



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 Schedule) Staff recommends updating the zoning and subdivision fee schedule as proposed. 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, correct existing language, and to ensure proper development review of Planned Unit Developments.

New Business

1. Indian Creek PUD Rezoning Application: (See Attachment) 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 was held on February 15, 2011. Staff requests that the Planning Board Review the application materials and the attached staff report.
2. River Bend PUD Rezoning Application: (See Attachment) 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 was held on February 24, 2011. Staff requests that the Planning Board Review the application materials and the attached staff report.

Staff Report

1. Development Summary: Two new zoning compliance permits were approved since the last board meeting: 1 for James Conway to place a 10'X12' minor accessory storage shed on his property located at 1418 Forest Hill Drive, and 1 for Benard McKoy Jr. to construct a 30'X45' major accessory garage on his property located at 9913 Old Mill Road.
2. Street Naming Request: Derwood Shaw of 2723 Cedar Hill Road has submitted an application to name a currently unnamed right-of-way off of Cedar Hill Road adjacent to Tax Parcel ID# 0170003602. The applicant is requesting that the right-of-way be named in order to improve emergency response and postal deliveries. The originally proposed name could not be used due to the fact that there is already a similarly named road within Brunswick County. Notification letters were sent out to adjacent property owners within 100 feet of the right-of-way proposed to be named asking them to provide comments regarding the street naming request. Staff has received two phone calls regarding the notification letters but have not received any objections at this time. If the Town Council approves the naming of the street, then new addresses will need to be assigned to some adjacent properties.
3. Minor Subdivision Case SUB-2011-001: Carneal Hooper of 9586 Old Mill Road has been approved to subdivide 0.903 acres off of parent parcel number 02900119.

4. Privilege License- The Town Council has requested that staff research the implementation of a privilege license system for the town. Staff will be working with the Town Clerk on this.
5. Update CAMA Land Use Plan- Staff has been working with Mark Ziegler, from NCDCA, on updating the CAMA Land Use Plan.

Chair's Report

1. The next Planning Board meeting will be **Wednesday, April 13, 2011 at 7:30 PM.**

Member Comments

Public Comment & Adjournment