

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 22.

Date of Request: August 6, 2007

Date Request Received: August 6, 2007

Board Meeting Date Requested: August 20, 2007

Board Meeting Date Assigned: 8/20/07

Short Title: Presentation Of Planning Project Priorities.

Request Status:

Background: Planning staff will review project related activities expected to take place over the course of the current fiscal year.

- Request is proceeding to Board of Commissioners
- More information is needed – see attached
- Request on hold – no further information needed
- Other:

Specific Action Requested: Receive presentation.

Requested by: Joey Raczkowski
Department: Planning
Title: Planning Director
Contact Phone: 910-259-1529
Contact Fax: 910-259-3735

(Administrative Use Only)

CONTRACT TYPE

- Renewal
- For Service(s)
- Intergovernmental – County as Grantee
 - Federal Grantor
 - State Grantor
 - Grant or
- County as Grantor
 - County Funds
 - Other Funds:
- Revision
- For Equipment

PURCHASING Budgeted Item: Yes No
Date Rec'd: Reviewed and Approved
 Comments on Reverse

Date Sent:

Signed:

ATTORNEY Reviewed and Approved
Date Rec'd: Legal Problem(s)
 Comments on Reverse

Date Sent:

Signed:

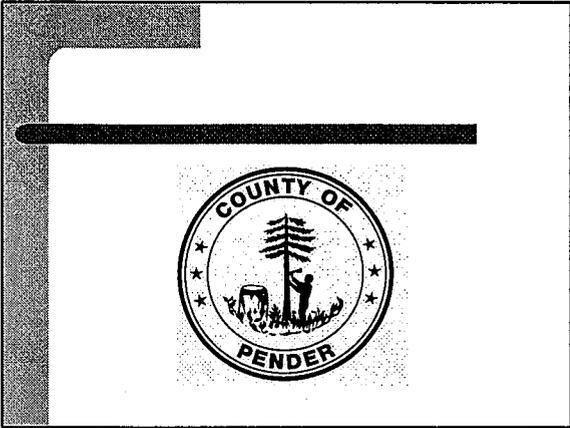
FINANCE Sufficient Funds Available
Date Rec'd: Not Available
 Budget Amendment Necessary
 Budgeted Amendment is Attached
 Comments on Reverse

Date Sent:

Signed:

CLERK Signature(s) Required:
 Board Chairman/County Manager
 Other:

Date Rec'd Approved by Board: Yes No
At meeting on



Planning Priorities

- Incorporates a balanced approach to addressing concerns and priorities identified by the citizenry, interest groups, Planning Board, Board of Commissioners, and staff.
- Due to staffing turnover and a variety of past leadership philosophies within the department, many planning issues and processes have simply been neglected.

Planning Priorities

- Administrative Projects
- Research Projects
- Overlay Districts
- New Programs
- Preparing for Future Priorities
- Hampstead Area Planning Efforts

Administrative Related Projects

Create Technical Review Committee (TRC)

Technical Review Committee

- Organized group representing broad range of agencies involved in the development review process.
- Creates an organized, routine process for reviewing varying levels of development.
- Ensures a more thorough review of projects.
- Can also be used to identify areas of current regulations that may need improvement.
- Single source for developer contact.

Administrative Related Projects Continued

Development Project Tracking and Facilitation

Development Project Tracking and Facilitation

- Creating a limited number of spreadsheets that will assist with tracking all stages of development review and approval.
- Organization of existing file systems.
- Researching possibility of software to enhance communication between planning, permitting, inspections, and the general public.
- Placing copies of entire meeting agenda packets online.

Research Projects

Special Use Permits

Research Projects – Special Use Permits

- Limited oversight of prior developments allowed through issuance of Special Use Permits
- Conduct audit of current cases
- Implement quarterly review / enforcement
- Recommend any regulatory changes
- Education

Research Projects

Nuisance Abatement Program

Research Projects – Nuisance Abatement Program

- Includes junked cars, abandoned manufactured housing, and minimum housing code
- Mentor other successful programs
- Consider regional approaches for funding and partnerships
- Recommend appropriate regulations and resources to enact a comprehensive and successful approach

Research Projects

Planned Developments & Conditional Use Zoning

Research Projects – Planned Developments & Conditional Use Zoning

- Desire by local officials and concerned citizens to know details about large scale development proposals at rezoning stage
- Desire by development community to offer full disclosure
- Offers more partnership opportunities
- Enact conditional use district rezoning process for planned development districts
- Possibly expand to other districts in future

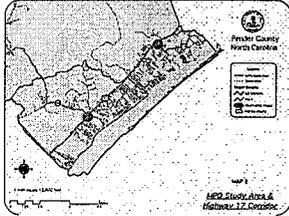
Overlay Districts

Coastal Pender US Highway 17 Corridor

Overlay Districts – Coastal Pender US Highway 17 Corridor

- Partner with MPO, Council of Government and local community
- Addresses transportation issues along entire US 17 corridor
- Provides foundation for more detailed application of regulations through completion of land use analysis and projection

Transportation Overlay District for Coastal Pender County – US 17



Overlay Districts

Flood Hazard Overlay District

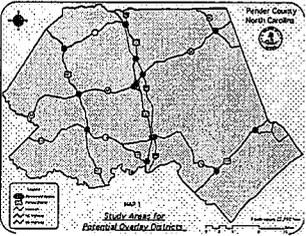
Overlay Districts – Flood Hazard Overlay District

- Current flood hazard area is created as a zoning district
- Current district does not reflect any changes that occurred with adoption of new FEMA flood maps in February 2007
- Create a flood hazard overlay district
- Properties within flood hazard area will have one primary zoning district category
- Flexibility to enact future changes to flood hazard areas in a timely manner

Overlay Districts

Prioritization of other areas
for potential study

**Overlay Districts – Prioritization of
other areas for potential study**



Pender County
North Carolina

Study Areas for
Potential Overlay Districts

New Programs

Countywide Stormwater
Program

New Program – Countywide Stormwater Program

- Will accomplish Board of Commissioner priority, and State mandate to comply
- Incorporate ditch maintenance program
- Result will also include listing of potential projects addressing stormwater related issues
- Provides for environmental protection
- Consultant assistance will be necessary to create program

Preparing for future priorities

- Outdoor advertising regulations (billboards)
- Area plans (existing and proposed land use)
- Creation of a Unified Development Ordinance
- Educational efforts

Hampstead Area Planning Efforts

- Incorporation
- Proposed priorities will significantly address concerns both countywide and in Hampstead area
 - Technical Review Committee
 - Transportation Overlay
 - Special Use Permit process enhancements
 - Nuisance based codes
 - Conditional use rezoning for Planned Development districts
 - Stormwater

