

# Pender County Planning and Community Development

## Planning Division

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## AGENDA

**Pender County Planning Board  
Tuesday, May 6, 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: (April 1, 2014)**

**3. Public Comment:**

*\*(Public Hearings Open)\**

**4. Zoning Map Amendment:**

Harold A. Harris, applicant and owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of .89 acres from GB, General Business to RP, Residential Performance zoning district. The property is located along the north side of US HWY 17 S, approximately 130' southeast of the Pender/Onslow County boundary and may be identified by Pender County PIN 4226-97-2074-0000.

**5. Master Development Plan:**

John L. Pierce & Associates P.A., applicant, on behalf of Sampson-Bladen Oil Co. Inc, owner, is requesting the approval of a Master Development Plan for a 2.37 acre, multi-use commercial site. There is one (1) tract associated with this request, located along the southwestern corner of the intersection of NC HWY 133 and US HWY 117. The parcel is currently zoned GB, General Business and may be identified by Pender County PIN 3233-34-7536-0000.

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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. Master Development Plan:**

The Way of Truth Free Gospel Church of Christ, applicant and owner, is requesting approval of a Master Development Plan for the construction of a church, activity center, and recreational softball field on approximately 7.42 acres. The project will be constructed in two separate phases. Phase One will encompass the church construction while Phase Two allowing for the activity center and softball field. The proposed development is located along the east side of US HWY 117 between River Road and Church Street, approximately 1.3 miles south of the Duplin/Pender County line. The property is zoned O&I, Office and Institutional Zoning District and may be identified by Pender County PIN(s) 3314-28-1506-0000; 3314-18-8863-0000.

**7. Preliminary Plat Approval:**

Signature Pender County NC, LP applicant on behalf of First Federal Bank, owner is requesting Preliminary Plat approval for Phase Two of the approved Master Development Plan for Wyndwater. Phase Two includes fifty-five (55) single family homes on approximately 28.35 acres. The proposed development is located to the north of Doral Drive, northwest of Sloop Point Loop Road (SR 1563), south of the approved Cardinal Pointe subdivision and east of US HWY 17 in Hampstead. The property is zoned PD, Planned Development District and may be identified by Pender County PIN 4214-12-8251-0000.

*\*(Public Hearings Closed)\**

**8. Discussion Items:**

**a. Planning Staff Items:**

**b. Planning Board Members Items:**

**9. Next Meeting:** June 3, 2014; Work Session at 6:00 pm

**10. Adjournment:**