



## AGENDA

Pender County Planning Board Meeting  
September 3, 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:** August 5, 2008

### *Public Hearing*

### *Old Business*

2. **Planned Development Preliminary Plat – Country Club Road Assemblage, LLC**, applicant and owner, is requesting approval for 1,054 unit planned development on 376.34 acres. The property is zoned PD, Planned Development District and is located on the south side of Country Club Drive extending southeast to the Intracoastal Waterway in Hampstead, NC.

### *New Business*

3. **Planned Development Preliminary Plat Revision – Country Club Road Assemblage, LLC**, applicant, on behalf of Cary Bruton, owner, is requesting approval for revisions to the previously approved connector road phase for St. George's Reach. The project consists of the construction of a connector road between US Highway 17 and Country Club Drive in Hampstead, NC.
4. **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. On September 18, 2008, the Board of County Commissioners remanded this case back to the Pender County Planning Board, due to the introduction of new information.

## **5. Discussion Items**

- **Discussion Items by Planning Board Members**
- **Discussion Items by Planning Staff**
  - Zoning Ordinance revisions: Outdoor off-premise sign regulations
  - Zoning Ordinance revisions: Conditional
  - Applicant selections for Comprehensive Plan and UDO Committees
  - UDO and Comprehensive Plan workshop: October 14 & 15, 2008
- **Discussion Items by Members of the Public**

## **6. Adjournment**