

Pender County Planning and Community Development

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AGENDA Pender County Planning Board Wednesday, November 4, 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: (October 13, 2015)

3. Public Comment:

(Public Hearings Open)

4. Master Development Plan and Major Site Plan:

Norris and Tunstall Engineering, applicant, on behalf of PH Lanco, Inc., owner, is requesting approval of a Master Development Plan and Major Site Development Plan approval for Phase One (1) of a mixed use commercial retail (NAICS 453 Miscellaneous Store Retailers) and office development. The subject property is zoned PD, Planned Development zoning district. The proposed project is located to the west of US HWY 17 on the corner of Pinnacle Parkway (private) and US HWY 17 in the Topsail Township and may be further identified by Pender County PIN 4204-65-8579-0000.

5. Preliminary Plat Revision:

Signature Top Sail NC, LTD, applicant, and owner, is requesting the approval of a Preliminary Plat revision for Phase II of the mixed-use development proposal known as Wyndwater. Specifically, the request for Phase II approval includes the addition of twenty-seven (27) single-family lots to the previously recorded fifty-six (56) single-family lots. The subject properties are 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 the Topsail Township and may be further identified by Pender County PINs; 4214-31-1640-0000 and 4214-22-2361-0000.

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:

Michael Pollak, applicant, on behalf of Capstone Ventures and Clair Reid Kalmar, owners, is requesting approval of a Zoning Map Amendment of two (2) tracts totaling approximately 45.4 acres from RP, Residential Performance zoning district to PD, Planned Development zoning district. The subject properties are located to the west of Sloop Point Loop Road (SR 1563) to the north and west of Friendly Lane (private) in the Topsail Township and may be further identified by Pender County PINs; 4214-22-7567-0000 and a portion of 4214-50-8387-0000.

7. Zoning Text Amendment:

Dallas Harris, 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 Other Nonhazardous Waste Treatment and Disposal as a permitted use in the RA, Rural Agricultural zoning district.

(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: December 1, 2015; No cases; Work session at 6:00 pm

10. Adjournment: