

Pender County Planning and Community Development

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AGENDA

**Pender County Planning Board
Tuesday, October 4, 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: (September 7, 2016 Work Session and Meeting)

3. Public Comment:

4. WMPO Presentation:

Josh Lopez, (Associate Transportation Planner) with the Wilmington Urban Area Metropolitan Planning Organization will provide the Board with an update on the Cape Fear Transportation 2040 Metropolitan Transportation Plan implementation since adoption on November 18, 2015 and the role of the WMPO in Pender County's transportation planning.

(Public Hearings Open)

5. 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.

6. Master Development Plan and Preliminary Plat:

Stroud Engineering, P.A., applicant, on behalf of Pender Land Holdings, Inc., owner, is requesting approval of a Master Development Plan and Preliminary Plat of Phase I for a mixed-use development proposal on four (4) tracts totaling approximately 163.5 acres. Phase I includes; one hundred twenty-one (121) single family residential lots. Future development includes; sixteen (16) townhouse units, one hundred sixty (160) multifamily units, ± thirty- two (32) acres of future residential development, ± nineteen (19) acres future commercial development, and ± (forty-two) 42.2 acres of park land for dedication to the County. The subject properties are located along the west side of Country Club Drive (SR 1565), along the south east side of US HWY 17, south of Hampstead Kiwanis Park and north of the residential subdivision known as Belvedere Plantation. The subject properties are in the Topsail Township and may be further identified by Pender County PINs; 4204-61-5445-0000, 4204-51-3743-0000, 4204-41-7997-0000 and 4204-52-2665-0000.

7. Zoning Map Amendment:

Bill Clark Homes, applicant, on behalf of LaBrenda Hurst Haynes et al, owner, is requesting approval of a Zoning Map Amendment for 4.03 acres of a portion of one (1) tract totaling approximately 7.36 acres from GB, General Business zoning district to RP, Residential Performance zoning district. The subject properties are located to the west of US HWY 17 and approximately 920 feet to the north of the intersection of US HWY 17 and Williams Store Road (SR 1568). The subject property is located in the Topsail Township and may be further identified by Pender County PIN: 3293-43-3901-0000.

8. Conditional Zoning Map Amendment:

Rocky Point Holdings, LLC., applicant, on behalf of Jack Stocks and Rocky Point Holdings, LLC, owners, is requesting approval of a Conditional Zoning Map Amendment for a portion of one (1) tract and the entirety of an additional tract totaling approximately 18.11 acres from PD, Planned Development zoning district to IT-CD1, Industrial Transitional conditional zoning district one. The request is to allow the following use only: Warehousing (NAICS 493110). The subject properties are located along Carver Road (SR 1437) approximately 3,000 feet to the west of the intersection with NC 133 and Carver Road. The subject properties are located in the Rocky Point Township and may be further identified by Pender County PINs; 3223-53-8360-0000 and 3223-55-9108-0000.

9. Zoning Text Amendment:

Laura Rivenbark, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. Specifically, the request is to amend Section 5.2.3 Table of Permitted Uses to allow Artisan Manufacturing as a permitted use in the RA, Rural Agricultural, GB, General Business, PD, Planned Development, IT, Industrial Transitional, GI General Industrial zoning districts and via Special Use Permit in the RP, Residential Performance zoning district. The requested amendment also includes adding a definition of Artisan Manufacturing to Appendix A, Definitions.

10. Zoning Text Amendment:

Coastal Horizons Center, Inc., applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. Specifically, the request is to amend Section

5.2.3 Table of Permitted Uses, in order to allow Outpatient Mental Health and Substance Abuse Centers (NAICS 621420) in the GB, General Business zoning district as a permitted use.

11. Zoning Text Amendment:

Pender County, applicant, is requesting the approval of Zoning Text Amendments to the Pender County Unified Development Ordinance: Article 2 Decision Making and Administrative Bodies, Article 3 Review Procedures, Article 4 Zoning Districts, Article 5 Permitted Uses, Article 6 Development Requirements and Content, Article 7 Design Standards, Article 11 Road Naming and Addressing and Appendix A Definitions. Specifically the request is to amend: the Summary of Review Authority (Section 2.11), Review Procedures for Minor Site Plans (Section 3.6), Notification Policies (Sections 3.3.3, 3.3.4, 3.4.3, 3.7.3, 3.9.3, 3.10.3, 3.12.2, 3.14.5, and 4.13.4), Review Procedures for General Use Rezoning (Section 3.3.5), Uses Not Specifically Listed (Section 5.2.1A), Easement Requirements (Article 6), Preliminary Plat Requirements (Section 6.4), Final Plat Requirements (Section 6.5), Easement Standards (Section 7.5.4), Road Naming (Section 11.1.2), Addressing (Section 11.6) and various definitions (Appendix A).

(Public Hearings Closed)

12. Discussion Items:

a. Planning Staff Items:

- i. TRC Update
- ii. Comprehensive Plan
- iii. Hierarchy CSP

b. Planning Board Members Items:

13. Next Meeting: November 1, 2016

14. Adjournment: