

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

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## AGENDA

**Pender County Planning Board  
Tuesday, July 1, 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: (June 3, 2014)**
- 3. Public Comment:**

*\*(Public Hearings Open)\**

**4. Zoning Map Amendment:**

Pender County, applicant, on behalf of Melanie G. Herring, Miranda Rodriguez, and Keith Tatro, owners, is requesting approval of a Zoning Map Amendment for a general use rezoning of four (4) tracts totaling 15.69 acres from RA, Rural Agricultural, to the GB, General Business District. The subject properties are located on the northwest corner of the intersection of Camp Kirkwood Road (SR 1318) and US HWY 117, and may be identified by Pender County PIN(s): 3322-45-8223-0000 (1.00 acre), 3322-44-8909-0000 (5.57 acres), 3322-44-7653-0000 (7.93 acres), and 3322-44-4210-0000 (1.19 acres).

**5. Master Development Plan:**

OPV Development, LLC, applicant and owner, is requesting a revision to the previously approved Master Development Plan for a 2-phased Mixed Use Subdivision; specifically reducing the previously established setbacks for Phase 2. The proposed project is located on the north side of Country Club Drive (SR 1565) approximately one (1) mile from the intersection of US HWY 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.

**6. Master Development Plan:**

Pender Farm Development, LLC, and Pender Farm Commercial, LLC, applicants, on behalf of Pender 1164, LLC, owner, are requesting approval of a 5 phase Master Development Plan known as Blake Farm, consisting of 2,998 residential units and 250,000 sq. ft. of non-residential space. The applicant is also requesting Preliminary Plat approval for Phase 1 (SF1) consisting of 278 single-family residential units and associated infrastructure. The property is located 1/8 mile north of Sidbury Road (SR 1572) and west of US HWY 17 near Scott's Hill and contains approximately ±1344.5 acres zoned PD, Planned Development District. The properties may be identified as Pender County PIN(s) 3271-04-4167-0000; 3271-25-1909-0000; 3262-72-5914-0000; 3262-54-5164-0000.

*\*(Public Hearings Closed)\**

**7. Discussion Items:**

**a. Planning Staff Items:**

- i. Discussion on Parking Standards
- ii. Discussion on Portable Storage Containers

**b. Planning Board Members Items:**

**8. Next Meeting:** August 5, 2014

**9. Adjournment:**