

Pender County Planning and Community Development

Planning Division

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MINUTES

**Pender County Planning Board
Work Session
Tuesday, December 2, 2014 6:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina**

Call to Order: Vice-Chairman McClammy called the work session to order at 6:05 pm.

Roll Call: Vice-Chairman McClammy

Pender County Planning Board Members:

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

Director Breuer introduced Horace Thompson, a local surveyor and longtime standing member of the Pender County Board of Adjustment, and explained that he was a member of the Subdivision Sub-Committee that staff formed to assist in the subdivision regulations amendments.

- 1. Subdivision Regulations:** Senior Planner O'Hare gave background information for agenda item 1. Planner O'Hare gave a detailed overview of the drafted subdivision regulation changes that staff and the Subdivision Sub-Committee were proposing, the overview included Family Subdivision, Type I Subdivision and Type II Subdivision. Director Breuer further explained the overall challenge that staff is faced with under the current Subdivision regulations. Board member Nalee asked if the size of the lot mattered; Planner O'Hare answered that it was the number of parcels being created. Mr. Thompson asked if staff could provide the Board with some examples so that they could better understand; Planner O'Hare provided the Board with an example of each subdivision type. Staff and Board members continued to discuss the proposed subdivision regulations based on questions the Board members asked in order to understand the process. Planner O'Hare stated that staff would continue to work with the Subdivision Sub-Committee and would keep the Planning Board members updated, that if any member had any questions or further feedback to please contact her.
- 2. Planned Development Zoning District:** Director Breuer gave background information for agenda item 2. Staff provided the Board with a map showing the vacant parcels zoned Planned Development throughout the County and drafted language for a Text Amendment. Director Breuer reviewed the drafted language and explained how it would be applied. Director Breuer advised the Board that staff would continue to work on the drafted text for a future Text Amendment request.
- 3. Technical Review Committee Updates:**
- 4. Current Permit Figures:** Director Breuer provided handouts with the current figures for the Board to review.
- 5. Adjournment:** 6:55 pm

**Item 3 was continued to the regular meeting, to be heard under "Discussion Items".*