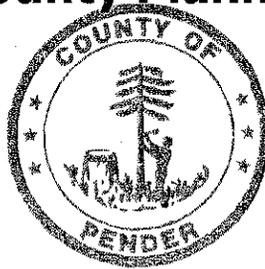


# Pender County Planning Department

Joey Raczkowski, Planning Director

Mark Walton, Chairman  
Kevin Reynolds, Vice-Chairman  
Rick Garrett  
Karen Gonzales  
William Marshburn  
Burt Millette  
Christopher Smith  
Charles Newman, Fire Commission



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**MINUTES**  
**(Amendment – Page 4)**  
**Pender County Planning Board Meeting**  
**May 1, 2007**  
**7:00 p.m.**

**Pender County Public Meeting Room**  
**805 S. Walker Street**  
**Burgaw, North Carolina**

- I. **Call to Order** was done by Chairman Walton.
- II. **Roll Call:** Chairman Walton  
Pender County Planning Board Members:  
Walton\_\_\_ Reynolds\_\_\_ Smith x Garrett\_\_\_ Millette\_\_\_ Gonzales\_\_\_ Marshburn\_\_\_ Newman x
- III. **Approval of Minutes:** April 3, 2007  
**Motion by:** Burt Millette  
**Seconded by:** Kevin Reynolds; **Vote:** unanimous 6-0.
- IV. **Joey Raczkowski, Pender County Planning Director**, will present a discussion on planning matters.  
  
Director Raczkowski thanked the board members for their participation and he will email a summary of the April 30, 2007 Workshop. He would like for the members to look at the list and concentrate on prioritization.
- V. **Wilmington Metropolitan Planning Organization** will present the Coastal Pender Collector Street Plan to the Planning Board for consideration.

Joey Raczkowski stated that the Coastal Pender Collector Street Plan will go to the BOCC for a public hearing. However, at this point if it is adopted it is not law; further regulations will have to be enacted in order to incorporate some of the goals and priorities within the plan. This is a good starting foundation and it is only a policy guideline document.

Joshua Mellow, presenter, for a question and answer session. The county has the final say on zoning and subdivision ordinances and this plan was written more as a guide and can be used as such when updating ordinances. The MPO and county will be able to work better together.

Karen Gonzales asked if there was anyway streets could be added to the plan.

Mr. Mellow stated that the plan could be amended. This plan will also work independent to the Hampstead bypass.

Karen Gonzales made the motion to recommend to the Board of Commissioners to adopt The Coastal Pender Collector Street Plan. William Marshburn seconded the motion and the vote was unanimous 6-0.

**VI. Greater Hampstead Homeowners Association will present a discussion on planning matters.**

Al Friemark, president of the Hampstead Homeowners Association, which represents ten (10) subdivisions. The resolution that he is presenting is Managing for Growth and it helps to stay ahead of the curve. The resolution suggestion is for the purpose of a Highway Overlay District. Hwy 17 is the core of the Hampstead community. Overlay proposal from Sidbury Road on the south, north to Sloop Point Road, east to the Intra-coastal waterway, and west to the Holly Shelter game lands. This is approximately 39% of the tax base of Pender County. Want the development to continue, but it has to be managed. Has spoken to County Manager and she has agreed to take it to the BOCC if recommended by Planning Board.

Kevin Reynolds asked Planning Director Raczkowski the county stood on implementing an overlay district for Hampstead. What has to be done to make it work?

Director Raczkowski stated that it was an involved process which includes an amendment to the Pender County Zoning Ordinance and development regulations for the Hampstead area. It would be part of the development regulations but it would only apply towards a defined area. There would be public participation, forming a task force to represent the community as well as the county as a whole because there are greater issues that affect Hampstead that need to be controlled there. Adopting this resolution is enforcing good planning in the county.

Burt Millette made the motion that the Planning Board adopt the resolution presented by the Greater Hampstead Home Owners Association and recommend to the Board of Commissioners to authorize the Planning Department to proceed with the implementation process on an expedited basics. Kevin Reynolds seconded the motion and the vote was unanimous 6-0.

Chairman Mark Walton introduced the first subdivision review to the board and the public.

Planning Director Joey Raczkowski stated that this was a by-right subdivision for twenty-four (24) lots in a R20 District.

**VII. Subdivision Review**

1. **Scott Gerow, Preliminary Plat Review – Southwind Surveying & Engineering**, applicant, on behalf of Figure 8 PTNR, LLC, owner, is requesting Preliminary Plat approval of for Scott Gerow subdivision. The subdivision consists of 24 lots on 15.9 acres. The property is zoned R-20, Residential District and is located off NC Highway 133, across from Cape Fear Elementary Drive, in Rocky Point, NC.

Don Hamilton stated with a subdivision of this size his client didn't think that it was warranted at this time to do a stub street. He stated that on the larger subdivisions they do provide stub outs, but this particular one is small and the street is short, so it could not be justified.

Burt Millette asked him if it was 1000' from Hwy 133 to the open space.

Rick Garrett asked if he had talked to NCDOT about the driveway that is coming out directly in front of the school. He asked if it would really be beneficial having the driveway directly across from the school. He is concerned about open space and wanted to know if it were useable.

Chairman Walton stated that NCDOT would like for the developer to align the streets. It is more dangerous if there are two driveways that are not aligned. There is a possibility that NCDOT will require a turning lane.

The board moved and seconded by Kevin Reynolds to table the request in order to let the developer revise his plan concerning the driveways and bring his plan back before the board on the June meeting.

Chairman Walton introduced the next case to the board and the public.

Planning Director Joey Raczkowski presented the Staff Review with the board and public.

### **VIII. Public Hearing**

1. **Zoning Map Amendment – Southwind Surveying & Engineering**, applicant, on behalf of Country Club Road Assemblage, LLC, owner, is requesting a rezoning of eight tracts totaling 376 acres from R-20C, Residential Conventional Housing District to PD, Planned Development District. The property is located on the south side of Country Club Road and extends southeast to the Intracoastal Waterway in Hampstead, NC.

Planning Board Member Kevin Reynolds asked what the lots sizes are in Belvedere in the PD zone.

Joey Raczkowski stated that the lots were a little less than ½ acre.

George Hamilton, applicant and representative for Country Club Road Assemblage, LLC stated that his concern is to preserve nature and the environment. Trying to develop a community within a community with tenants being able to do business as usual within walking distance.

He has met with County Manager Brill and feels that the project will have to come up with type of regional sewer plant. There is no water at this time to serve this particular project until 2009-2010. The project will have to have its own well system until this service becomes available. All underground services by Progress Energy. This project will go beyond what is required for storm water erosion control.

There were concerned citizen that spoke on matters concerning too much fast traffic on South Belvedere Drive, and accessing private property.

Karen Gonzales made the motion to approve the request of rezoning to PD; seconded by William Marshburn. Millette, Gonzales, Walton and Marshburn for and Reynolds and Garrett against.

Chairman Walton introduced the next public hearing case the board and public.

Director Raczkowski addressed the board and public with the Staff Review.

This case was heard by the board once before. They were asking for a Master Plan for the comprehensive. They also asked for clarification and the use of the road and the access of the utility easement.

2. **Pavilion at Olde Point, Commercial PD Master Plan and Preliminary Plat Review – Don Hamilton**, applicant, on behalf of Pavilion at Olde Point, LLC, owner, is requesting approval of a PD Master Plan and Preliminary Plat for The Pavilion at Olde Point. The plan consists of four buildings totaling 35,600 square feet of commercial services on 5.26 acres. The property is zoned PD, Planned Development District and is located on the southern side of the intersection of Ravenswood Road Extension and US Highway 17 in Hampstead, NC.

George Hamilton, representative stated that he had met with some of the citizens that had spoken out against the project to find out what their concerns were. There are four buildings involved in this project: doctor/dentist office being approximately 3600 square feet; 12000 ft. retail space; 4000 sq. ft. pharmacy, and a space leased to Pender Memorial Hospital. There will be 173 parking spaces and 9 handicap spaces which, exceeds the required number. They are trying to maintain most of the trees along Ravenswood Road. Progress Energy will be installing low cut-off shoe box light fixtures, and providing underground wiring for electrical service for the site.

Phil Sharpe, architecture for Sharpe Architecture, stated that this is an exceptional site because of its location. One of the main goals for the project is avoid clutter in the overall composition of the site. He explained in a presentation to the public the details of the design for the site and why certain architectural details were chosen.

Karen Gonzales asked if he had sold any of the retail spaces or are they all presently empty.

They do have a list of scheduled tenants that will be leasing for occupancy.

David Long, administrator for Pender Memorial Hospital, stated that the hospital believes that in the Hampstead area a medical facility is greatly needed. The facility will be handling approximately 11,000 square feet for x-ray, mammography, CT scan, physical therapy, etc.

George Hamilton stated that the storm water issue was a great concern. The intent is to make a rain garden. The parking area will be constructed of porous concrete. Sixteen inch main water line that is located on Hwy 17, 4” taps going to each building, retail space tenants will have individual meters. They have checked with Paul Parker to make sure they have the capacity and they got the green light.

Mr. Hamilton stated that they plan on putting individual septic systems for each unit. There were concerns as to whether or not they have permission to go under Ravenswood Road. Dumpsters will not be in site of the public. This project should be started this summer and will end in about eighteen months.

Mike Stafferfield addressed the board by stating that Ravenswood Road has a dual existence. By looking at old maps recorded from the Olde Point project he discovered that the road was not conveyed to any association outright. He approached Olde Point Development INC and Olde Point Associates Limited Partnership about getting an easement from them to boar under the road for purposes of placing the septic lines that will connect to the drainfields. This was executed by both parties and is recorded at the Register of Deeds.

Walter Geesie stated that there will probably have to be modifications to the system to accommodate some of the new projects coming up. Each system will be engineered, which will require a subsurface operator. The health department will be monitoring the system and a report will be going to them on a regular basic. He does not foresee any odor problems.

Several members of the public had concerns about the developers using Ravenswood Road and the increase in traffic. They would like to see speed bumps, would like for the cosmetic make-up to be more consistent, and assurance that the tenants are going to take care of their property.

Chairman Walton closed the public hearing. If there is an approval how can they put some type of assurance that there will be corporation on maintaining Ravenswood Road?

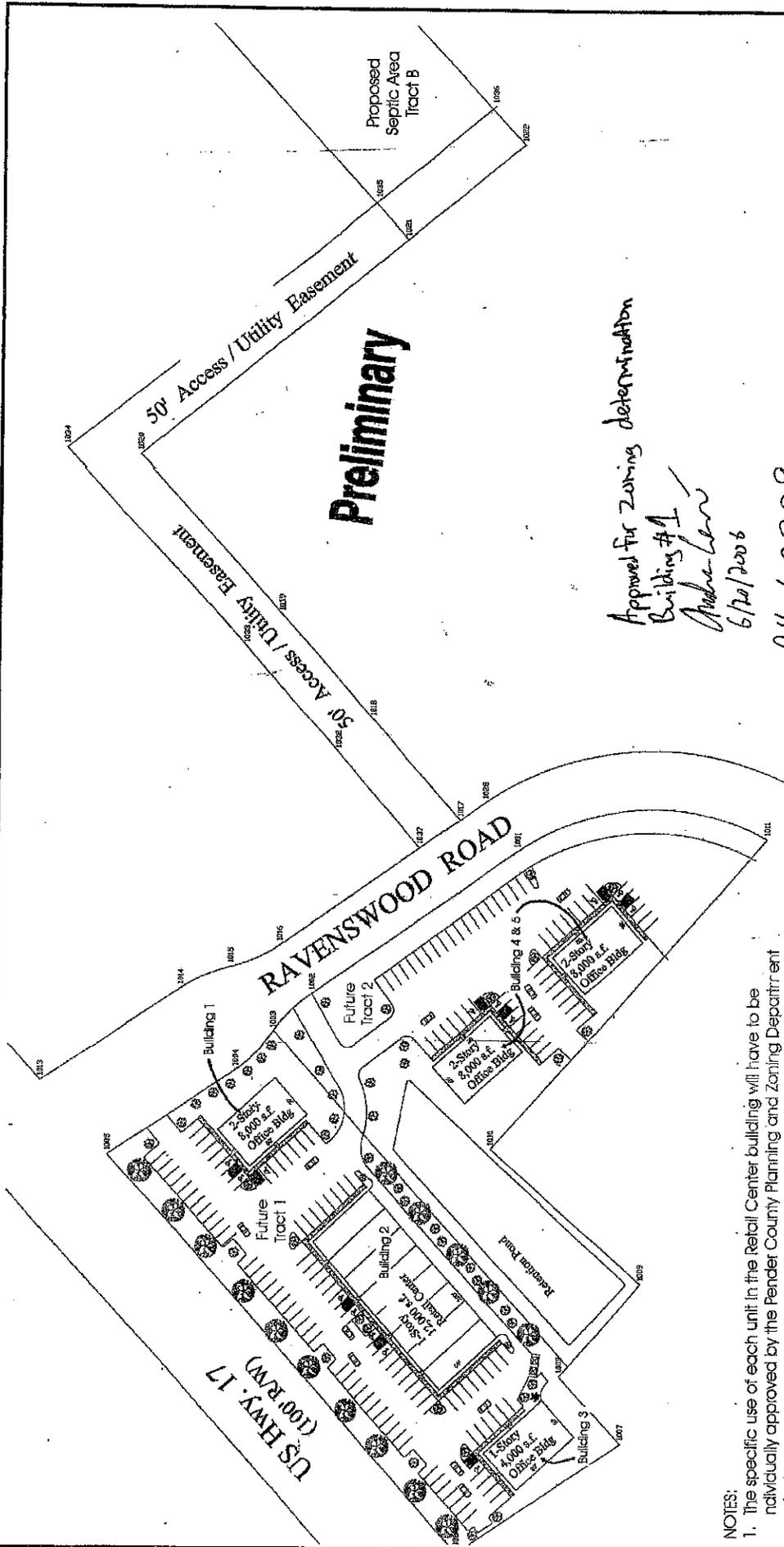
Attorney Thurman said that there could be a condition at the Final Plat approval. Then the developer can maintain but beyond where they are going they don't have the right to use the road.

After a lengthy discussion of highlights and concerns of the project the chairman called for a motion.

***\*Planning Staff stated that any provisions attached to the final plat approval concerning private road maintenance could be difficult to enforce at staff level because current regulations do not address such agreements for the maintenance of existing private roads.***

Burt Millette moved for approval of the application with the approval being contingent upon an upgraded maintenance agreement of Ravenswood Road from Hwy. 17 to Country Club Road naming the various homeowners associations as third party and the contract being subject to approval by the county attorney. Rick Garrett asked Burt Millette if he would accept an amendment to his motion that states one to sufficient standards, because it wasn't suppose to be to DOT standards, and if the subsequent development is not approved the developer then come back with an alternative maintenance agreement proposal to meet the repairs and maintenance needs of the road. Karen Gonzales seconded the motion and vote was unanimous 6-0.

Chairman Walton called for a five minute recess.



**Preliminary**

*Approved for zoning determination  
 Building #1  
 Andrew Lane  
 6/12/2006  
 P# 62329*

**NOTES:**  
 1. The specific use of each unit in the Retail Center building will have to be individually approved by the Pender County Planning and Zoning Department prior to occupancy.  
 2. The use of the four Office Buildings is proposed as Professional Office space, any changes will have to be approved by the Pender County Planning and Zoning Department prior to occupancy.

NOTE: Adapted from site plan prepared by Southwind surveying.

 Utilized Resource Management, PC 2601 Foxglove, Portsmouth, NC 28843 (919) 275-2717 FAX: 275-275-2768		TITLE: The Pavilion At Olde Point Proposed Buildings JOB#: 0657 SCALE: 1" = --100' DATE: 6/13/06 DRAWN BY: EFC FIGURE: 7
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