

# Pender County Planning and Community Development

## Planning Division

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## AGENDA

**Pender County Planning Board  
Tuesday, February 4, 2014 7:00 p.m.  
Pender County Public Meeting Room  
805 S. Walker Street, Burgaw, North Carolina**

**Call to Order:** Chairman Williams

**Roll Call:** Chairman Williams

Pender County Planning Board Members:

Williams: \_\_\_ McClammy: \_\_\_ Baker: \_\_\_ Boney: \_\_\_ Edens: \_\_\_ Marshburn \_\_\_ Nalee: \_\_\_

**1. Adoption of the Agenda:**

**2. Adoption of the Minutes: (January 7, 2014)**

**3. Public Comment:**

**4. FOCUS:**

Mr. Al Sharp, Project Director, will provide the Board an update as to the progress of the HUD Sustainable Communities Grant (FOCUS).

*\*(Public Hearings Open)\**

**5. Adoption of the Maple Hill Small Area Plan:**

The Pender County Planning Board will hold a public hearing for the adoption of the Maple Hill Small Area Plan.

**6. Master Development Plan:**

OPV Development, LLC, applicant and owner, is requesting the approval of a Master Development Plan for a 2-phased Mixed Use Subdivision. The request consists of developing 95-98 single family residential units and commercial square footage to be located on approximately ±45.87 acres. The proposed project is located on the north side of Country Club Drive (SR 1565) approximately one (1) mile from the intersection of US Highway 17 and Country Club Drive; north of Captain Beam Boulevard and west of Emerald Ridge Drive in Hampstead. The property is zoned PD, Planned Development Zoning District and may be identified by Pender County PIN(s) 4203-14-3306-0000; 4203-05-8711-0000.

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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.

**7. Zoning Text Amendment:**

Pender County, applicant, is requesting an amendment to the Pender County Unified Development Ordinance. The request consists of creating an Appendix E titled Conditional Rezoning Districts; as well as administrative updates to references throughout the document associated with Conditional Zoning Districts.

*\*(Public Hearings Closed)\**

**8. Discussion Items:**

**a. Planning Staff Items:**

- i. Collector Street Plan update for revised WMPO boundary

**b. Planning Board Members Items:**

**9. Next Meeting:** March 4, 2014

**10. Adjournment:**