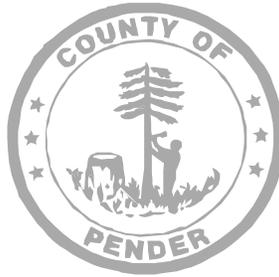


Pender County Planning Department

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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MINUTES

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

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

I. Call to Order: Vice-Chairman Kevin Reynolds

II. Roll Call: Chairman Walton
Pender County Planning Board Members:
Walton x Reynolds ___ Smith ___ Garrett ___ Millette ___ Gonzales ___ Marshburn ___ Newman ___

III. Approval of Minutes: June 5, 2007

Motion to approve Gonzales; Seconded by Marshburn. The vote was unanimous.

IV. Discussion of Planning Board Work Plan Priorities moved to end of meeting.

V. Subdivision Review

Vice-Chairman Kevin Reynolds presented the first case for subdivision review to the board and public.

Planning Director Joey Raczkowski then review the by-right subdivision case with the public and the board stating that the streets would be public.

- 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.

Chairman Reynolds asked for comments from NCDOT.

Planner Kenneth Vafier presented comments from NCDOT. Lot #9 will be used for an easement.

Karen Gonzales asked how they would get to Lot 9 if there is no road. It needs to be changed to an access easement.

Rick Garrett stated that the cul-de-sac does not go up to the access. Is it meant as a connection between this and a new subdivision.

Planning Director Raczkowski stated that it would not because there isn't enough right-of-way access.

The motion to approve the request for Persellville Pines Estates, Preliminary Plat Review was made by Rick Garrett with the conditions stated by Planning; seconded by William Marshburn. The vote was approved unanimously.

Vice-Chairman Kevin Reynolds introduced the second case Wanet Landing Preliminary Plat Review to the board and public.

Planning Director reviewed the case with the board and public this is a by-right subdivision. The roads will be public.

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.

Vice-Chairman Reynolds asked if the bulbs were for turnarounds.

Davis Carr, applicant replied that the bulbs are for emergency turnarounds.

Rick Garrett asked how they were going to get water.

Mr. Davis stated that Paul Parker relayed to him that there would be water for the subdivision.

Attorney Thurman stated that there was no water to sell at this time.

There was a discussion on stub streets for future development. Mr. Davis agreed to put in connector streets. Staff will determine 404 wetlands being used for open space.

A motion was made by William Marshburn and seconded by Burt Millette to approve the request with the added stub street conditions.

Attorney Thurman introduced the case to the board and public.

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**

Board members Rick Garrett made the motion seconded by Karen Gonzales that there was not enough information to make a decision as presented as to the affect that a Master Plan exist that the county has approved.

There was a lengthy discussion concerning the steps that go into determining if there is and amendment to the existing Master Plan.

There were several presenters that spoke on different aspects of Belvedere's pass.

Christopher Smith made the motion for the applicant to come back with a Master Plan proposal that is compatible. The developer needs to derive a Master Plan to be consistent with Belvedere's current compatibility.

Planning Director Joey Raczkowski introduced the case. The applicant wants to move the entire area towards R20 zoning.

William Marshburn made the motion to approve the two tracts to be rezoned from RA to R20. Seconded by Karen Gonzales and the vote was unanimous.

- 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.

Planning Director Joey Raczkowski introduced the case to the board and public.

- 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.

Don Hamilton, applicant stated that the stormwater system was in place for lots 1-7, 20-27, and they had final plat approval.

Karen Gonzales made the motion to approve the request for the Turnstone Plantation, PD Master Plan and Preliminary Plat Review. Christopher Smith seconded the motion and the vote was unanimously approved.

VII. Discussion Items

- 1. No Discussion Items by Planning Board Members
Discussion of the Priority List from the Workshop**
- 2. No Discussion Items by Planning Staff**
- 3. No Items for Discussion by Members Of The Public**

VIII. Adjournment