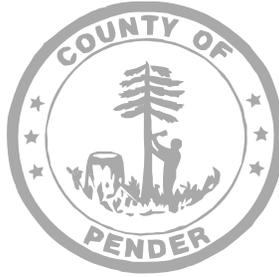


Pender County Planning Department

Joey Raczkowski, Planning Director

Mark Walton, Chairman
Kevin Reynolds, Vice-Chairman
Rick Garrett
Karen Gonzales
William Marshburn
Burt Millette
Christopher Smith
Charles Newman, Fire Commission



805 South Walker Street
Post Office Box 1395
Burgaw, NC 28425

Phone (910) 259-1202

Fax (910) 259-3735

AGENDA **Pender County Planning Board Meeting** **July 10, 2007** **7:00 p.m.**

Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina

Note: The Pender County Planning Board Meeting adjourns at 11:00 p.m. Any item not discussed shall be placed on the next regular Planning Board Meeting agenda, unless otherwise stated. The items may not be discussed in the order as shown on the agenda. The agenda may be revised by the Planning Board.

I. Call to Order: Chairman Walton

II. Roll Call: Chairman Walton
Pender County Planning Board Members:
Walton___Reynolds___Smith___Garrett___Millette___Gonzales___Marshburn___Newman___

III. Approval of Minutes: June 5, 2007

IV. Discussion of Planning Board Work Plan Priorities

V. Subdivision Review

- 1. Persellville Pines Estates, Preliminary Plat Review – Chester A. Jacobs**, applicant and owner, is requesting Preliminary Plat approval for Persellville Pines Estates. The subdivision consists of 13 lots on 8.98 acres. The property is zoned R-20, Residential District and is located at the terminus of Union Bethel Road in Hampstead, NC.
- 2. Wanet Landing, Preliminary Plat Review – Manly Davis Carr**, applicant, on behalf of Blake Land Holdings, LLC, owner, is requesting Preliminary Plat approval for Wanet Landing. The subdivision consists of 52 lots on 39.48 acres. The property is zoned R-20, Residential District and is located on the south side of NC Highway 210, west of the intersection with NC Highway 133 in Rocky Point, NC.

VI. Public Hearing

- 1. Belvedere Plantation, PD Master Plan and Preliminary Plat Review – Withers & Ravenel**, applicant, on behalf of Jack Broadbridge, owner, is requesting approval of a PD Master Plan and Preliminary Plat for Belvedere Plantation. The plan consists of 8 lots on 5.90 acres. The property is zoned PD, Planned Development District and is located on Fairway Drive, off South Belvedere Drive, in Hampstead, NC. **Item tabled from the June 5, 2007 meeting**
- 2. Zoning Map Amendment – Withers & Ravenel**, applicant, on behalf of Johnson-Lee-Newkirk, LLC, is requesting a rezoning of two tracts totaling 54.72 acres from RA, Rural Agricultural District to R-20, Residential District. The property is located on the east side of US Highway 117, at the intersection with Johnson-Lee Road, north of Burgaw, NC.
- 3. Turnstone Plantation, PD Master Plan and Preliminary Plat Review – Southwind Surveying & Engineering**, applicant, on behalf of Raintree Development Corporation, owner, is requesting approval of a PD Master Plan and Preliminary Plat for Turnstone Plantation. The plan consists of 36 lots on 31.28 acres. The property is zoned PD, Planned Development District and is located on the north side of Carver Drive in Rocky Point, NC.

VII. Discussion Items

- 1. Discussion Items by Planning Board Members**
- 2. Discussion Items by Planning Staff**
- 3. Items for Discussion by Members Of The Public**

VIII. Adjournment