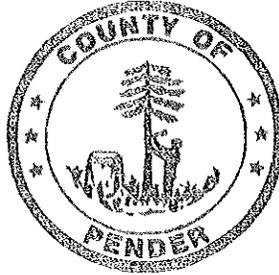


Pender County Planning Department

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



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AGENDA

Pender County Planning Board Meeting
January 8, 2008
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.

Call to Order: Chairman Walton

Roll Call: Chairman Walton

Pender County Planning Board Members:

Walton__ Reynolds__ Smith__ Garrett__ Millette__ Gonzales__ Marshburn__ Newman__

- 1. Election of Officers**
- 2. Approval of Minutes:** November 7, 2007 (Pgs 1-5)
- 3. Planning Priorities Update**

Old Business

- 4. Zoning Text Amendment – Craig Wilson**, applicant, is requesting an amendment to Section 8.9, Table of Permitted Uses of the Pender County Zoning Ordinance. (Pgs 6-11)
This item tabled from the December 4, 2007 meeting

Subdivision Review

- 5. Majestic Oaks, Final Plat Revision – Southwind Surveying & Engineering**, applicant, on behalf of Deuce Investments, Inc., owner, is requesting approval of a revision to final plat for Majestic Oaks. The revision consists of the addition of 12 new lots and a recombination of two recorded lots. The property is zoned R-20, Residential District and is located off Dan Owen Drive in Hampstead, NC. (Pgs 12-23)

Public Hearing

6. **Zoning Text Amendment – Pender County**, applicant, is requesting amendments to the Pender County Zoning and Subdivision Ordinances to amend project review processes as requested by the Pender County Board of Commissioners on November 17, 2007. (Pgs 24-30)
7. **Planned Development Master Plan and Preliminary Plat** – Oaks Construction, applicant, on behalf of RAME Properties, LLC, owner, is requesting master plan and preliminary plat approval for a commercial office building located at Lot 12, Hampstead Village. The property is zoned PD, Planned Development District and is located within the Hampstead Village in Hampstead, NC. (Pgs 31-40)
8. **Zoning Map Amendment – Pender County**, applicant and owner, is requesting a rezoning of a portion of a 9.5-acre lot from R-20C, Residential Conventional Housing District to B-2, Highway Business District. The property is located on US Highway 17, across from the intersection with Hoover Road in Hampstead, NC. (Pgs 41-49)
9. **Zoning Map Amendment – Duplin Land Development, LLC**, applicant, on behalf of Pender Properties, LLC, owner, is requesting a rezoning of 362.44 acres from RA, Rural Agricultural District to PD, Planned Development District. The property is located on Blueberry Road, approximately 1 mile west of the intersection with US Highway 421 in southwestern Pender County. (Pgs 50-59)
10. **Zoning Text Amendment – Glen Lewis**, applicant, is requesting amendments to Section 2 (19), Definition of Building Height, Section 9.16, Maximum Building Height, and Section 8.10, Schedule of District Requirements of the Pender County Zoning Ordinance. (Pgs 60-65)
11. **Discussion Items**
 - **Discussion Items by Planning Board Members**
 - **Discussion Items by Planning Staff**
 - **Items for Discussion by Members Of The Public**

12. **Adjournment**