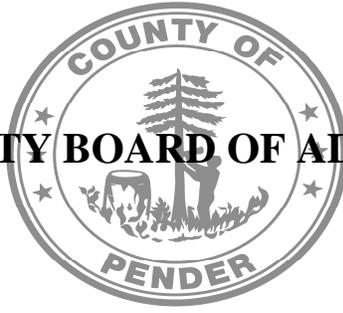


PENDER COUNTY BOARD OF ADJUSTMENT



805 South Walker Street
Burgaw, North Carolina 28425

Phone (910) 259-1202
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Minutes
November 15, 2006

1. Call to Order by Chairman Walter Hansley

2. Prayer

3. Introduction of Board Members by Chairman Hansley

Present: Horace Thompson, Larry Johansen, Walter Hansley, Jeremy Strong, and Erwin Kane

4. Approval of September 20, 2006 Board of Adjustment Minutes

The motion was made by Jeremy Strong; seconded by Horace Thompson, and the vote was unanimous.

5. The Public Hearing was opened by Chairman Hansley.

Planner II Kenneth Vafier reviewed the case with the Board of Adjustment.

A. Swearing in of Witnesses by Attorney Trey Thurman.

B. **Variance – Thoroughfare Setback Requirements** – Ellen and Jim Cornette, applicant, on behalf of Doug Carter, owner, are requesting the following variance:

- a. Variance from the 100 ft minimum front-yard setback from NC Highway 210 required for lots created after November 16, 2003. Applicant requests to be permitted the 30 ft minimum front-yard setback in the R-20 zoning district.

The property is zoned R-20, Residential, and is located at 626 NC Highway 210 in Hampstead, NC.

The board asked Staff what type of building was going on the lot. The also wanted to know when the parent tract was created.

Jim Cornette, applicant, addressed the board of what his intents were for the parcel. As presently zoned the 100' setback renders the lot unbuildable. He is intending to build stick-built homes and the lot was created after November 16, 2003.

Jeremy Strong made the motion to approve a 40 ft setback instead of the required 100' from Hwy 210. Larry Johansen seconded the motion and the vote was unanimous.

C. **No Items for Discussion**

6. **Adjournment**