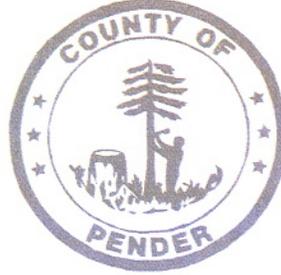


Pender County Planning Department

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
September 11, 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.

Call to Order: Chairman Walton

Roll Call: Chairman Walton

Pender County Planning Board Members:

Walton__Reynolds__Smith__Garrett__Millette__Gonzales__Marshburn__Newman__

- 1. Approval of Minutes:** August 7, 2007
- 2. Water and Sewer Capacity Update**
- 3. Planning Priorities Update**
- 4. Discussion of a moratorium on Special Use Permits**

Subdivision Review

- 5. Oak Ridge at Grand Oaks, Section II, Preliminary Plat Review – Elloyd C. McIntyre,** applicant and owner, is requesting Preliminary Plat approval for Oak Ridge at Grand Oaks, Section II. The subdivision consists of 29 lots on 26.32 acres. The property is zoned RT, Rural Transition District and is located on the south side of NC Highway 210, off of Pine Village Drive in Rocky Point, NC.
This item tabled from the August 7, 2007 meeting
- 6. Creekside at Willows Bay, Phase IV, Preliminary Plat Revisio – Hanover Design Services,** applicant, on behalf of Penland, Inc., owner, is requesting approval of a revision to an approved preliminary plat for Phase IV of Creekside at Willows Bay. The revision consists of 58 lots on 85.34 acres. The property is zoned R-20, Residential District, and FA, Flood Hazard Area District and is located off Willows Bay Drive in Rocky Point, NC.

Public Hearing

7. **Zoning Map Amendment – McGee Building, Inc.**, applicant, on behalf of David and Margaret Craven, owners, is requesting a rezoning of 13.515 acres from R-20, Residential District to B-2, Highway Business District. The property is located off US Highway 117 and Oaks Plantation Drive, approximately .5 miles south of NC Highway 133, in Rocky Point, NC.

This item tabled from the August 7, 2007 meeting

8. **Zoning Map Amendment – Jonathan Arnn**, applicant, on behalf of Donald Charland, owner, is requesting a rezoning of 5 acres from RT, Rural Transition District to B-2, Highway Business District. The property is located at 21758 US Highway 17, north of Hampstead, NC.
9. **Zoning Map Amendment – Generation Development**, applicant, on behalf of Country Club Road Assemblage, LLC, owner, is requesting a rezoning of eight tracts totaling 376 acres from R-20C, Residential Conventional Housing District to PD, Planned Development District. The property is located on the south side of Country Club Road and extends southeast to the Intracoastal Waterway in Hampstead, NC.

10. Discussion Items

- **Discussion Items by Planning Board Members**
- **Discussion Items by Planning Staff**
- **Items for Discussion by Members Of The Public**

11. Adjournment