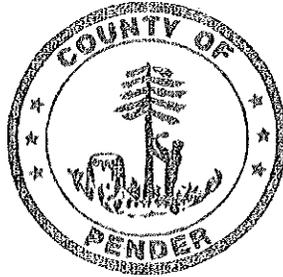


# Pender County Planning Department

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  
October 2, 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:** September 11, 2007 (Pgs 1-4)
2. **Planning Priorities Update** (Pg 5)

### *Subdivision Review*

3. **Long Point Estates, Preliminary Plat Revision – Stroud Engineering**, applicant, on behalf of The Land Company of Pender, LLC, owner, is requesting approval of a revision to an approved preliminary plat for Long Point Estates. The revision consists of the addition of 3 lots. The property is zoned FA, Flood Hazard Area District and is located at the terminus of Washington Acres Road in Hampstead, NC. (Pgs 3-18)

### *Public Hearing*

4. **Zoning Text Amendment – Don O’Neil**, applicant, is requesting an amendment to Section 8.9, Table of Permitted Uses of the Pender County Zoning Ordinance. (Pgs 19-23)
5. **Zoning Text Amendment – All Carolina Crane & Equipment, LLC**, applicant, is requesting an amendment to Section 8.9, Table of Permitted Uses of the Pender County Zoning Ordinance. (Pgs 24-28)
6. **Zoning Map Amendment – James Asbury**, applicant, and owner, is requesting a rezoning of 8.24 acres from R-20, Residential District to B-2, Highway Business District. The property is located at 12181 NC Highway 50, north of Surf City, NC. (Pgs 29-37)

7. **Topsail Greens, Planned Development Master Plan -- John DeMatteo**, applicant, on behalf of Topsail Golf, LLC, owner, is requesting approval of a Planned Development Master Plan for Topsail Greens. The plan consists of the subdivision of two .47-acre lots. The property is zoned PD, Planned Development District and is located at the terminus of Topsail Greens Drive in Hampstead, NC. (Pgs 38-51)
8. **Commercial Development Master Plan and Preliminary Plat -- Stephen Carpenter**, applicant, on behalf of Charles Demers, owner, is requesting approval of a PD Master Plan for commercial development. The project consists of 48,000 square feet of retail space and two .65 acre out parcels on 10 acres. The property is zoned PD, Planned Development District and is located on US Highway 17, across from Long Leaf Drive in Hampstead, NC. (Pgs 52-60)
9. **St. George's Reach, Planned Development Master Plan -- Generation Development**, applicant, on behalf of Country Club Road Assemblage, LLC, owner, is requesting approval of a Planned Development Master Plan for St. George's Reach. The plan consists of 748 single-family units, 533 multi-family units, 282,000 square feet of commercial and office space, and 120,000 square feet of civic and recreational area on 413 acres. The property is proposed to be rezoned to PD, Planned Development District and is located on the south side of Country Club Road extending southeast to the Intracoastal Waterway in Hampstead, NC. (Pgs 61-75)

#### **10. Discussion Items**

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

#### **11. Adjournment**

## **2. Planning Priorities**