s) of Beulah D. McLean

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

August 20, 2008 REGISTER OF DEEDS FOR Pender COUNTY BY Jodie Seachey Deputy/Assistant - Register of Deeds

The office of the Register of Deeds for Pender County hereby **DISCLAIMS**, and the user hereby **WAIVES** any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book: Page:

776-47

EXHIBIT "A"

Located in Topsall Township, Pender County, N. C., adjacent to and Southeast of the Southeastern right-of-way line of U. S. Highway #17 and N.C. Highway #210, and being more fully described as follows, to wit:

BEGINNING at an existing iron pipe in the Southeastern right-of-way line of U. S. Highway #17 & N.C. Highway #210, said iron pipe being the Northern-most corner of Tract "A" as shown on a composite map of survey for E. E. Grubbs, Jr., & Gillard B. Johnson, III, with said map being duly recorded in Map Book 28, Page 57, of the Pender County Registry; and running thence from the BEGINNING, so located, with the Southeastern right-of-way line of U. S. Highway #17 & N. C. Highway #210, N 54-16-12 E 60.0 feet to an old concrete monument in line; thence with the Southern line of Tract #7, as shown on the map of Division of R. C. Nixon Estate, as prepared by J. L. Bection, CE, dated March 1923, S 34-09-30 E 2414.11 feet to an existing iron pipe in said line; thence with the Western line of a 28.552 Acre Tract of land conveyed to Bruce R. Failing, as shown on a map recorded in Map Book 16, at Page 68, of the Pender County Registry, S 55-04-12 W 644.58 feet to an existing iron pipe in said line; thence with the Northeastern line of the Latchstring Realty, Inc. land, as shown on a map duly recorded in Map Book 18, Page 14, N 34-58-57 W 1168.65 feet to an existing iron pipe that marks the Southern-most corner of the above referred E.E. Grubbs, Jr. & Gillard B. Johnson, III, Tract "A"; thence with the Southern line of the above referred Tract, N 54-18-06 E 601.44 feet to an existing iron pipe in line; thence with the Northeastern line of the above referred Tract "A", N 34-09-00 W 1236.24 feet to the BEGINNING, containing 19.205 Acres, more or less, and being a portion of the Bud Smith & wife, Dorothy W. Smith land as described in a deed duly recorded in Book 560, Page 34, of the Pender County Registry.

**REQUEST FOR BOARD ACTION**ITEM NO. 13.**DATE OF MEETING:** November 15, 2010**REQUESTED BY:** Kyle Breuer, Director, Department of Planning and Community Development**SHORT TITLE:** Resolution Consenting to the Relocation of the Scales and Associated Scale House for the County's Transfer Station in Coordination with the Hawksbill Cove Development Proposal.

BACKGROUND: The developers of Hawksbill Cove, formerly known as St. George's Reach are proposing to extend Transfer Station Road (S.R. 1695) from US Hwy 17 southeast to Country Club Drive (S.R. 1565). The extension of Transfer Station Road is part of a revised Master Plan submission to the Pender County Planning Board which provides an extra ingress/egress point to the development which had to be moved from the previously proposed location. With this extension of the existing right of way, the County's transfer station scales and scale house will require relocation further southeast than the current location. Hawksbill Cove developers would like to receive the Board's consent for the general layout and access of a new site location for the scales and scale house, and new entrance/exit (see attached map). There will be no cost for the County or disruption of services for the relocation to take place. Also, there will be no transfer of County owned property to the developer and the construction will take place in the existing right of way of Transfer Station Road.

The consent of this request in advance of the proposed project plan does not imply the approval of the aforementioned plans or the Pender County Planning Boards review or approval.

The development team has conducted two (2) separate community meetings to discuss their proposal; these meetings were Thursday, November 4th and Friday, November 12th, 2010.

SPECIFIC ACTION REQUESTED: To consider a resolution consenting to the developer's proposal to relocate the transfer station solid waste facilities and ingress/egress to a new location on the County's property and that future right of way may be located within the current scale location.

COUNTY MANAGER'S RECOMMENDATION

Respectfully recommend approval.

Initial

RESOLUTION

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

the Board does hereby consent to the relocation of the scales, associated scale house, and ingress/egress in connection with the County's transfer station in coordination with Hawksbill Cove development proposal to be undertaken at no cost to the County. The County Manager/Chairman are authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED Williams SECONDED Rivenbark

APPROVED X DENIED _____ UNANIMOUS

YEA VOTES: Tate ✓ Blanchard ___ Brown ___ Rivenbark ___ Williams ___

Jimmy T. Tate
Jimmy T. Tate, Chairman

11/15/10
Date

Rick Butler
ATTEST

11/15/10
Date

**U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT**

Action Id. SAW-2012-00291County: PenderU.S.G.S. Quad: Topsail

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner: Pender County Public Utilities
 attn: Michael Mack
 Address: P.O. Box 1047
Burgaw, NC 28425

Agent: Hampstead Properties, LLC
 attn: Cynthia M. Roberts
 Address: 4721 Emperor Boulevard, Suite 300
Durham, NC 27703

Property description:

Size (acres) 16.86 Nearest Town Hampstead
 Nearest Waterway UT to Old Topsail Creek River Basin White Oak
 USGS HUC 03020302 Coordinates 34.690034 N -77.516326 W

Location description: The property is located at 243 Transfer Station Road, approximately 0.3 mi. south of its intersection with US 17, in Hampstead, Pender County, North Carolina. PIN: 4203-17-8616-0000.

Indicate Which of the Following Apply:**A. Preliminary Determination**

- Based on preliminary information, there may be wetlands on the above described property. We strongly suggest you have this property inspected to determine the extent of Department of the Army (DA) jurisdiction. To be considered final, a jurisdictional determination must be verified by the Corps. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331).

B. Approved Determination

- There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- There are wetlands on the above described property subject to the permit requirements of Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

We strongly suggest you have the wetlands on your property delineated. Due to the size of your property and/or our present workload, the Corps may not be able to accomplish this wetland delineation in a timely manner. For a more timely delineation, you may wish to obtain a consultant. To be considered final, any delineation must be verified by the Corps.

The waters of the U.S. including wetlands on your property have been delineated and the delineation has been verified by the Corps. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

The wetlands have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on 11/1/2012. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- There are no waters of the U.S., to include wetlands, present on the above described project area which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Wilmington, NC, at (910) 395-3900 to determine their requirements.

Placement of dredged or fill material within waters of the US and/or wetlands without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). If you have any questions regarding this determination and/or the Corps regulatory program, please contact Mr. David E. Bailey at (910) 251-4469 / David.E.Bailey2@usace.army.mil.

C. Basis For Determination

The site exhibits wetland criteria as defined in the 1987 Corps Wetland Delineation Manual and applicable Regional Supplements. The wetlands on-site are adjacent to an unnamed tributary (UT) to Old Topsail Creek, a Relatively Permanent Water (RPW) which flows into another UT to Old Topsail Creek (RPW) that becomes a Traditionally Navigable Water. This determination is based on a site verification by David E. Bailey of the U.S. Army Corps of Engineers on 2/1/2012.

D. Remarks

Wetlands and other Waters of the US on the subject property were delineated by Brent Ashley with changes made in the field by David E. Bailey (USACE)

E. Attention USDA Program Participants

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

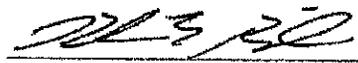
F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Jason Steele, Review Officer
60 Forsyth Street SW, Room 10M15
Atlanta, Georgia 30303-8801

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the District Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by December 31, 2012.

It is not necessary to submit an RFA form to the District Office if you do not object to the determination in this correspondence.

Corps Regulatory Official: 

Date November 1, 2012

Expiration Date November 1, 2017

Copy furnished:

Joanne Steenhuis, NCDENR-DWQ, 127 Cardinal Drive Extension, Wilmington, NC 28405
Robert Sessoms & Associates, PLLC, 4033 Chandler Drive, Wilmington, NC 28405
Brent Ashley, 1461 Final Landing Drive, Wilmington, NC 28411

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: Pender County File Number: SAW-2012-00291 Date: November 1, 2012

Attached is:	See Section below
<input type="checkbox"/> INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/> PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/> PERMIT DENIAL	C
<input checked="" type="checkbox"/> APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/> PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

**District Engineer, Wilmington Regulatory Division,
attn: David E. Bailey, Regulatory Specialist
Wilmington Regulatory Field Office
69 Darlington Avenue
Wilmington, North Carolina 28403**

If you only have questions regarding the appeal process you may also contact:

**Mr. Jason Steele, Administrative Appeal Review Officer
CESAD-PDO
U.S. Army Corps of Engineers, South Atlantic Division
60 Forsyth Street, Room 10M15
Atlanta, Georgia 30303-8801
Phone: (404) 562-5137**

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date: _____

Telephone number: _____

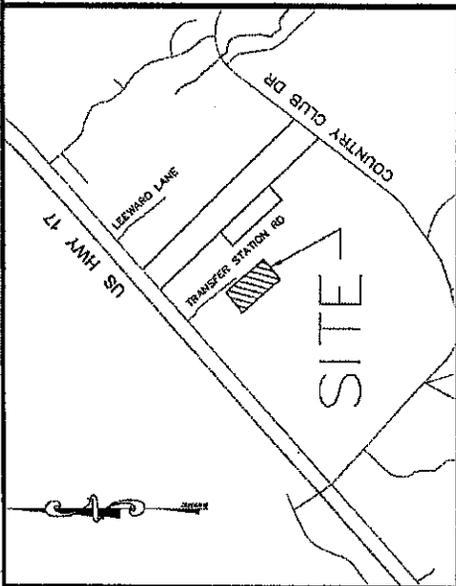
For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, attn: David E. Bailey, Regulatory Specialist, 69 Darlington Avenue, Wilmington, North Carolina 28403

For Permit denials, Proffered Permits and approved Jurisdictional Determinations send this form to:

**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Jason Steele, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801
Phone: (404) 562-5137**

MAP OF
 EXISTING WETLANDS FOR
HAMPSTEAD PROPERTIES, LLC
 ON PENDER COUNTY PROPERTY
 & SANITATION SITE
 TOPSAIL TOWNSHIP
 PENDER COUNTY, NORTH CAROLINA



CERTIFICATE OF THE
 U.S. ARMY CORPS OF ENGINEERS:

THIS CERTIFIES THAT THIS COPY OF THIS PLAT ACCURATELY DEPICTS THE BOUNDARY OF THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. UNLESS THERE IS A CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED FIVE YEARS FROM THIS DATE. THIS DETERMINATION WAS MADE UTILIZING THE APPROPRIATE REGIONAL SUPPLEMENT TO THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

SIGNATURE, U.S. ARMY CORPS OF ENGINEERS OFFICIAL TITLE DATE
David E. Beckler *Regulator* *11/1/2012*

EXPIRATION DATE OF DELINEATION: 11/1/2017

USACE ACTION ID: SALR-2012-00291

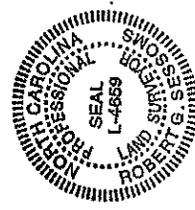
Approved for sheets 1-3

NOTES

1. SURVEY WAS PERFORMED FEBRUARY 2012 AND WETLANDS SHOWN WERE FIELD LOCATED DURING THAT TIME.
2. ALL AREAS CALCULATED BY COORDINATE METHOD.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT.
4. NO PORTION OF THIS PARCEL IS WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DETERMINED BY DFIRM MAP NUMBER 3720420300A, EFFECTIVE FEBRUARY 16, 2006.
5. WETLANDS AS SHOWN WERE DELINEATED BY OTHERS AND WERE VERIFIED BY US ARMY CORPS OF ENGINEERS ON FEBRUARY 2, 2012.
6. THIS MAP IS SOLELY FOR THE PURPOSE OF SHOWING THE EXISTING WETLANDS ON THE SUBJECT PROPERTY. NO ACTUAL BOUNDARY SURVEY WAS PERFORMED FOR THIS MAP. BOUNDARY INFORMATION AND AREAS SHOWN WAS INPUT FROM RECORD INFORMATION AND EXISTING CORNERS SHOWN WERE LOCATED WITHOUT A CLOSED TRAVERSE. THIS MAP SHOULD NOT BE USED FOR ANY REAL ESTATE SALES, RECORDATION OR CONVEYANCE. A FULL BOUNDARY SURVEY SHOULD BE COMPLETED PRIOR TO ANY TRANSFER OF TITLE.

SURVEYORS CERTIFICATE

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, BEING THE SAME PROPERTY DESCRIBED ON THE FACE OF THIS PLAT, AND THAT THE ERROR OF CLOSURE AS CALCULATED BY COMPUTER IS 1/10,000th, AND THAT THE BOUNDARIES NOT SURVEYED THAT ARE SHOWN WERE PLOTTED FROM THE REFERENCED RECORD INFORMATION;
 THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, DAY WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 11TH DAY OF OCTOBER, A.D., 2012.



Robert G. Sessions
 ROBERT G. SESSIONS
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER 4659

LEGEND

- NPF - NO POINT FOUND
- EP - EXISTING IRON PIPE
- WF - WETLAND FLAG
- WL - WETLAND LINE
- PL - PROPERTY LINE
- R/W - RIGHT OF WAY
- ⊙ - EXISTING IRON PIPE
- - LOCATED WETLAND FLAG

GRAPHIC SCALE

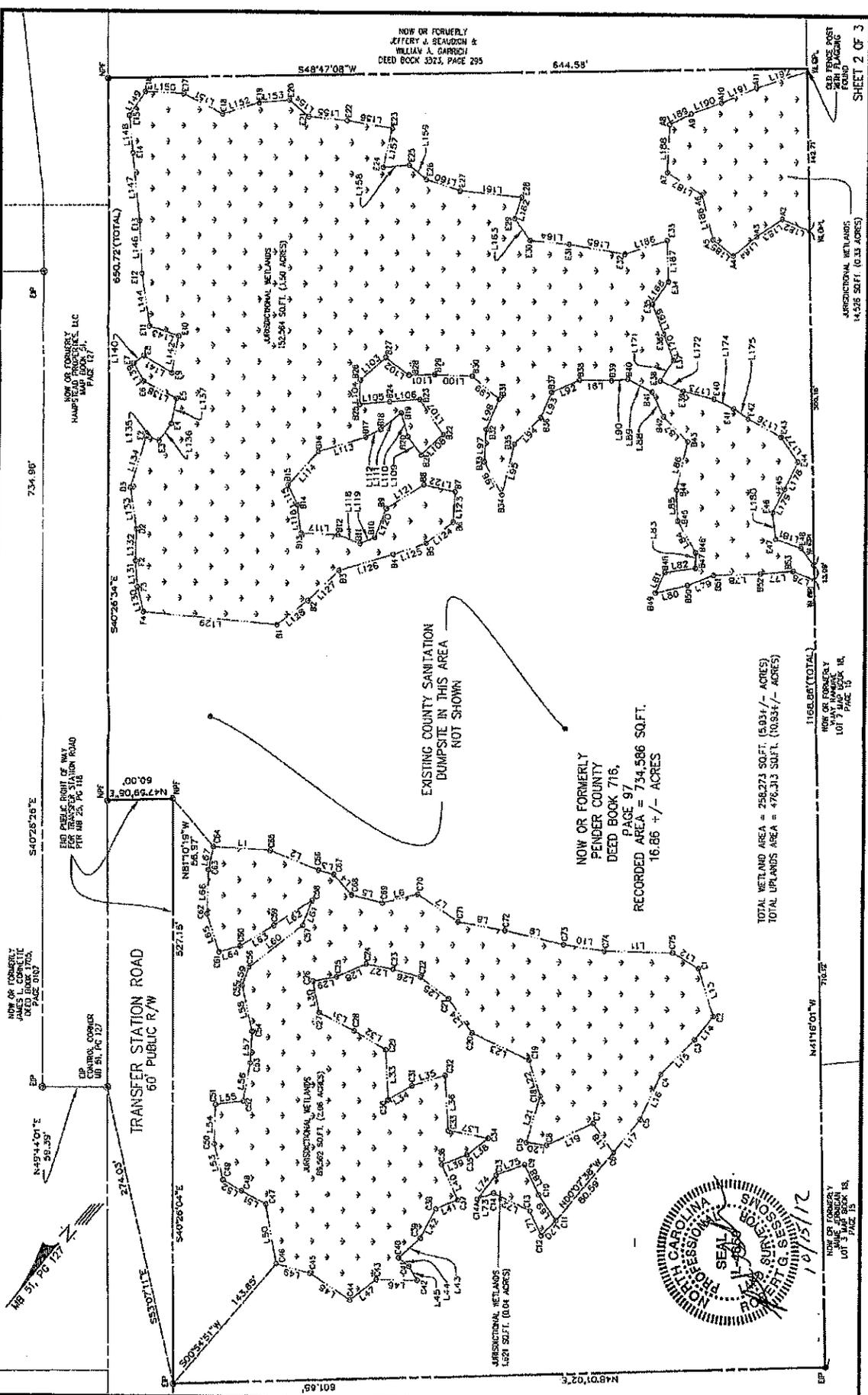


(IN FEET)
 1 inch = 80 ft.

SHEET INDEX

- 1 - COVER SHEET AND CERTIFICATES
- 2 - EXISTING WETLANDS
- 3 - LINE TABLE FOR WETLANDS

SCALE 1" = 80'	DATE 10/15/2012	DRAWN BY RGS	PROJ RSA PROJECT #11.112
Robert Sessions & Associates, PLLC Professional Land Surveyors NC LICENSE # P-0884 4039 CHANDLER DRIVE WILMINGTON, NC 28405 PH - 910-962-8846 EMAIL - RESSESSIONS@RSASURVING.COM			



NOW OR FORMERLY
JAMES L. COMPTON
DEED BOOK 702A
PAGE 010

FOR PUBLIC RIGHT OF WAY
FOR TRANSFER STATION ROAD
PTR HB 25, PG 118

TRANSFER STATION ROAD
60' PUBLIC R/W

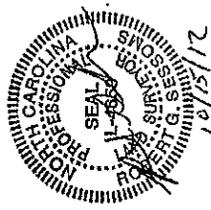
EXISTING COUNTY SANITATION
DUMPSTE IN THIS AREA
NOT SHOWN

NOW OR FORMERLY
PENDER COUNTY
DEED BOOK 716,
PAGE 97
RECORDED AREA = 734,586 SQ.FT.
16.66 +/- ACRES

TOTAL WETLAND AREA = 256,273 SQ.FT. (5.834 +/- ACRES)
TOTAL UPLANDS AREA = 476,313 SQ.FT. (10.834 +/- ACRES)

1169.08 (TOTAL)
NOW OR FORMERLY
107 PLANS, 14
PAGE 15

NOW OR FORMERLY
107 PLANS, 14
PAGE 15



2/16/12

NOW OR FORMERLY
JEFFERY A. REAGAN &
WILLIAM A. GARRICK
DEED BOOK 3223, PAGE 295

NOW OR FORMERLY
HAMPDEN COUNTY, INC
DEED BOOK 31,
PAGE 127

DEED BOOK 3223, PAGE 295
644.58'

JURISDICTIONAL WETLANDS
14,236 SQ.FT. (0.33 ACRES)

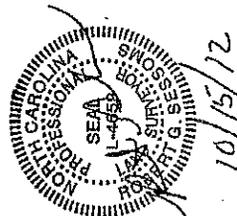
1169.08 (TOTAL)
NOW OR FORMERLY
107 PLANS, 14
PAGE 15

NOW OR FORMERLY
107 PLANS, 14
PAGE 15

SHEET 2 OF 3

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH									
L1	S52°54'35"W	52.36	L49	N64°11'05"E	32.40	L97	S37°04'28"E	28.99	L146	S42°51'27"E	47.11			
L2	S71°03'46"W	48.48	L50	S50°16'13"E	55.03	L98	S71°03'20"E	30.00	L147	S45°51'48"E	61.34			
L3	S64°48'26"W	14.47	L51	N76°53'41"E	25.54	L99	N88°34'07"E	32.28	L148	S45°11'09"E	34.00			
L4	N62°35'08"W	24.70	L52	N80°01'24"E	19.35	L100	N51°38'28"E	35.00	L149	S06°44'05"E	25.78			
L5	S63°46'20"W	29.32	L53	S64°12'29"E	33.61	L101	N48°36'11"E	23.81	L150	S62°39'32"W	34.87			
L6	S35°28'19"W	33.27	L54	S38°39'23"E	35.43	L102	N85°36'39"E	26.17	L151	S76°49'00"W	40.23			
L7	S83°10'52"W	44.63	L55	S42°35'39"W	25.29	L103	N08°45'18"E	31.12	L152	S32°50'14"W	35.31			
L8	S59°39'17"W	44.64	L56	S29°13'22"E	35.02	L104	N39°34'09"W	21.33	L153	S44°35'03"W	28.35			
L9	S62°33'26"W	55.47	L57	S36°50'39"E	28.49	L105	S44°27'44"W	27.72	L154	S89°34'03"W	23.18			
L10	S58°26'40"W	37.50	L58	S53°24'14"E	42.43	L106	S45°04'22"W	27.29	L155	S55°13'55"W	36.01			
L11	S50°55'29"W	62.95	L59	S19°35'38"E	17.78	L107	N74°50'31"W	38.34	L156	S58°37'18"W	42.00			
L12	S80°16'59"W	27.51	L60	S12°28'26"W	62.79	L108	N07°19'21"E	27.31	L157	N27°28'14"W	36.25			
L13	N57°33'20"W	45.13	L61	S19°56'29"E	23.98	L109	S76°25'48"E	20.18	L158	S44°14'47"W	23.82			
L14	N01°37'57"W	26.89	L62	N17°01'55"E	42.18	L110	S56°20'31"E	22.31	L159	S88°44'57"W	20.66			
L15	N04°29'59"E	44.00	L63	N18°46'45"E	36.36	L111	N11°05'56"E	24.06	L160	S67°09'43"W	32.91			
L16	N15°21'51"W	45.00	L64	N33°35'24"E	20.03	L112	N22°18'41"E	15.66	L161	S85°25'03"W	56.98			
L17	N01°05'51"W	39.00	L65	S58°41'37"E	35.99	L113	N33°08'16"E	45.62	L162	N22°42'36"W	20.09			
L18	S74°44'52"E	32.00	L66	S38°11'07"E	39.81	L114	N02°44'54"E	41.00	L163	N76°21'39"W	24.24			
L19	N24°55'14"E	47.13	L67	S27°53'46"E	21.43	L115	N66°11'26"W	20.00	L164	S54°57'57"W	35.79			
L20	N56°40'16"E	18.84	L68	N65°52'54"W	30.00	L116	N47°41'01"W	25.11	L165	S59°25'05"W	51.43			
L21	S23°09'17"E	43.63	L69	N74°58'09"W	28.43	L117	S52°15'11"W	34.57	L166	S32°17'30"W	41.00			
L22	S57°56'06"E	33.95	L70	N04°47'58"E	19.46	L118	S70°16'55"W	21.69	L167	N42°49'12"W	36.98			
L23	N74°18'23"E	58.73	L71	S64°57'19"E	24.73	L119	S27°59'04"W	14.95	L168	N04°11'35"W	25.00			
L24	S75°33'22"E	37.53	L72	N74°56'33"E	37.05	L120	S18°29'50"E	27.91	L169	N61°44'02"W	28.67			
L25	N85°51'41"E	32.52	L73	N30°29'21"E	16.19	L121	S17°38'20"W	40.35	L170	N61°00'46"W	25.66			
L26	N65°09'07"E	25.64	L74	S01°26'50"E	27.76	L122	S61°53'26"W	29.45	L171	N07°22'51"W	21.70			
L27	N60°32'20"E	25.15	L75	S29°38'27"W	28.06	L123	N36°10'35"W	27.04	L172	S73°10'15"W	22.87			
L28	N26°08'56"E	29.92	L76	N71°05'51"E	20.72	L124	N11°40'07"E	31.24	L173	S63°32'38"W	29.15			
L29	N39°44'23"E	22.44	L77	N44°37'17"E	30.18	L125	N31°07'17"E	31.56	L174	S75°34'56"W	20.11			
L30	N52°28'25"W	28.81	L78	N48°03'12"E	43.58	L126	N33°14'00"E	52.19	L175	S83°17'30"W	16.37			
L31	S76°26'54"W	36.36	L79	N28°45'21"E	25.56	L127	N06°52'08"E	39.92	L176	S77°49'19"W	34.56			
L32	S79°47'59"W	33.79	L80	N36°40'39"E	30.48	L128	N12°08'55"E	35.72	L177	N75°12'54"W	26.85			
L33	N43°02'06"W	45.00	L81	S14°06'53"E	20.53	L129	N54°59'33"E	123.24	L178	N14°21'04"W	27.49			
L34	S19°08'51"W	25.00	L82	S41°37'19"W	28.21	L130	S94°09'59"E	23.09	L179	N11°41'35"W	24.00			
L35	S32°12'33"W	32.00	L83	S38°46'35"E	13.96	L131	S45°19'30"E	23.43	L180	N47°59'11"W	23.71			
L36	N43°54'10"W	49.63	L84	S70°49'09"E	32.70	L132	S38°38'24"E	28.42	L181	S68°15'06"W	25.00			
L37	S60°01'16"W	38.00	L85	S43°00'02"E	27.67	L133	S49°07'37"E	37.54	L182	N71°40'54"E	26.74			
L38	N12°34'59"E	25.00	L86	S27°10'53"E	44.59	L134	S23°00'13"E	48.22	L183	N16°32'37"E	28.68			
L39	N28°27'30"E	25.00	L87	S85°10'17"E	31.61	L135	S68°21'03"W	12.38	L184	N10°38'57"E	27.52			
L40	N64°50'51"W	34.71	L88	S66°03'01"E	24.60	L136	S04°35'22"E	18.75	L185	N87°46'39"E	23.83			
L41	N26°58'18"E	21.49	L89	N76°14'26"E	25.00	L137	S28°43'13"E	23.36	L186	S54°45'53"E	41.46			
L42	N12°36'34"W	30.44	L90	N44°49'28"E	15.00	L138	N76°15'09"E	33.80	L187	N81°34'14"E	37.76			
L43	N07°34'13"E	26.57	L91	N50°37'42"E	28.89	L139	S69°25'36"E	18.59	L188	S37°38'43"E	43.01			
L44	S87°51'15"W	12.02	L92	N26°53'11"E	28.00	L140	S13°37'29"W	11.21	L189	S23°59'13"W	22.24			
L45	N70°15'56"W	14.38	L93	N16°21'03"W	25.00	L141	S80°04'52"W	29.94	L190	S29°56'34"W	29.35			
L46	N50°06'03"E	37.19	L94	N05°03'41"E	33.79	L142	S29°27'07"E	33.96	L191	S27°11'07"W	35.12			
L47	N12°36'24"E	30.52	L95	N26°14'14"W	46.81	L143	N68°21'11"E	27.71	L192	S32°00'44"W	49.17			
L48	N82°23'03"E	44.37	L96	S69°12'29"E	33.46	L144	S50°01'12"E	48.19						





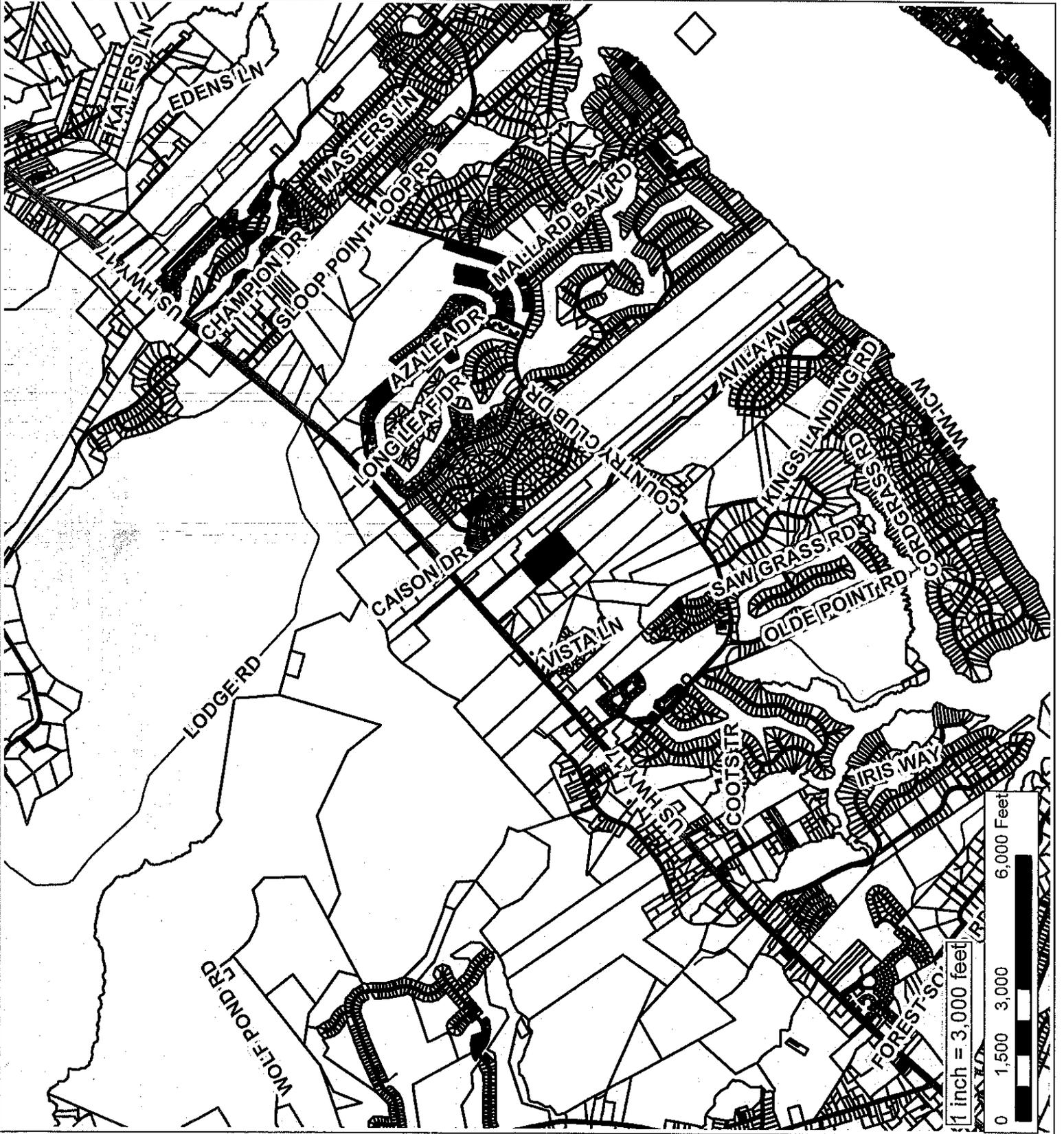
Applicant:
Pender County

Owner:
Pender County

CZMA Case #
11031-R



VICINITY



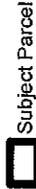


Applicant:
Pender County

Owner:
Pender County

CZMA Case #
11031-R

Legend



Subject Parcel

Zoning Classification

UDO Zoning

General Business (GB)

General Industrial (GI)

Industrial Transition (IT)

Office & Institutional (OI)

Rural Agricultural (RA)

Planned Development (PD)

Residential Performance (RP)

Environmental Conservation (EC)

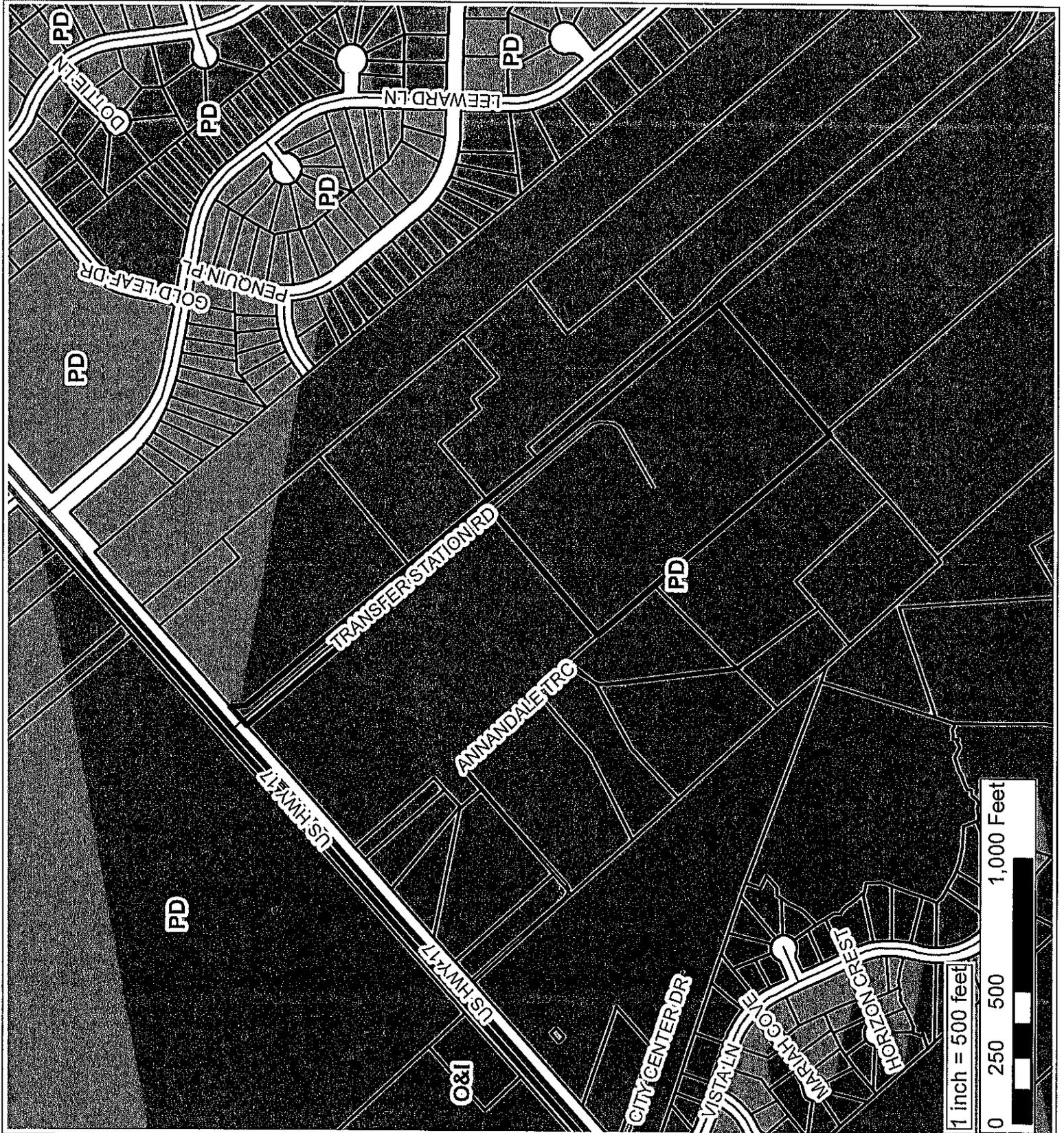
Incorporated Areas (INCORP)

Manufactured Home Park (MH)

Residential Mixed (MF)



ZONING





Applicant:
Pender County

Owner:
Pender County

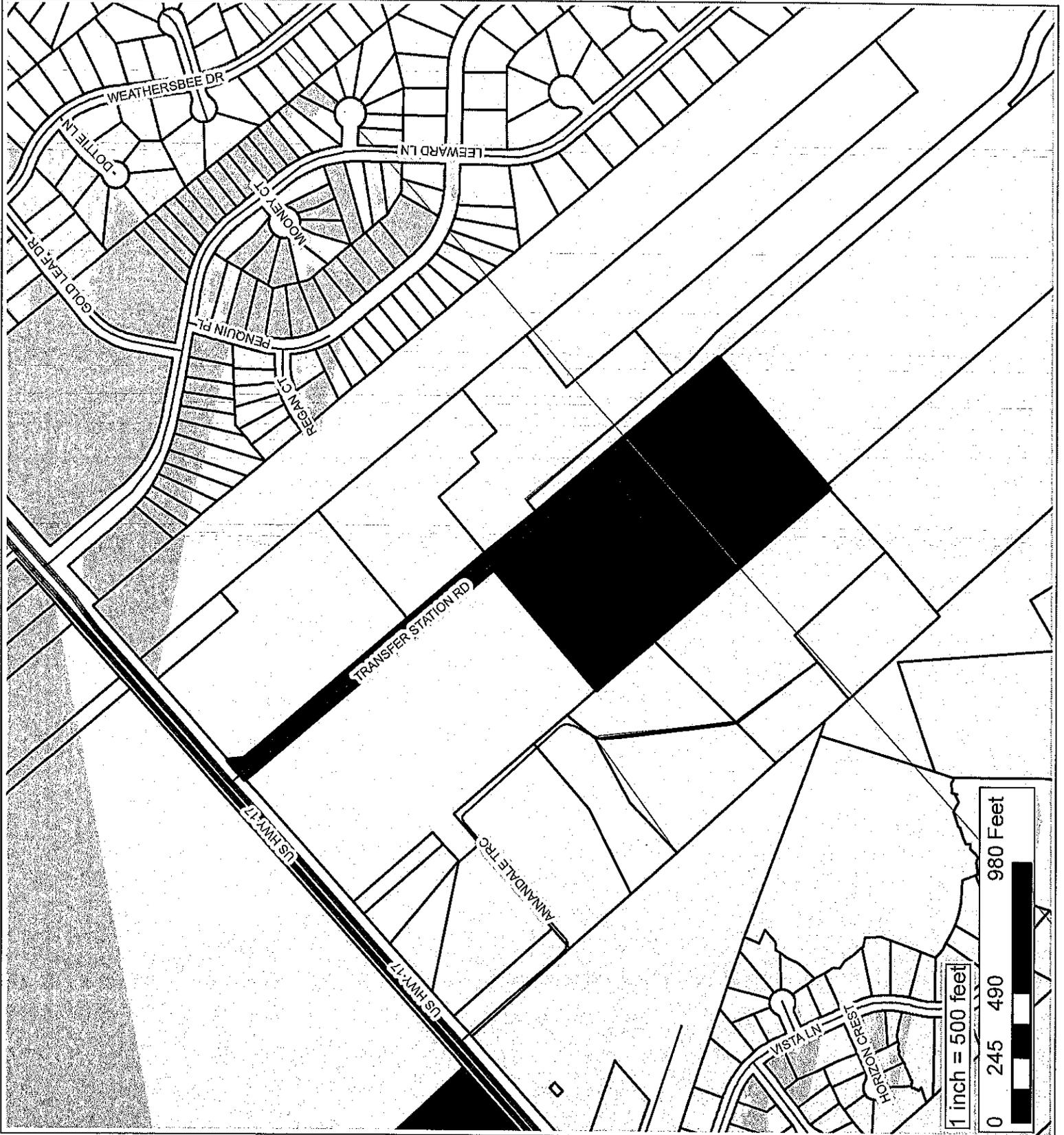
CZMA Case #
11031-R

2010 Land Use Classification

- Conservation
- Industrial
- Mixed Use
- Office, Institutional, Business
- Rural Growth
- Suburban Growth
- Subject Parcel



**LAND USE
CLASSIFICATION**





Applicant:
Pender County

Owner:
Pender County

ZMA Case #
11031-R

Legend



Subject Parcel



Aerial

