

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING



AGENDA

**Pender County Planning Board Meeting
December 2, 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: November 5, 2008

Public Hearings

- 2. Planned Development Master Plan: ESP & Associates, applicant,** on behalf of Dave Hoover, owner is requesting an amendment to the Pinnacle Ridge Planned Development Master Plan and Final Plat. The amendment consists of 7 additional lots to be subdivided out of the parcel identified as 4204-66-4733-0000, giving the development a total of 75 single family residential lots. The total acreage of the development is 129.34. The property is located off US Highway 17, across from Sloop Point Loop Road, in Hampstead, North Carolina.
- 3. Zoning Ordinance Text Amendment:** Staff is requesting a text amendment to Section §15.4 General Provisions Concerning Special Use Permits. The proposed text amendment would revise the allowable extensions of the Special Use Permit expiration time periods granted by the Zoning Administrator from two-3 month extensions to two 6-month extensions.
- 4. Zoning Ordinance Map and Text Amendments:** Staff is requesting a comprehensive zoning map amendment to eliminate the Flood Hazard Area (FA) zoning district from the official County zoning map and eliminate all associated references from the zoning ordinance; rezone the areas affected by the FA District to a certain zoning district according to a prescribed methodology; Establish a Flood Hazard Overlay District to replace the FA Zoning District.

Discussion Items

- **Discussion Items by Planning Staff**
 - Density regulations for residential development
- **Discussion Items by Planning Board Members**
- **Discussion Items by Members of the Public**

5. Adjournment