

**Pender County  
Planning and Community Development**



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**Technical Review Committee Agenda**  
January 3, 2018

Pender County's Technical Review Committee meeting will be held on Wednesday January 3, 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 821-2017 Hampstead Center Commercial Development Outparcel B Major Site Plan**

The JayTeas Properties III, LLC., applicant and owner, is requesting the approval of a Major Site Development Plan for the construction of a commercial building for general retail, food service, or other service industries (NAICS 71394 and 4523). The proposed development is located at the junction of Dan Owen Drive and US HWY 17. The current proposal consists of a 7515 sq. ft. building, with associated parking and pedestrian facilities. The subject property may be further identified by PIN 3282-86-5475-0000.

Zoning District: GB, General Business zoning district  
Water Service: PCU  
Sewer Service: Pluris  
Road Designation: Public  
TIA: N/A

**9:15 AM Case 827-2017 Sparrows Bend Multi-Family Amenity Major Site Plan**

Sparrows Bend Development, LLC., applicant and owner, is requesting the approval of a Major Site Development Plan for the construction of a multi-family residential amenity site for the Sparrows Bend development. The proposed development is located off Grossbeak Drive in the Sparrows Bend development. The current proposal consists of a 4500 sq. ft. clubhouse and 1200 sq. ft. pool house, with associated swimming pool, park areas, and parking facilities. The subject property may be further identified by PIN 3293-10-3889-0000.

Zoning District: RM-CD2, Residential Mixed conditional zoning district 2  
Water Service: PCU  
Sewer Service: Pluris  
Road Designation: Public  
TIA: N/A

**9:30 AM Case 828-2017 70 Builders West Office Building Major Site Plan**

70 West Builders, LLC., applicant, on behalf of James Donald Wells Jr. Trustee, owner, is requesting the approval of a Major Site Development Plan for the construction of a single occupancy office building (NAICS 236117). The property is located at 14180 US HWY 17. The current proposal consists of a 2000 sq. ft. office and 1680 sq. ft. private garage, with associated parking and landscaping facilities. The subject property may be further identified by PIN 3282-97-5465-0000.

Zoning District: GB, General Business zoning district  
Water Service: PCU  
Sewer Service: Septic  
Road Designation: Public  
TIA: N/A