

Pender County Planning and Community Development



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AGENDA Pender County Planning Board Wednesday, July 6, 2016 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: ___ Fullerton ___ Baker: ___ Carter: ___ Edens: ___ McClammy: ___ Nalee: ___

1. Adoption of the Agenda:

2. Adoption of the Minutes: (June 7, 2016 Work Session and Meeting)

3. Public Comment:

(Public Hearings Open)

4. Zoning Map Amendment:

Coleman Parks, applicant, on behalf of Beach Front Properties, owner, is requesting approval of a Zoning Map Amendment of one (1) tract totaling approximately 219.5 acres from RA, Rural Agricultural zoning district to RP, Residential Performance zoning district. The subject property is located to the northwest of Island Creek Road (SR 1002) approximately seven tenths of a mile (\pm 0.7 miles) to the southwest of the intersection of NC HWY 210 and Island Creek Road (SR 1002) in the Topsail Township and may be further identified by Pender County PIN: 3263-73-0614-0000.

5. Comprehensive Plan Amendment:

Live Oak Development, applicant, on behalf of Kevin Mills et al, owner, is requesting the approval of an amendment to the 2010 Pender County Comprehensive Land Use Plan, Future Land Use Map, for one (1) tract totaling approximately 5.53 acres from Rural Growth future land use designation to Mixed Use future land use designation. The subject property is located along the east side of Old Whitfield Road (SR 1726) and Machine Gun Road (private) approximately 1,200 feet west of US HWY 17 in the Topsail Township and may be further identified by Pender County PIN: 4215-23-1857-0000.

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:

Live Oak Development, applicant, on behalf of Kevin Mills et al, owner, is requesting the approval of a Zoning Map Amendment of one (1) tract totaling approximately 5.53 acres from RP, Residential Performance zoning district to GB, General Business zoning district. The subject property is located along the east side of Old Whitfield Road (SR 1726) and Machine Gun Road (private) approximately 1,200 feet west of US HWY 17 in the Topsail Township and may be further identified by Pender County PIN: 4215-23-1857-0000.

7. Master Development Plan Revision and Preliminary Plat Phase II:

Ksade Ventures LLC, applicant, on behalf of Jeffery Beaudoin, owner, is requesting a revision to the previously approved Master Development Plan (Case 10017) and Preliminary Plat for Phase II of the mixed-use development proposal known as Hampstead Commons. Specifically, this request for Phase II is to add seventy-two (72) single-family residential lots on ± 24.00 acres to the existing Master Development Plan with the approved commercial use located on ± 4.55 acres. The subject properties are zoned PD, Planned Development zoning district. The properties are located to the north east of the residential subdivision known as Villages at Olde Point, south east of Transfer Station Road (SR 1695), south of the residential subdivision known as Belvedere, and west of Country Club Drive (SR 1565) in the Topsail Township and may be further identified by Pender County PINs: 4203-35-3583-0000 and 4203-26-9269-0000.

8. Zoning Map Amendment:

Stroud Engineering, applicant, on behalf of Jack Stocks, owner, is requesting the approval of a Zoning Map Amendment for approximately 11.18 acres of one (1) tract totaling approximately 162.72 acres from the PD, Planned Development zoning district to the RP, Residential Performance zoning district. The portion of the subject property is located on the south and east of Carver Road (SR 1437) approximately 2,880 feet west of the intersection with NC 133 and Carver Road (SR 1437) in the Rocky Point Township and may be further identified by Pender County PIN: 3223-53-8360-0000.

9. Zoning Text Amendment:

Stroud Engineering, applicant, is requesting a Zoning Text Amendment to the Pender County Unified Development Ordinance, Section 5.2.3 Table of Permitted Uses. Specifically, the amendment proposed is to allow borrow pit sand mining (NAICS 212321) as an allowable use in the PD, Planned Development zoning district in conjunction with an approved Master Development Plan. A detailed description of the proposed changes is available in the Pender County Planning Department offices.
(Public Hearings Closed)

10. Discussion Items:

a. Planning Staff Items:

- i. Zoning Text Amendment Update:
- ii. Comprehensive Land Use Plan Update:
- iii. TRC Update:

b. Planning Board Members Items:

11. Next Meeting: August 2, 2016

12. Adjournment: