

Pender County Planning and Community Development

Planning Division

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MINUTES

**Pender County Planning Board
Work Session
June 3, 2014 6:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina**

Call to Order: Chairman Williams called the work session to order at 6:10 pm.

Roll Call: Chairman Williams

Pender County Planning Board Members:

Williams: X McClammy: X Baker: X Boney: Edens: X Marshburn: Nalee: X

Director Breuer introduced the Planning Department's newest member Andy Christy, which filled the Planner I position, Board members welcomed Mr. Christy. Director Breuer gave an outline of the Work Session agenda and advised the Board that there would be a presentation of the Blake Farm project presented at the 7:00 Planning Board meeting.

1. TRC:

Ashley Frank, Senior Planner presented to the Board a memo, flow chart, and an analysis of the current TRC process as well as a recommendation moving forward to clarify the TRC process as set out in the Unified Development Ordinance. Ashley Frank, Senior Planner, explained that SUP, General Rezoning and Variance cases would not go to the TRC. Director Breuer commented that staff felt removing by right projects from the public hearings would eliminate the false sense of authority by the Planning Board, that staff could report back to the Board the projects that went to the TRC as consent or discussion items at the Planning Board meetings. Vice-Chairman McClammy asked what the TRC process was in neighboring counties; Ashley Frank, Senior Planner explained the process used by New Hanover County. Board members and staff held a brief discussion concerning the issues with the current process and the benefits of creating a new process and how that process would work. It was the consensus of the Board to move forward with staff's recommendations. Director Breuer requested that a Board member represent the Planning Board on the Technical Review Committee, and suggested that the time served could be split among the Planning Board members.

2. Cul de Sac:

Megan O'Hare, Planner II presented to the Board a memo and recommendation based off of the stakeholder meeting held at County offices. Megan O'Hare, Planner II, explained that staff had concluded that the Pender County Unified Development Ordinance text as currently written will adequately meet the needs of the community so therefore, would stay as is, but recommendations for larger developments would be considered during the TRC process. Board members and staff held a brief discussion of the stakeholder meeting, examples of recommendations that would be made during the TRC comment period from various agencies, and the authority role of the agencies.

3. Development Agreement:

Staff will lead continued discussions regarding approval of large mixed use projects and details

contained within. Director Breuer stated that due to the time, item 3 would be moved to the discussion portion of the 7:00 Planning Board meeting.

4. Adjournment: The work session adjourned at 7:05 pm.