

**Pender County
Planning and Community Development**



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Technical Review Committee Agenda
February 7, 2018

Pender County's Technical Review Committee meeting will be held on February 7, 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: MDP-2018 00003-585-2017 Master Development Plan NC HWY 210

Hardison Building Company, applicant, on behalf of Gerald D. Hardison, Jr., owner, is requesting the approval of a Master Development Plan for a by-right residential development proposal. The Master Development Plan includes 476 units to include Single Family Detached and Single Family Attached Duplex housing types to be placed on ±347.23 acres. The subject property is located approximately 2,000 feet east of the intersection of NC HWY 210, Dallis Futch (SR 1574) and Island Creek Road (SR 1002) in the Topsail Township and may be further identified by Pender County PINs: 3272-50-0693-0000, 3273-32-7562-0000, & 3273-71-1319-0000.

Site Plan Data:

Zoning District: RA, Rural Agricultural zoning district, RP residential Performance, and IT Industrial Transitional
Water Service: PCU
Wastewater Service: Pluris
Road Designation: Public
Units/Lots: 476 Single Family
Acreage: 347.23
TIA: Required

9:15 AM Case: SDP-2018-00001 Major Site Development NC HWY 210

Hardison Building Company, applicant, on behalf of Gerald D. Hardison, Jr., owner, is requesting the approval of a Major Site Development Plan for the construction and operation of a gas service station, a limited service restaurant, and self-storage unit rentals (NAICS 447190, 7222, and 531130). The current proposal consists of a 3,600 sq. ft. gas service station with a limited service restaurant, one 4,000 sq. ft. self-storage building (40 units), one 4,000 sq. ft. self-storage building (20 units), and one 2,000 sq. ft. self-storage building (20 units). The current proposal includes parking, pedestrian, and landscaping facilities. The subject property may be further identified by PINs 3273-61-9426-0000 and 3273-71-1319-0000.

Zoning District: IT, Industrial Transition zoning district
Water Service: PCU
Sewer Service: Pluris
Road Designation: Public

TIA: N/A

9:30 AM Case: 830-2017 Zippy's Express Car Wash

Caliber Blue Steel, applicant and owner, is requesting the approval of a Major Site Development Plan for the construction and operation of an automotive detailing service (NAICS 811192). The proposed development is located at the junction of US HWY 17 and Dan Owen Drive, Hampstead. The current proposal consists of a 4,600 sq. ft. express car wash, with associated parking, pedestrian, and landscaping facilities. The subject property may be further identified by PIN 3282-86-7651-0000.

Zoning District: GB, General Business zoning district

Water Service: PCU

Sewer Service: Pluris

Road Designation: Public

TIA: N/A

9:45 AM Case: SDP 2018-00002 FedEx Freight

Setzer Properties WMN, LLC, applicant, on behalf of Pender County, owner, is requesting the approval of a Major Site Development Plan construction and operation of a FedEx Freight facility that includes an office and loading docks (NAICS 531120). The proposed development is off of US HWY 421 on Corporate Drive in the Pender Commerce Park. The current proposal consists of 4,850 sq. ft. office and a 10,220 sq. ft. 22 revenue door loading dock facility, with associated parking and landscaping facilities. The subject property may be further identified by PIN 2291-77-6009-0000.

Zoning District: GI, General Industrial zoning district

Water Service: PCU

Sewer Service: PCU

Road Designation: Public

TIA: Completed

10:00 AM Case: 383-2016 Recreational Vehicle Park/Campground

Mark Lewis, applicant and owner, is requesting a conditional zoning map amendment and Major Site Development Plan review for four (4) parcels totaling approximately ±16.582 acres that are currently zoned RP, Residential Performance zoning district to GB, General Business zoning district. The proposed use of the property is a recreational vehicle (RV) park and campground. The subject property is located on Moores Landing Road (SR 1578), approximately 600 feet southeast of Sloop Point Road (SR 1561) and may be further identified by PINs 4224-02-3886-0000, 4224-02-5990-0000, 4224-03-1386-0000, and 4224-03-2394-0000.

Proposed Zoning District: GB-CD2, General Business zoning district 2

Water Service: PCU

Sewer Service: Septic

Road Designation: Public

TIA: N/A