

# Pender County Planning and Community Development

## Planning Division

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## AGENDA

**Pender County Planning Board  
Tuesday, December 3, 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: (November 12, 2013)**

**3. Public Comment:**

*\*(Public Hearings Open)\**

**4. Comprehensive Land Use Plan Map Amendment:**

Coleman Parks, applicant, on behalf of Parks Family Forestry, LLC, owner, is requesting an amendment to the 2010 Pender County Comprehensive Land Use Plan, Future Land Use Map. The requested amendment is to reclassify the subject property's Future Land Use Classification from Rural Growth to Suburban Growth. The subject property is located north of Island Creek Road, adjacent to the New Hanover County line. There is one tract totaling ±125 acres associated with this request and may be identified as PIN 3252-97-7356-0000.

**5. Master Development Plan:**

Jeff and Nonie Morris, applicants and owners, are requesting the approval of a Master Development Plan for a 3-phase Mixed Use Subdivision. The request consists of developing 268 single family residential units and 2.7 acres of commercial square footage to be located on approximately ±104 acres. The proposed project is located along the south side of US Highway 17, just north of Sloop Point Loop Road (SR 1563) between Champion Drive and Amanda Lane, adjacent to the former site of the Topsail Greens Golf Course in Hampstead. There are nine tracts associated with this request. The property is zoned PD, Planned Development District and may be identified as Pender County PINs 4204-95-5947-0000; 4204-96-0846-0000; 4214-13-6819-0000; 4214-14-7062-0000; 4204-95-2776-0000; 4214-13-2528-0000; 4204-94-9912-0000; 4214-23-2200-0000; 4204-95-0573-0000.

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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. Zoning Text Amendment**

Pender County, applicant, is requesting an amendment to the Pender County Unified Development Ordinance. The proposal consists of amending: Section 7.10.5, specifically amending the surface standards by adding a provision to increase the flexibility in administering the surfacing standards for site(s) recognized by the National Register of Historic Places; Section 8.1.2, Applicability of the Landscaping and Buffering standards as they apply to site(s) recognized by the National Register of Historic Places and Section 4.14 Zoning District Dimensional Requirements, specifically amending the building separation setbacks for the GI, General Industrial and Industrial Transitional Districts.

**7. Zoning Text Amendment:**

Pender County, applicant, is requesting an amendment to the Pender County Unified Development Ordinance. The proposal consists of removing Article 9, Flood Damage Prevention to create an independent document titled Pender County Flood Damage Prevention Ordinance and all associated administrative changes.

*\*(Public Hearings Closed)\**

**8. Adoption of the 2014 Meeting Dates:**

**9. Discussion Items:**

**a. Planning Staff Items:**

**b. Planning Board Members Items:**

**10. Next Meeting: January 7, 2014**

**11. Adjournment:**