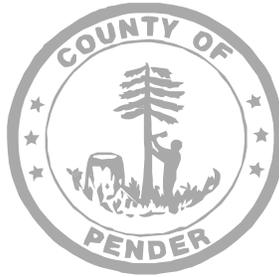


# Pender County Planning Department

Joey Raczkowski, Planning Director

Mark Walton  
Karen Gonzales, Vice-Chairman  
Rick Garrett  
William Marshburn  
Burt Millette  
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## MINUTES Pender County Planning Board Meeting February 5, 2008 7:00 p.m.

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

**Call to Order:** Vice-Chairman Karen Gonzales

**Roll Call:** Vice-Chairman Karen Gonzales

Pender County Planning Board Members:

Garrett  Gonzales  Marshburn  Millette  Newman  Smith  Walton

**1. Approval of Minutes:** January 8, 2008

**Motion:** William Marshburn

**Seconded:** Rick Garrett

**Vote:** Unanimous 4-0

**2. Planning Priorities Update:** Director Raczkowski announced that there were no report updates.

### **Old Business**

Jeff Jowett reviewed the highlights of the case with the board.

- f) a roof structure shall be required to screen all mechanical equipment;
- i) no two free standing drive-up automatic ice vending machine shall be spaced within a two mile radius, and
- j) shall conform with accessory building setbacks and separation requirements as in section 9.2 and must meet 100' right-of-way setback along US Hwy 17.

**3. Zoning Text Amendment – Craig Wilson,** applicant, is requesting an amendment to Section 8.9, Table of Permitted Uses of the Pender County Zoning Ordinance.

*\*This item tabled from the January 8, 2008 meeting\**

There were no questions from the board for Staff.

Craig Wilson, applicant, responded to questions that the board had asked at the last meeting. The machine holds 6000 pounds of ice and there would be a slow melt of about five days for the ice to melt. A small generator could be connected to dispense of the ice that is in the machine in case of a power outage. The looks of the machine will blend in with the design of the strip mall. There will be reduced signage to meet the ordinance requirements.

Burt Millette commented that a Hwy 17 Overlay Committee has been formed and he doesn't think it appropriate at this time to approve something of this nature which is obviously to be in Hampstead on Hwy 17.

Rick Garrett stated that personally he would like to see the self-service ice machine. No matter where the location; especially if it could be tied into hurricane preparedness to help victims as well.

Rick Garrett made a motion to approve the request as amended.

The motion died for the lack of a second.

Burt Millette motioned to deny the request for self-service ice machines; seconded by William Marshburn. The vote was two (2) for and two (2) against.

Attorney Thurman let the applicant know that the request would proceed to the Commissioners. with this being the action of the Planning Board.

Director Raczkowski stated that this was from last month and the only other question was asked to be researched was the community meeting aspect. This is with the developer holding a community meeting prior to submitting his project. There aren't any communities requiring a precommunity meeting from the developer. He is not comfortable on how the Staff can oversee this particular aspect of the project.

Director Raczkowski reviewed the text amendments with the board:

- 4. Zoning Text Amendment – Pender County**, applicant, is requesting amendments to the Pender County Zoning and Subdivision Ordinances to amend project review processes as requested by the Pender County Board of Commissioners on November 17, 2007.

*\*This item tabled from the January 8, 2008 meeting\**

After a discussion among the board members concerning the wording there was a deletion of the portion concerning a developer providing notification for adjacent landowners.

*The applicant shall be required to schedule a pre-submittal meeting with Planning Staff no later than thirty (30) days prior to submission to discuss the request. ~~In cases of zoning map amendments, the applicant shall be required to provide notification to adjacent landowners of the proposed map amendment and to provide verification on these notifications to planning staff upon submission of the application and materials.~~*

Burt Millette made the motion to approve the text amendment provided the info concerning the notification be stricken from the language wherever necessary. Rick Garrett seconded the motion and the vote was 4-0.

### ***Subdivision Review***

Ashley Frank presented the first subdivision case to the board. The road system will consist of a 50 foot right-of-way known as Marble Drive which ends with a cul-de-sac and will be designated as private. The road system will meet NCDOT standards. The wetlands will be used as open space.

- 5. Camber Woods, Preliminary Plat Review – RSC Engineering**, applicant, on behalf of Evans Haines, LLC, owner, is requesting approval of preliminary plat for Camber Woods. The project consists of 8 lots on 10.62 acres. The property is zoned R-20, Residential District and is located off Shaw Highway, south of Daniel Road, in Hampstead, NC.

Randall Edens, applicant, stated that he has his driveway permit from NCDOT. The open space will be available for use by the homeowners.

William Marshburn made the motion to approve the request; seconded by Burt Millette. The vote was 4-0.

Vice-Chairman Karen Gonzales opened the public hearing.

**Public Hearing**

6. **Planned Development Master Plan– Prudential Burroughs & Chapin Realty, Inc.**, applicant, on behalf of Raymond Hughes, owner, is requesting approval for an on-premise advertising sign. The property is zoned PD, Planned Development District and is located at 13854 US Highway 17 in Hampstead, NC.

Ashley Frank presented the next case to the board. This case is before the board because currently the zoning ordinance does not address signs in the PD (Planned Development) District.

Joe Grosonano, representative for Prudential Burroughs & Chapin Realty, Inc., stated that as far as he knows this is the entire Master Plan. He also stated that his company is leasing the property.

Burt Millette stated that having driven the road frequently there are approximately a dozen or more signs of this size so it doesn't create a presidency from this respect, half are lighted and half aren't.

Burt Millette motioned to approve the request; seconded by William Marshburn. The vote was unanimous 4-0.

**7. Discussion Items**

- **Discussion Items by Planning Board Members**

Director Raczkowski informed the board that the BOC has formed the Overlay Committee and wanted the Planning Board to appoint two of their members.

Rick Garrett made the motion to nominate Karen Gonzales and Burt Millette to the Overlay Committee; seconded by William Marshburn. The vote was unanimous 4-0.

Director Raczkowski stated that Pender Watch is appointing someone on the 13<sup>th</sup>. The Commissioners wanted the appointee from Surf City to be a resident of Pender County.

- **Discussion Items by Planning Staff**

- **Height Limit Discussion**

Director Raczkowski stated that the Planning Board sent this item to the Commissioners and they sent it back asking the Planning Board to work with it more. It would be best to review each individual case with SUP and dry stack.

- **Items for Discussion by Members of the Public**

Hiram Williams stated that he was in favor of the text amendment change for self-service ice machines. He is concerned that placing the machines two miles apart is not fair to anyone. It would be a convenience to many citizens.

Director Raczkowski stated that it is a trade issue of the ice machine company. Their policy is to place the machines two miles apart. Staff was mirroring what that industry places on its franchise owners.

**8. Adjournment**

Burt Millette made the motion to adjourn.