

Pender County Planning and Community Development

Planning Division

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AGENDA

**Pender County Planning Board
Tuesday, November 12, 2013 7:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina**

Call to Order: Chairman Boney

Roll Call: Chairman Boney

Pender County Planning Board Members:

Boney: ___ Marshburn ___ Baker: ___ Edens: ___ McClammy: ___ Nalee: ___ Williams: ___

1. Adoption of the Agenda:

2. Adoption of Minutes: (October 15, 2013)

3. Public Comment:

(Public Hearings Open)

4. Conditional Rezoning:

EFS Properties, LLC, applicant and owner, is requesting approval of a Conditional Rezoning of one tract totaling 55.69 acres from RP, Residential Performance, to RA-CD, Rural Agricultural – Conditional District. The rezoning request is for NAICS 2123 Nonmetallic Mineral Mining and Quarrying, specifically for a 12.7 acre sand mine and associated areas for stockpiling and haul roads totaling 16.66 acres. The property is located approximately 3,400 ft. northeast of the intersection of Shaw Hwy and NC 210, Rocky Point, and may be identified by PIN 3255-78-6248-0000.

5. Master Development Plan:

James and Ellen Cornette, applicants and owners, are requesting approval of a Master Development Plan for a 16 lot Major Subdivision. The project is located along Williams Store Road (SR 1568) off Highway 17 in Hampstead. There is one tract associated with this request totaling 8.65 acres. The property is zoned RP, Residential Performance District, and may be identified by PIN 3293-61-3723-0000.

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.

6. Master Development Plan:

Signature Pender County LMTD, applicant, on behalf of First Federal Bank, owner, is requesting the approval of a Master Development Plan for a 3-phase Mixed Use Subdivision. The request consists of developing 185 single family residential units and commercial square footage to be located on approximately ±143 acres. The proposed project is located along the south side of US Highway 17 between Champion Drive and Amanda Lane, Hampstead (formally known as the Topsail Greens Golf Course). The property is zoned PD, Planned Development District and may be identified as Pender County PIN 3273-16-3369-0000.

7. Master Development Plan:

Avendale Development, LLC, applicant and owner, is requesting the approval of a revision to a previously approved Master Development Plan and Preliminary Plat, specifically amending Phase 4 of the Avendale Residential Subdivision. The request consists of adding an additional 24 single family units to the previously approved 35 single family units and the removal of 48 proposed townhome sites located within Phase 4. This request will decrease the total development density from the originally approved 250 units to 211 units. The project is located along the east side of NC Highway 210 south of Harrison Creek and west of Cross Creek Subdivision. The property is zoned PD, Planned Development District and may be identified as Pender County PIN 4214-12-8251-0000.

(Public Hearings Closed)

8. Discussion Items:

a. Planning Staff Items:

- i. Flood Damage Prevention Ordinance
- ii. Historically Significant Sites

b. Planning Board Members Items:

9. Next Meeting: December 3, 2013

10. Adjournment: