



### Planning Board

Al Beatty, Chair  
Diane Graham, Vice Chair  
Beverley Hutchinson, Secretary  
Walter Ballard  
Robert McMillan  
Travis Barnes, Town Planner

### Call to Order

### Approval of Minutes

### Old Business

1. Amend Development Services Fee Schedule: (See Attached Fee Schedules) Staff recommends updating the zoning and subdivision fee schedule. The town also needs to add stormwater permit review fees.
2. Round 3 Text Amendments: (See Attachment) Staff recommends the following text amendments to the town's Subdivision and Zoning Ordinances be approved in order to make the two ordinances consistent and to ensure proper development review of Planned Unit Developments

### New Business

1. Board of Adjustment- Staff talked with the Town Clerk and at the next Town Council meeting the council needs to formally appoint council members to the Board of Adjustment and have them take an oath of office. It would also be good to have the Planning Board Chairman renew his oath of office as the acting Zoning and Subdivision Administrator. Staff requests the Planning Board recommend the Town Council address this issue.

### Staff Report

1. Indian Creek PUD Rezoning Application: Mulberry Land Company LLC has submitted a formal application package to rezone Tax Parcel ID# 01700053 to the PUD district to pursue the Indian Creek Planned Unit Development. The required neighborhood meeting regarding this development is scheduled to be held at the IB Station located at 2772 Cedar Hill Road on Tuesday, February 15, 2011 at 7:00 PM. Staff requests that the Planning Board Review the application materials and take notes of any questions or comments. Staff is working on the staff report and it will be provided at the next meeting.
2. River Bend PUD Rezoning Application: Wilmington River Club LLC has submitted a formal application package to rezone Tax Parcel ID# 0240000102 and ID#0240000106 to the PUD district to pursue the River Bend Planned Unit Development. The required neighborhood meeting regarding this development is still being scheduled. Staff requests that the Planning Board Review the application materials. Staff is working on the staff report and it will be provided at the next meeting.
3. Development Summary: One new zoning compliance permit was approved for Frank Roberts to construct a new single-family home at 900 Edna Fields Drive in Lena Springs.
4. Update CAMA Land Use Plan- Staff is meeting with Mike Christenbury, NCDENR, and Mark Ziegler, NCDCA, on Monday, February 7<sup>th</sup> to begin the process of updating the CAMA Land Use Plan.

### Chair's Report

1. The next Planning Board meeting will be **Wednesday, March 9, 2011 at 7:30 PM.**

### Member Comments

### Public Comment & Adjournment