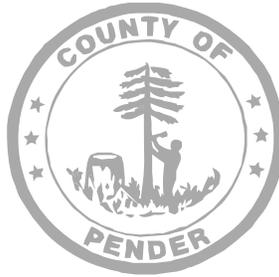


Pender County Planning Department

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



805 South Walker Street
Post Office Box 1395
Burgaw, NC 28425

Phone (910) 259-1202

Fax (910) 259-3735

MINUTES

Pender County Planning Board Meeting

November 7, 2007

7:00 p.m.

Pender County Public Meeting Room

805 S. Walker Street, Burgaw, North Carolina

Call to Order: Vice-Chairman Kevin Reynolds

Roll Call: Vice-Chairman Kevin Reynolds

Pender County Planning Board Members:

Walton X Reynolds ___ Smith ___ Garrett ___ Millette ___ Gonzales ___ Marshburn ___ Newman ___

1. Approval of Minutes: October 2, 2007 and October 9, 2007

Motion: Millette Seconded: Smith Vote: Unanimous

2. Planning Priorities Update By Director Joey Raczkowski

- Kickoff meeting for Hwy 17 corridor overlay to develop volunteer list for task force and collect input and preferences from public. Summary of findings presented at January meeting for commissioners to appoint task force to draft corridor overlay.
- Bd. Of Comm. approval to go forward with rewrite of ordinances based upon growth management plan and area plans to obtain consistency and unification of all ordinances pending project cost evaluation
- Nominations requested by County Manager for Coastal Resources Commission vacancy (more to come)
- County Attorney disseminated info. regarding 11,000 unit full build-out development in Burgaw

3. Flood Zone Overlay Project by Ashley Frank

Flood Hazards previously based on 1985 data. After Floyd in 1999, new river basin data gathered as of 2007 requires update of 8,400 tax parcels (~171,000 acres) now zoned FA. With change, 95% will become RA. Concerned surfaced regarding lot size/density in remaining 5% of area. These areas will be determined by the planning board. Therefore, proposal of FA overlay creation will allow ongoing update of flood hazard information without effecting zoning map rather than having to update zoning map every 5 years as state intends. Property will still have to meet both regulations: District regulations and current flood ordinance.

4. St. George's Reach, Planned Development Master Plan – Planning Director introduced developer to speak on issues submitted by board, as well as, cited aspects of Development Agreement approval required by ordinance - technically needs to be determined within sixty days or by December 1st, 2007.

- Concerns surfaced by board members not addressed previously includes the location of sewer plant, egress/ingress of roads, unresolved density issues, boats/slips and marinas, and outstanding resource water as well as, concerns regarding undue traffic burden at Country Club and Highway 17. TIA will be reviewed by MPO. DOT gives summary of possibilities, however, ultimately cannot deny access to highway, but can try to control what is being put on the highway. Buffers were also questioned as to whether they would be inside or outside the common ground. (12,000' area is not to include 3,000' of buffers.)
- Attorney, Steve Collins, requested approval of Master Plan and underscored the intent to comply with requirements and desires and build a 1st class community. The "Pender County PD checklist for Master Plan ONLY" was submitted for PB review. (Refer to checklist - 17.3) and site plan.
- David Orebaugh cited efforts to fulfill or exceed requirements such as:
 - Buffers doubled along perimeter, ICW and along Country Club Road preserving almost 42 acres increasing open space from 15% to 20% or 20 acres
 - Construction and pavement of 3 million dollar connector to Hwy 17 not including acquisition of land (under contract)
 - Provide public boat launch with MM marina approval (ICW docks minimized by intention and CAMA) Dock numbers revisited after CAMA determination
 - Reduce density from 1281 to 1200
 - Use LID principles and universal design standards in excess of current DMR requirements
 - Use storm water runoff for irrigation where feasible and pervious materials for trail/parking system where practical
- Discussion continued focusing on density issue identifying traffic, pollution, people, and schools impact on long term basis. Need was felt to reduce density further. Developer stated county provided Lane's Ferry as model to calculate densities. Also cited additional agencies' approval which could further diminish density before final conclusion. County assured developer that any number determined during meeting would be accepted as final.
- Question was raised regarding number of times sewer plant would be pumped out. Due to grow out process, exact schedule of sludge and solid loads to go to landfill based on efficiency, however, future odor cannot be predicted. While Topsail Greens can be a potential disposal area it is not the primary disposal area, rather consideration of on-site disposal site using infiltration system near commercial area.
- Concern identified for an emergency travel route being only one way out for residents of Northeast corner of development. Alleyway suggested as 2nd source of travel for emergency corridor constructed of pervious surface and wide enough to accommodate emergency trucks. Other possibilities offered were connecting with Belvedere Road, creating connector across wetlands, however COE will likely disallow.
- Height requirements of 35' were in agreement by all citing the architecture of surrounding area and the ordinance
- Proposal to have 40' buffer using as much existing vegetation as possible plus a fence with landscape material between tree line and parking lot for multi-family unit at Northeast side.

- Public comments were not accepted; not a public meeting.
- Developer was commended on efforts to comply and exceed board/ordinance requirements; however, apprehension remains strong on the topic of density. Suggestion made to shift units south of Country Club Road to north of road thereby shifting traffic to other access road.

Approval to accept St. George's Master Plan as submitted with changes discussed tonight and previously with planning board for a maximum density of 1150 units put forth.

Motion: Smith Seconded: Garrett Vote: 5-1 Opposed: Gonzales

Subdivision Review

5. Graystone, Phase II, Preliminary Plat by Kyle Breuer

Stroud Engineering, applicant, on behalf of The Land Company of Pender, LLC, owner, is requesting approval of a preliminary plat for Graystone, Phase II. The plan consists of 158 lots on 81.72 acres (minimum lot size 20sq. ft.). The property is zoned R-20C, Residential District and FA, Flood Hazard Area and is located between Center Drive and Washington Acres Road in Hampstead, NC. Special use permit acquired for onsite waste water treatment facility (modeled after Avendale system) with 12.9 acres meeting 15% ordinance requirement. There will be multiple roads branching off Graystone Drive off connecting to Washington Acres Road via Milling Way, a private right-of-way and with all roads subject to DOT standards. Storm water management will flow to swales. CAMA plan defined mostly as urban growth with small portion of conservation area.

- Jimmy Fentress represents Stroud Engineering applicant, presents Graystone Phase II. Graystone Phase I already recorded. Explained natural wetlands drain area creating open space and buffer between Phase I and Phase II. Open space in area of headwaters of Mill Creek.
- Roads cleared and recorded several years ago predetermining 20,000 sf. lot layouts. Hughes Road identified as an exit, however, request made for access between Graystone and Center Drive allowing access to Hughes Road.

Approval to create additional road from Graystone Drive to Center Drive as approved by planning staff put forth.

Motion: Garrett Seconded: Millette Vote: Unanimous

Public Hearing

6. Zoning Text Amendment – Don O’Neil, applicant, is requesting an amendment to Section 8.9, Table of Permitted Uses of the Pender County Zoning Ordinance.

- Character of site shall match the existing neighborhood in which specified use is located.
- Provide buffers as required by ordinance.
- Special use zoned R-20 limited to fronting on major thoroughfares (Hwys. 421, 210, 17, 117, 11, 53) with property having direct access to these highways
- Limited operating hours from 8-6
- Site will provide adequate egress/ingress to adjoining roadway
- No lighting to not disturb neighbors or traffic
- Traffic in rear limited to volume customary to residential use

10. Discussion Items

- **No Discussion Items by Planning Board Members**
- **No Discussion Items by Planning Staff**
- **Items for Discussion by Members Of The Public**

Concerned citizens needed clarifications on the St. George's Reach case.

11. Adjournment