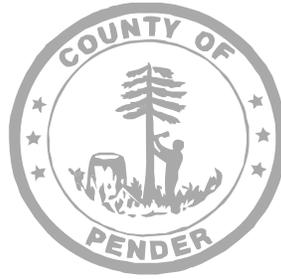


Pender County Planning Department

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

Pender County Planning Board Meeting

(Recessed from October 2, 2007)

October 9, 2007

7:00 p.m.

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

Call to Order: Chairman Walton

Roll Call: Chairman Walton

Pender County Planning Board Members:

Walton___Reynolds___Smith___Garrett___Millette___Gonzales___Marshburn___Newman___X___

Director Joseph Raczkowski stated that he had invited special interest groups to take part in the workshop and answer questions of concern. Development Agreements are new for the state of North Carolina.

- Guest speaker Eric Braun, Kennedy Covington Law, Firm enlightened the group with a demonstration of *How Cities Can Get More for Less*. The presentation included Evolution of Development Agreements, explaining what they are and what the advantage of having them is. He went on to explain what the Development Agreement must contain and the benefits, limitations, enforcement, and implementations. One size does not fit all.

- 1. St. George's Reach, Planned Development Master Plan – Generation Development**, applicant, on behalf of Country Club Road Assemblage, LLC, owner, is requesting approval of a Planned Development Master Plan for St. George's Reach. The plan consists of 748 single-family units, 533 multi-family units, 282,000 square feet of commercial and office space, and 120,000 square feet of civic and recreational area on 413 acres. The property is proposed to be rezoned to PD, Planned Development District and is located on the south side of Country Club Road extending southeast to the Intracoastal Waterway in Hampstead, NC.

Director Joseph Raczkowski gave an overall review of the St. George's Reach project.

Chairman Mark Walton opened the public hearing.

David Sorbor, Generation Development spokesperson, stated that they wanted to put a quality project in the area. A development agreement is an entertaining idea to look forward to.

- Robert Vause, representative from NC DOT, explained that the TIA study for St. George's Reach has been sent to Raleigh for further review. He stated that the driveways for this development need to line up with the Bayberry Subdivision. There will be an approximate 3-5 month wait. The driveway permit needs to be approved before the release of the final.

- Mr. Vause stated that the Traditional Neighborhood Development Design guidelines are different from the standard ones that apply to subdivisions. This process is separate from the driveway process. Spacing requirement will be a key point along Country Club Drive. There will need to be 600' full spacing to access Country Club Drive. It will take between 3-5 months for a full TIA report to be made on this project.

Burt Millette stated he did not see how the board could make an intelligent decision without having some of the results.

Karen Gonzales asked if any super streets are planned for the Hampstead area.

Robert Vause stated that there are no plans for super streets in the area.

Chairman Walton asked how often the development builds the streets before the development is started.

It is hard to put a finger on unknown a lot of it is projection.

- Pender County Schools representatives Allison Sholar, Superintendent and David Smith, stated the county was in the process of starting long range planning for the next ten years for the school district at this time it would be hard to say exactly where the new schools would best serve the county. The concentration of interest for schools would either be north or south of the existing schools because of traffic that accumulates at the current schools. A subdivision of this size would bring approximately 800-1200 more students. When the new high school is completed it will already be at capacity.
- Wilmington Metropolitan Planning Organization did a presentation of the study that the MPO had done in the area and the impact that it would have.

Board members asked how long it would take to implement the Development Agreement, what the cost would possibly be.

Mr. Braun stated that in short term it would probably take 3-4 months. Sometimes longer, it all depends on what the county and developers agree on.

There was a brief discussion between Planning Board members and the developers of St. George's Reach.

The floor was opened so that citizens could voice their opinions.

Some of the concerns of the citizens were:

- (1) High density that was located on the map in purple. The wetlands seemed to have turned into a lake and this gave her concern about the water run-off. There is also one road at the back of the development for exist in the case of an emergency. She wanted to know if a SUP was required to show septic and sewer. She asked if there was a boat ramp planned for this development.
- (2) None of the conservation has really changed. There will still be 13000 trips to Country Club Drive. Why not wait, because if Hampstead becomes a town most of this will change. He wanted to know if this was the final Master Plan.
- (3) Taking water from the Aqua and is how the water is purified from chemicals and drugs during the recycling process. Water will cause flooding on land that doesn't perk.
- (4) Traffic.

- (5) Concerns about high density on the backside of the property.
- (6) Citizen owns a farm and said when it was purchased the property was RA(Rural Agricultural). Now with the zoning change there is concern about the horse farm being so close to the development.

Attorney Thurman stated that if a wastewater treatment plant becomes necessary it will require a Special Use Permit.

A representative of the project stated that there are no plans for a boat ramp.

Jim Cornette reviewed the standards for water run off. It will be suitable to recycle back into the property. There are 45 acres of wetlands.

Chairman Walton closed the public hearing. At this time he listed a few of his concerns about the project and asked the board members to list their concerns on this development and email them to the Planning Director so he could combine them and get them to the developers. The meeting was tabled until the November 7, 2007 meeting and they will be first on the agenda.

2. Discussion Items

- **No Discussion Items by Planning Board Members**
- **No Discussion Items by Planning Staff**
- **No Items for Discussion by Members of the Public**

3. Adjournment

Board action on October 9, 2007 minutes:

Motion: _____ Seconded _____

Approved: _____ Denied: _____ Unanimous _____

Walton ___ Reynolds ___ Garrett ___ Gonzales ___ Marshburn ___ Millette ___ Smith _____