

# Pender County Planning and Community Development

## Planning Division

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## MEMORANDUM

To: Pender County Planning Board

From: Planning Staff

Date: December 6, 2016

RE: TRC and Comprehensive Land Use Plan

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### TRC Update

On November 14, 2016 the TRC reviewed 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.

Since hearing the case as a Conditional Zoning Map Amendment, the applicant has decided to withdraw their application for map amendment, now the submittal includes only Phase 1 in the PD, Planned Development zoning district on the front portion of the project boundary with only commercial type uses, no multi-family included. The Planning Board will hear this case as a Master Development Plan and Major Site Plan in the PD District in January 2017.

### 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 tabled the decision to appoint the Comprehensive Land Use Plan steering committee (Commissioners Advisory Committee - CAC). It's anticipated that the Board will appoint the CAC at their December 5, 2016 meeting. 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](http://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.