

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
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Burgaw, NC 28425



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AGENDA Pender County Planning Board Work Session Tuesday, March 6, 2018 6:00 p.m. Commissioner's Public Assembly Room 805 S. Walker Street, Burgaw, North Carolina

Call to Order: Chairman Fullerton

Roll Call: Chairman Fullerton

Pender County Planning Board Members:

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

1. Adoption of the Agenda:

2. Comprehensive Plan Update:

- a. Review of Recommended Changes:

3. Stormwater Ordinance Revision:

- a. Workshop Overview and Next Steps:

4. FY 18-19 Project Priorities

- a. Discussion on FY 18-19 Planning Department Priorities

5. Updates/Announcements:

- a. TRC:
- b. Training Opportunities

6. Adjournment:

**Items not covered during Work Session may be heard under "Discussion Items" during the regular Board meeting.*

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Technical Review Committee Agenda
March 7, 2018

Pender County's Technical Review Committee meeting will be held on March 7, 2018, 2018 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: SDP-2018-7 Verizon Wireless Navillus Telecommunication Tower

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, applicant, on behalf of Ronald Zeunen, owner, is requesting the approval of a Major Site Development Plan for the construction and operation of a telecommunication facility. The proposed telecommunication facility is located at 5045 NC HWY 210, Rocky Point. The proposal consists of the construction of a 185' monopine wireless telecommunication facility tower with a 5' lighting rod and ancillary equipment. Access to the facility will be via an access road from the NC HWY 210 and will include a 20'x60' parking and turnaround area at the entrance of the facility. The subject property may be further identified by PIN 3263-98-5820-0000.

Site Plan Data:

Zoning District: RA, Rural Agricultural zoning district
Water Service: N/A
Sewer Service: N/A
Road Designation: Access Road
TIA: N/A

9:15 AM Case: SDP-2018-8 Innovative Solar 67, LLC Solar Power Generation Facility

Innovative Solar 67, LLC, applicant, on behalf of Maxine C. Cartwright, owner, is requesting approval of a Major Site Development Plan for the construction and operation of a solar farm (NAICS 221119). The proposed facility is located south of Shiloh Road (SR 1209), between Penderlea Hwy (SR 1332) and Horse Branch Road (SR 1336), and includes the construction of a solar power plant on approximately ±259.68 acres of leased property. Access to the facility will be via an access road from Shiloh Road. The subject property may be further identified by Pender County PIN 2391-98-3013-0000.

Site Plan Data:

Zoning District: RA, Rural Agricultural zoning district
Water Service: N/A
Sewer Service: N/A
Road Designation: Access Road
TIA: N/A

9:30AM Case MDP 2018-4 Wylie Branch Master Development Plan

Parker and Associates, Inc., applicant, on behalf of Island Creek Developers LLC, owner, is requesting review and approval of a Master Development Plan and Preliminary Plat for a 238 unit residential subdivision on 231.27 acres along Island Creek Road (SR 1002), approximately 0.8 miles southwest of the intersection of Dallie Futch Road (SR 1574) and NC HWY 210. The property may be further identified as Pender County PIN: 3263-73-0614-0000.

Site Plan Data:

Zoning District: RP, Residential Performance zoning district

Water Service: PCU

Wastewater Service: Pluris

Road Designation: Public/Private

Units/Lots: 185

Acreage: 231.27

TIA: Required

9:45 AM Case MDP 2018-4 Southbridge Master Development Plan & Preliminary Plat

Hardison Builders, Inc., applicant, on behalf of AJ's Family Properties, LLP, owner, is requesting review and approval of a Master Development Plan and Preliminary Plat for a 49-unit residential subdivision on 22.29 acres along Sloop Point Road (SR 1561), approximately 0.47 miles east of the intersection of Sloop Point Loop Road (SR 1563) and Sloop Point Road (SR 1561). The property may be further identified as Pender County PINs: 4214-96-8883-0000, 4224-05-5593-0000, and 4224-05-4380-0000.

Site Plan Data:

Zoning District: RP, Residential Performance zoning district

Water Service: PCU

Wastewater Service: Septic

Road Designation: Public

Units/Lots: 49

Acreage: 22.29