

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

AGENDA

**Pender County Planning Board
Tuesday, January 6, 2015 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. Election of Officers: Chairman/Vice-Chairman

2. Adoption of the Agenda:

3. Adoption of the Minutes: (December 2, 2014)

4. Public Comment:

(Public Hearings Open)

5. Zoning Text Amendment: (Tabled from 12/2/2014)

Four Points Recycling, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. The request is to amend Section 5.2.3 to add a Solid Waste Compost Facilities as a permitted use in the GB, General Business zoning district.

6. Conditional Rezoning:

Pender County, applicant and owner, is requesting approval of a zoning map amendment for a conditional rezoning of one tract totaling ± 19.21 acres from PD, Planned Development zoning district, to OI-CD1, Office and Institutional conditional zoning district. The rezoning request is for NAICS 562111 Solid Waste Collection Public for the use of the existing Pender Solid Waste Transfer Station and proposed Hampstead Convenience Center. The subject property is located at 248 Transfer Station Road (SR 1695) in Hampstead. The property may be further identified by Pender County PIN 4203-17-8616-0000.

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.

7. Master Development Plan Revision:

Signature Top Sail NC, LTD, applicant and owners, are requesting a revision to their previously approved Master Development Plan, Wyndwater (formerly known as the Oaks at Sloop Point). Specifically this request is to amend future phases from; a required side yard setback of ten (10) feet to a zero lot line. Additionally requested is an amendment to previously approved buffers. The property is zoned PD, Planned Development District. The proposed development is located to the north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south of the approved Cardinal Pointe subdivision and east of US Highway 17 in Hampstead. The property may be further identified by Pender County PIN 4214-12-4590-0000.

8. Comprehensive Transportation Plan:

Pender County and NCDOT will hold a public hearing for recommendation on adoption of the draft Pender County Comprehensive Transportation Plan.

(Public Hearings Closed)

9. Discussion Items:

a. Planning Staff Items:

- i. PD Zoning District ZTA
- ii. Subdivision Changes

b. Planning Board Members Items:

10. Next Meeting: February 3, 2015, as applicable

11. Adjournment: