

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 180.

Date of Request: October 23, 2007

Date Request Received: October 24, 2007

Board Meeting Date Requested: November 5, 2007

Board Meeting Date Assigned: November 5, 2007

Short Title: Planning Priorities Fiscal Year 07/08 Update.

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

Background: Planning staff will present a progress report to the Board of Commissioners regarding Planning Priorities for FY 07/08.

These priorities were initially presented on August 20, 2007.

(Administrative Use Only)

Specific Action Requested: No action required.

CONTRACT TYPE

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

- 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

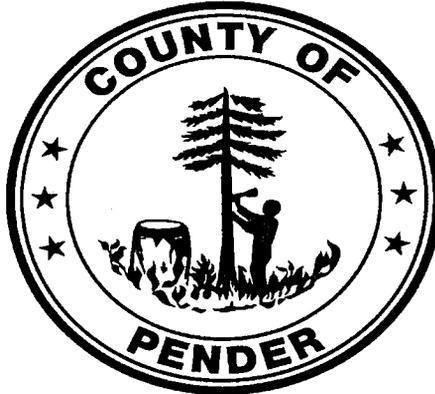
Date Sent:

Signed:

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

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

PLANNING PRIORITIES FY 07-08 UPDATE – November 2007



Factors Affecting Planning Priorities

- April 2, 2007 new Planning Director arrives
- Resources - FY 07/08 budget submissions due mid April
- Department reorganization in June
- Two junior planners resign effective mid July to return to grad school
- Meeting of the Planning Board to discuss priorities, June 26, 2007

Factors Affecting Planning Priorities (Continued)

- Hiring process for two vacant planner positions began early/over-hire situation
- Additional planner position created
- Transition time for new planners – began employment in mid-July
- Priorities finalized August 20, 2007 with respect to existing resources.

Factors That Continue to Affect Planning Priorities

- Interested citizens engaged in the planning process
- General awareness that planning department is staffed with energetic knowledgeable planners that want to engage them in the process
- A desire to update planning regulations as quickly as possible

A New Direction for Planning in Pender County

- Even with all of the contentious issues that have surfaced during the past couple of months, we are moving in a common direction.
- Time
- Patience
- Stick to the priorities...we'll get to the end results faster

Planning Priorities

- Administrative Projects
- Research Projects
- Overlay Districts
- New Programs
- Adjusting for Miscellaneous Issues
- Identifying Future Priorities
- Hampstead Area Planning Efforts

Administrative Related Projects

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 - **ongoing**
- Organization of existing file systems - **ongoing.**
- Researching possibility of software to enhance communication between planning, permitting, inspections, and the general public - **ongoing**
- ☑ Placing copies of entire meeting agenda packets online - **completed**

Administrative Related Projects

Educational Efforts

EDUCATIONAL EFFORTS

- Development Agreements – Guest Speaker Eric Braun @ Planning Board meeting October 9, 2007
- Board of Adjustment training – October 31, 2007
- Planning staff attended NC American Planning Association annual conference

Administrative Related Projects

Create Technical Review
Committee
(TRC)

Technical Review Committee

- Utilizing consultant resources to assist with implementation.
- Will require coordinated review of existing development review processes within ordinances.
- Consultant's time is predominantly being spent on the start-up of another priority (Highway 17 Corridor Overlay)

Research Projects

Special Use Permits

Research Projects – Special Use Permits

- Research to produce reported findings and recommendations completed.
- Report to be presented to the Board of Commissioners on November 5th.
- Report to be presented to the Planning Board on December 7th.

Research Projects

Nuisance Abatement
Program

Research Projects – Nuisance Abatement Program

- Staff has begun preliminary research on other programs and ordinances
- Research to produce reported findings and recommendations completed
- Report to be presented to the Board of Commissioners on November 5th
- Report to be presented to the Planning Board on December 7th
- Final plan of action contingent upon BOC approval of recommendations

Research Projects

Planned Developments &
Conditional Use Zoning

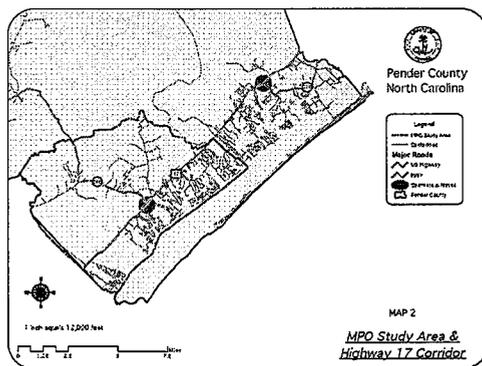
Research Projects – Planned Developments & Conditional Use Zoning

- Staff must make substantial progress on other priorities prior to initiating this project.

Overlay Districts

Coastal Pender US
Highway 17 Corridor

Transportation Overlay District for Coastal Pender County – US 17



Overlay Districts – Coastal Pender US Highway 17 Corridor

- October 3, 2007: Met with representatives from NC DOT, MPO, Surf City and Council of Governments (consultant).
- Began plans for kick-off community meeting.
- Will meet again at end of October to finalize plans
- Meeting announcements and media releases

KICK-OFF MEETING Highway 17 Corridor Overlay

- Thursday, November 15th from 6pm – 8pm
- Topsail High School
- Begins at 6pm with educational session on the concept of overlay districts (20 minutes)
- Gather public involvement on selected issues regarding appearance, access, land uses, etc
- Visual preference surveys

KICK-OFF MEETING Highway 17 Corridor Overlay

- Applications distributed / collected for citizens interested in participating on advisory task force for this project
- Will present summary of input collected at community meeting and plan of action for remainder of project to BOC at the second Commissioners meeting in January 2008, along with listing of applicants for advisory task force members.

Overlay Districts

Flood Hazard Overlay
District

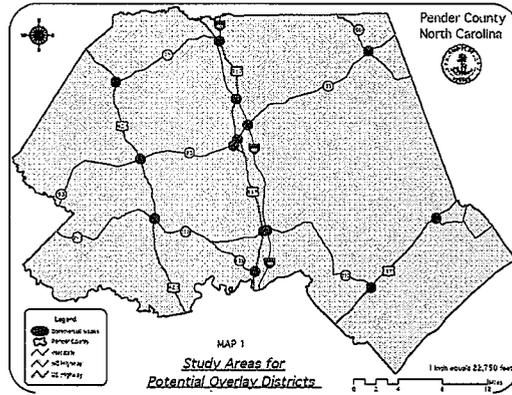
Overlay Districts – Flood Hazard Overlay District

- Will present project overview and proposed schedule to Board of Commissioners on November 19th.
- Will present project overview and proposed schedule to Planning Board on December 4th.

Overlay Districts

Prioritization of other areas
for potential study

Overlay Districts – Prioritization of other areas for potential study



New Programs

Countywide Stormwater
Program

New Program – Countywide Stormwater Program

- Requests for Qualifications from potential consulting firms distributed on October 13, 2007
- Responses due by November 2, 2007.
- Award of contract tentatively scheduled for the second Commissioners meeting in January 2008. .

Adjusting for Miscellaneous Issues

Miscellaneous Issues

- Agrarian districts
- Wallace Airport Height Restriction Overlay District
- Assisting recreation department with Rail Trails project
- Create demographic database for Pender County
- Assist St. Helena with joining NFIP Program

Miscellaneous Issues

- Development agreements
- Researching requirements to become a "21st Century County."
- Administration of three (3) Community Development Block Grants
- Assist with prior grants
- Discussing partnership with NCDOT regarding driveway permit issuance.

Identification of Future Priorities

Identification of future priorities

- Variance inventory
- Comprehensive Planning and Area plans
- Creation of a Unified Development Ordinance
- Development agreements

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

Questions ?