

Pender County Planning and Community Development

Planning Division

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MEMORANDUM

To: Pender County Planning Board

From: Planning Staff

Date: November 1, 2016

RE: TRC and Comprehensive Land Use Plan

TRC Update

The Technical Review Committee Meeting for October 1, 2016 was cancelled due to lack of cases.

On November 14, 2016 it is anticipated that the TRC will review one (1) conditional zoning map amendment from PD, Planned Development zoning district and RP, Residential Performance zoning district to PD-CD1, Planned Development Conditional zoning district 1. Specifically, the approximately 41.38 project area requested to contain; a mix of commercial uses including; retail trade, finance and insurance, real estate rental and leasing, professional, scientific and technical services, management of companies and enterprises, health care and social assistance, arts, entertainment and recreations, accomodation and food services, other services, meat markets, full service restaurants, limited service restaurants and business associations. There are five (5) outparcels for future commercial development in Phase I and Phase I to include multi-family housing. Phase II will include eighty-five (85) units total. There are six (6) tracts associated with this request totaling \pm 41.38 acres. The Planning Board will hear this case in December 2016.

Comprehensive Land Use Plan Update

Staff has met with the Council of Governments twice in the month of October regarding the Comprehensive Land Use Plan update. We are in the stages of collecting information necessary for the initial stages of the update. On November 7 the Board of County Commissioners will be establishing the Comprehensive Land Use Plan steering committee (Commissioners Advisory Committee - CAC) and from there a meeting schedule will be established. Staff has initiated the formulation of the Public Outreach Plan as an information sharing tool for the Plan's formulation and progress. We are also in the process of establishing a project website which will have the URL of: PlanPender.org. We've also split the county up into six separate geographical areas corresponding with established Township lines to be utilized as focus areas and to target key community leaders in each area for additional input and participation into the plan.