

Pender County Planning and Community Development

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AGENDA

**Pender County Planning Board
Wednesday, September 7, 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: (August 2, 2016)

3. Public Comment:

(Public Hearings Open)

4. Conditional Zoning Map Amendment:

DRC Hampstead, LLC., applicant, on behalf of Jesse F. Lea SR et al, owner, is requesting approval of a Conditional Zoning Map Amendment for three (3) tracts totaling approximately 78.39 acres from RP, Residential Performance zoning district to RM- CD 2, Residential Mixed Conditional zoning district 2. The request is to allow only the following NAICS uses: Single Family Detached Homes (NAICS 236117) and Multi-Family Housing (NAICS 236116) in a proposed residential mixed subdivision project to be called Sparrows Bend. The project proposal consists of 264 apartment units and 135 single family homes with associated neighborhood amenities. The subject property is located on the north side of US HWY 17 and may also be accessed off of the east side of Hoover Road (SR 1569). The subject property is in the Topsail Township and may be further identified by Pender County PINs: 3293-01-5693-0000, 3293-11-0659-0000 and 3293-01-9640-0000.

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.

5. Master Development Plan Revision:

Signature Top Sail NC, Ltd. applicant, on behalf of Capstone Ventures LLC., Ruth C. Kalmar Lewis et al, J L Morris Enterprises of Hampstead Inc., and Morris Jeffrey et al, owners, are requesting a revision to the previously approved Master Development Plan for the mixed use development known as Wyndwater. Specifically this request is to; increase the overall project area from ± 204.07 acres to ± 221.42 acres and increase the total units from 500 units to 529 units. The subject properties are zoned PD, Planned Development zoning district. The properties are located to the east of US HWY 17 north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south and east of the Cardinal Acres Lane (private) in the Topsail Township. The properties may be further identified by Pender County PINs; 4213-59-0181-0000, 4214-04-6027-0000, 4214-12-3906-0000, 4214-22-7567-0000, and a portion of 4214-50-8387-0000.

6. Comprehensive Land Use Plan Amendment:

Creative Commercial Properties, applicant, on behalf of P.H. LANCO, Inc., owner, is requesting approval of an amendment to the 2010 Pender County Comprehensive Plan Future Land Use Map for one (1) tract totaling approximately 8.42 acres from Rural Growth to Mixed Use future land use designation. The subject property is located along the west side of US HWY 17 and to the south of Pinnacle Parkway (private), directly northwest of the US HWY 17 intersection with Champion Drive (private) in the Topsail Township and may be further identified by Pender County PIN: 4204-65-5211-0000.

7. Zoning Map Amendment:

Creative Commercial Properties, applicant, on behalf of P.H. LANCO Inc., owner, is requesting approval of zoning map amendment to the Pender County Unified Development Ordinance for one (1) tract totaling approximately 8.42 acres from the PD, Planned Development zoning district to the GB, General Business zoning district. The subject property is located along the west side of US HWY 17 and to the south of Pinnacle Parkway (private), directly northwest of the US HWY 17 intersection with Champion Drive (private) in the Topsail Township and may be further identified by Pender County PIN: 4204-65-5211-0000.

8. Zoning Text Amendment:

Marsh Creek Investments, LLC, applicant, is requesting a Zoning Text Amendment to the Pender County Unified Development Ordinance, Section 5.2.3 Table of Permitted Uses. Specifically, the proposal is to amend the Miscellaneous Use section to allow dry stacks and boat storage in the GB, General Business zoning district and to add these definitions to Appendix A.

9. Zoning Text Amendment:

Pender County, applicant, is requesting a Zoning Text Amendment to the Pender County Unified Development Ordinance, Section 7.5 Street Design. Specifically, the proposal is to amend requirements for permanent and temporary dead end streets.

10. Zoning Text Amendment:

Pender County, applicant, is requesting a Zoning Text Amendment to the Pender County Unified Development Ordinance, Section 7.5.1 Street Design. Specifically, the proposal is to add objective criteria for administrative flexibility for the roadway design requirements.

(Public Hearings Closed)

11. Discussion Items:

a. Planning Staff Items:

- i. TRC Update
- ii. Comprehensive Plan

b. Planning Board Members Items:

12. Next Meeting: October 4, 2016

13. Adjournment: