

# Pender County Planning and Community Development

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## AGENDA

**Pender County Planning Board  
Wednesday, January 4, 2017 7:00 p.m.  
Pender County Public Assembly 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. Service Award Presentation: (Sonya Edens)**
- 3. Election of Officers: (Chairperson/Vice-Chairperson)**
- 4. Adoption of the Minutes: (December 4, 2016)**
- 5. Adoption of the 2017 Meeting Calendar:**
- 6. Public Comment:**

*\*(Public Hearings Open)\**

**7. Master Development Plan and Major Site Plan:**

Headwaters Properties, LLC, applicant, on behalf of Lanwillo Development Company, Raymond E. Hughes, and Headwaters Properties, LLC., owners, are requesting the approval of a Master Development Plan and Phase I Major Site Development Plan for approximately 24.26 acres of mixed-use development known as Headwaters Town Center. Specifically, the request is to allow for; Electronic & Appliance Stores (443), Food & Beverage Stores (445), Heath & Personal Care Stores (446), Gasoline Station (447), Clothing & Clothing Accessories Stores (448), Sporting Goods, Hobby, Book & Music Stores (451), Miscellaneous Store Retailers (453), Non Store Retailers (454), Postal Services (491110), Finance & Insurance (52), Real Estate & Rental & Leasing (53), Professional, Scientific & Technical Services (54), Management of Companies & Enterprises (55), Administrative & Support Services (561), Educational Services (611), Business Schools, Commuter & Management Training (6114), Technical & Trade Schools (6115), Other School & Instruction (6116), Hospitals

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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.

(622), Performing Arts Companies (7111), Agents & Managers for Artists, Athletes, Entertainers & Other Public Figures (7114), Museums, Historical Sites & Similar Institutions (712), Fitness & Recreational Sports Centers (713940), Bowling Centers (71395), Hotels & Motels (72111), Full Service Restaurants (7221), Limited Service Eating Places (7222), Special Food Services (7223), Drinking Places (7224), Personal & Household Goods, Repair & Maintenance (8114), Personal Care Services (8121), Coin Operated Laundries & Dry Cleaners (812310), Dry Cleaning & Laundry Services (812320), Other Personal Services (8129), Religious Organizations (8131), Business Professional, Labor, Political & Similar Organizations (8139), and Public Administrations (92). The subject properties are zoned PD, Planned Development zoning district. The properties are located along the east side of US HWY 17, between Hughes Road (SR 1618) and Deerfield Drive (SR 1673) in the Topsail Township and may be further identified by Pender County PINs: 3282-74-3515-0000, 3282-74-6231-0000, 3282-74-1001-0000, and 3282-74-8862-0000.

**8. Zoning Text Amendment:**

Travis Holder, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. Specifically, the request is to add a Section (5.3.7) for standards regarding construction (Sector 23) and amend Section 5.2.3, Table of Permitted Uses, in order to allow for the following uses; Construction of Buildings (NAICS 236), Heavy and Civil Engineering Construction (NAICS 237) and Specialty Trade Contractors (NAICS 238) permitted with use standards in the GB, General Business zoning district.

*\*(Public Hearings Closed)\**

**9. Discussion Items:**

**a. Planning Staff Items:**

- i. Density ZTA Update:
- ii. Comprehensive Plan Update:
- iii. TRC Update:

**b. Planning Board Members Items:**

**10. Next Meeting:** February 7, 2017

**11. Adjournment:**