

Pender County Planning and Community Development

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AGENDA

**Pender County Planning Board
Tuesday, October 13, 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: ___ Edens: ___ Fullerton ___ Marshburn ___ Nalee: ___

1. Adoption of the Agenda:

2. Adoption of the Minutes: (September 1, 2015)

3. Public Comment:

(Public Hearings Open)

4. Preliminary Plat: *(Tabled Item from September 1, 2015 Planning Board meeting)*

Signature Top Sail NC, LTD, applicant and owner, is requesting the approval of a Preliminary Plat for Phase III of the mixed-use development proposal known as Wyndwater. Specifically, the request for Phase III approval includes sixty-nine (69) single-family conventional lots and forty (40) single-family attached duplex lots. The subject property is zoned PD, Planned Development zoning district. The properties are located to the north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south of the conditionally approved Master Development Plan known as Cardinal Pointe and east of US HWY 17 in Hampstead and may be further identified by Pender County PINs; 4214-12-3906-0000 and 4214-04-6027-0000.

5. Zoning Map Amendment:

Grey Bull Inc., applicant, on behalf of Linda Kaye Howard Taylor et al, owner, is requesting approval of a Zoning Map Amendment for a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district. The subject property is located to the east of US HWY 17, to the south and west of the residential subdivision Forest Sound, and to north of the residential subdivision Hampstead on the Sound in Hampstead and may be further identified by Pender County PIN 3292-27-2690-0000.

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.

6. Zoning Map Amendment:

David A. West, applicant and owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of four (4) tracts totaling approximately 65.56 acres from GB, General Business zoning district to RP, Residential Performance zoning district. The subject properties are located near the intersection of US HWY 117 and Anderson Rd (SR 1315) in Union Township and may be further identified by Pender County PINs; 3313-88-8748-0000, 3313-99-5261-0000, 3313-79-6117-0000 and 3313-98-3668-0000.

7. Zoning Text Amendment:

Pender County, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance to amend Sections 8.1.2 and 8.2.2 to revise the requirements for buffer location and applicability. Additionally, to amend Section 7.6 to allow for clusterboxes as a permitted use in dedicated open space, Appendix A; Definitions to add Addressing Coordinator and Appendix D; Typical Forms and Surveyor Notes, to include Addressing Coordinator approval on Final Plat.

(Public Hearings Closed)

8. Discussion Items:

a. Planning Staff Items:

- i. Collector Street and Comprehensive Land Use Plans Update:

b. Planning Board Members Items:

9. Next Meeting: November 4, 2015

10. Adjournment: