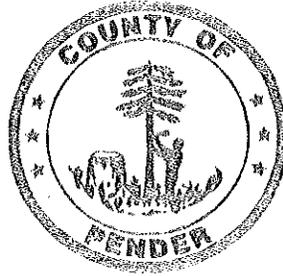


Pender County Planning Department

Kevin Reynolds, Chairman
Karen Gonzales, Vice-Chairperson
Rick Garrett
William Marshburn
Burt Millette
Christopher Smith
Hiram Williams
Charles Newman, Fire Commission



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AGENDA

Pender County Planning Board Meeting

July 1, 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 Reynolds

Roll Call: Chairman Reynolds

Pender County Planning Board Members:

Reynolds ___ Gonzales ___ Garrett ___ Marshburn ___ Millette ___ Smith ___ Williams ___ Newman ___

1. **Approval of Minutes:** June 3, 2008

Public Hearing

2. **Planned Development Master Plan and Preliminary Plat - Withers & Ravenel, Inc.**, applicant, on behalf of Jack Broadbridge, owner, is requesting approval for a two lot subdivision. The property is zoned PD, Planned Development District and is located off Fairway Drive in Belvedere Subdivision, Hampstead, NC.
3. **Planned Development Master Plan and Preliminary Plat - Withers & Ravenel, Inc.**, applicant, on behalf of TP, Inc., owner, is requesting approval for a 96-lot subdivision. The property is zoned PD, Planned Development District and is located near the intersection of Country Club Drive and Captain Beam Blvd., Hampstead, NC.
4. **Zoning Map Amendment - Thomas H. Johnson, Jr.**, applicant, on behalf of Linda Rivere, owner, is requesting to rezone 3.58 acres from RT, Rural Transitional District to B-1, Business District (Neighborhood). The properties are located on the east side of US Hwy 17, between Hardison Drive and Demps Road and are identified as 24754 and 24770 US Hwy 17 N.

5. **Zoning Map Amendment - Thomas H. Johnson, Jr.**, applicant, on behalf of Jacquelyn Miley Kelly, Dan Kelly, and Trista A. Nelson, owners, are requesting to rezone 8.7 acres from RT, Rural Transitional District to B-2, Business District (Highway). The property is located on the northeast corner of US Hwy 17 and Buccaneer Blvd., and is identified as PIN 4215-56-2770-0000.
6. **Zoning Map Amendment - Michael Nadeau**, applicant, on behalf of Dollar Properties, LLC, owner, is requesting to rezone 1.78 acres from R-20, Residential District, to B-2, Business District (Highway). The property is located on Avery Road, near the intersection of US Hwy 17, Hampstead. The property is identified as PIN #3293-33-7283-0000.
7. **Zoning Map Amendment - Charles Henry Clark III**, applicant and owner, is requesting to rezone 3.09 acres from RT, Rural Transitional District, to I-1, Industrial District (Light). The property is located between NC Hwy 210 W and NC Hwy 133, Rocky Point, NC. It can be identified as PIN #3214-37-8902-0000.
8. **Zoning Map Amendment - Vaughn King**, applicant, on behalf of Wesley M. Williams, owner, is requesting to rezone 36.26 acres from R-20, Residential District, and FA, Flood Hazard Area to PD, Planned Development District. The property is located on the south side of NC Hwy 210, east of the Northeast Cape Fear River, Rocky Point, NC. It can be identified as PIN #3255-24-7200-0000.

9. Discussion Items

- **Discussion Items by Planning Board Members**
- **Discussion Items by Planning Staff**
 - Establishing committees for Comprehensive Plan and Unified Development Ordinance
 - Establishing a Technical Review Committee (TRC)
- **Items for Discussion by Members of the Public**

10. Adjournment