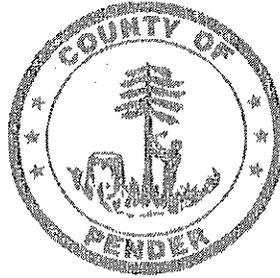


Pender County Planning Department

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
November 7, 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:** October 2, 2007 and October 9, 2007 (Pgs 1-8)
2. **Planning Priorities Update** (Pg 9)
3. **Flood Zone Overlay Project** (Pg 10)
4. **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 11-36)
This item tabled from the October 9, 2007 meeting

Subdivision Review

5. **Graystone, Phase II, Preliminary Plat – Stroud Engineering**, applicant, on behalf of The Land Company of Pender, LLC, owner, is requesting approval of a preliminary plat for Graystone, Phase II. The plan consists of 158 lots on 81.72 acres. The property is zoned R-20C, Residential District and FA, Flood Hazard Area and is located between Center Drive and Washington Acres Road in Hampstead, NC. (Pgs 37-50)

Public Hearing

6. **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 51-54)
This item tabled from the October 9, 2007 meeting
7. **Zoning Map Amendment – Montague Woods, LLC**, applicant and owner, is requesting a rezoning of 56.15 acres from RA, Rural Agricultural District to R-20, Residential District. The property is located at 7167 US Highway 421 in Currie, NC. (Pgs 55-67)
8. **Planned Development Master Plan Amendment – Don Hamilton**, applicant, on behalf of Pavilion at Olde Point, LLC, owner, is requesting approval of a revision to an approved PD Master Plan and Preliminary Plat for The Pavilion at Olde Point. The revision consists of the subdivision of the initially approved tract of land from 2 lots to 3 lots. There are no proposed changes to the site plan or development. The property is zoned PD, Planned Development District and is located on the southern side of the intersection of Ravenswood Road Extension and US Highway 17 in Hampstead, NC. (Pgs 68-76)
9. **Planned Development Master Plan Amendment – Jim Carl**, applicant, on behalf of Hampstead Village, owner, is requesting final plat approval of Lot 24 G, Hampstead Village. Currently the development has a “grandfathered Master Plan and Preliminary Plat” approved from 1988. The property is zoned PD, Planned Development District and is located at 15444 US Highway 17 in Hampstead, NC. (Pgs 77-84)
10. **Discussion Items**
 - **Discussion Items by Planning Board Members**
 - **Discussion Items by Planning Staff**
 - **Items for Discussion by Members Of The Public**

11. Adjournment