

Pender County Planning and Community Development

805 S. Walker Street
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AGENDA

**Pender County Planning Board
Tuesday, December 5, 2017 7:00 p.m.
Pender County Public Assembly Room
805 S. Walker Street, Burgaw, North Carolina**

Call to Order: Chairman Williams

Roll Call: Chairman Williams

Pender County Planning Board Members:

Williams: ___ Fullerton: ___ Baker: ___ Carter: ___ Jordan: ___ McClammy: ___ Nalee: ___

- 1. Adoption of the Agenda:**
- 2. Adoption of the Minutes: (November 7, 2017 Meeting)**
- 3. Adoption of Meeting Calendar for 2018**
- 4. Election of Officers (2018)**
- 5. Public Comment:**

(Public Hearings Opened)

6. Preliminary Plat – Item has been Withdrawn

Signature Top Sail NC, LTD, applicant and owner, is requesting the approval for Phase VI Preliminary Plat for the mixed-use development known as Wyndwater. Specifically, the request is to obtain approval for forty-six (46) single-family conventional lots. The subject property is zoned PD, Planned Development zoning district and is located to the north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south of the existing Cardinal Acres Manufactured Home Park, and east of US HWY 17 in Hampstead. The properties may be further identified by Pender County PIN 4214-04-4540-0000.

Anyone wishing to address the **Pender County Planning Board** shall make a request on the "Public Comment" sign-up sheet. Please provide the information requested.

If you wish to speak on **a specific public hearing item**, please sign-in on the appropriate "Public Hearing" sign-up sheet. Speakers will be allowed to speak *prior* to any action/vote taken by the Board.

*A time limit of **two** minutes per speaker or up to **ten** minutes for groups of five or more, with a designated speaker will be imposed.

7. Major Site Development Plan – Item to be heard in February

Trask Land Company, applicant, on behalf of Pender Farm Commercial, LLC; BFMF JV LLC; Blakes of Scotts Hill LLC; and OPV Development owners, is requesting the approval of a Major Site Development Plan for a portion of the mixed-use development known as Blake Farm. Specifically, the request is to construct two portions of the project with 1) being a non-residential section including retail Sporting Goods, Hobby, Book, and Music Stores (NAICS 451), Full Service Restaurants (NAICS 7221), Drinking Places (NAICS 7224), Aquarium (NAICS 712) and other miscellaneous retail, and 2) being a multifamily development consisting of two hundred forty (240) units. The subject properties are zoned PD, Planned Development zoning district and are located to the west of US HWY 17 across from Scotts Hill Loop Road (SR 1571), and north of Sidbury Road (SR 1572) in the Topsail Township. The properties may be further identified by Pender County Pender County PINs: 3271-31-5757-0000, 3261-94-4447-0000, and 3271-32-4553-0000.

(Public Hearings Closed)

8. Discussion Items:

a. Planning Staff Items:

- i. Technical Review Committee Project Update

b. Planning Board Members Items:

9. Next Meeting: January 3, 2017

10. Adjournment:

Planning Board Meeting Dates for 2018

Meeting Date
1.3.18(Wed)
2.6.18
3.6.18 Work Session @ 6
4.4.18(Wed)
5.1.18
6.5.18 Work Session @ 6
7.3.18
8.7.18
9.5.18 (Wed) Work Session @ 6
10.2.18
11.7.18(Wed)
12.4.18 Work Session @ 6

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Technical Review Committee Agenda
December 6, 2017

Pender County's Technical Review Committee meeting will be held on Wednesday December 6, 2017 at 9am in the Board of County Commissioners Conference Room, in the Pender County Government Administration Building at 805 S. Walker Street, in Burgaw to review the cases below. Documents for reviewing these cases are available on the Pender County TRC website.

9:00 AM Case 801-2017 Avendale Preliminary Plat revision

Stroud Engineering, P.A., applicant, on behalf of Avendale Development, LLC., owner, is requesting the approval of a Major Subdivision Preliminary Plat revision. The subject property is located on the east side of NC HWY 210, west of the existing Avendale Drive (private), and east of the existing subdivision of Cross Creek. The current proposal consists of 30 on 19.19 acres with the extension of Avendale Drive to reconnect back to NNC HWY 210. The subject property may be further identified by PIN 3273-06-7358-0000.

Zoning District: PD, Planned Development zoning district

Water Service: PCU

Sewer Service: Private Wastewater Provider

Road Designation: Private

TIA: N/A

9:15 AM Case 802-2017 Wendy's – Hampstead Town Center

Carolina Restaurant Group, applicant, on behalf of Hampstead Town Center, LLC., owner, is requesting the approval of a Major Site Development Plan for the construction and operation of a fast food restaurant. The subject property is located on the corner of US HWY 17 and Ravenswood Road (SR 1687). The current proposal consists of a 2,500 sq. ft. building with associated drive thru lane. No direct access to the outparcel is proposed. The subject property may be further identified by PIN 3293-86-2278-0000.

Zoning District: PD, Planned Development zoning district

Water Service: PCU

Sewer Service: Private Wastewater Provider

Road Designation: Public

TIA: TBD

9:30 AM Case 804-2017 Lawngevity Major Site Plan

Charles Riggs, applicant, on behalf of Homegevity, LCC., owner, is requesting the approval of a Major Site Development Plan for a landscape contractor business and nursery. The proposed development is located on the corner of US HWY 17 and Williams Love Grove Church Road (SR 1622). The current proposal consists of 1344 sq. ft. of building area and 10,023 sq. ft. of impervious coverage. Eight (8) material bins, two (2) structures, and a nursery display area are proposed. Access is proposed off Williams Love Grove Church Road (SR 1622). The subject property may be further identified by PIN 3293-53-6992-0000.

Zoning District: GB, General Business zoning district

Water Service: PCU

Sewer Service: Septic

Road Designation: Public

TIA: N/A