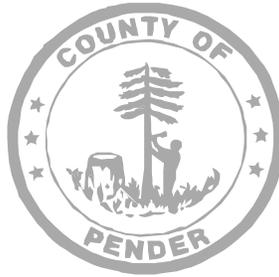


Pender County Planning Department

Kevin Reynolds, Chairman
Karen Gonzales, Vice-Chairperson
Rick Garrett
William Marshburn
Burt Millette
Christopher Smith
Hiram Williams
Charles Newman, Fire Commission



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MINUTES Pender County Planning Board Meeting May 7, 2008 7:00 p.m.

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

Call to Order: Chairman Reynolds

Roll Call: Chairman Reynolds

Pender County Planning Board Members:

Reynolds___Gonzales___Garrett_x___Marshburn___Millette_x___Smith___Williams_x___Newman___

1. Approval of Minutes: April 7, 2008

Motion: Christopher Smith **Seconded:** Karen Gonzales **Vote:** 4-0

Subdivision Review

- 2. Turkey Creek, Preliminary Plat Review – Rocky Point Properties, LLC**, applicant and owner, is requesting Planning Board approval for the preliminary plat of Turkey Creek Subdivision. The subdivision consists of 46 lots on ±40.29 acres. The property is zoned R-20 (Residential District) and is located at the terminus of Fall Brook Lane, off of US Hwy 117 S, Rocky Point, NC.

Planner Ashley Frank presented the case to the board.

The Board had no questions for the Staff.

Arnold Carson, surveyor, represented Rocky Properties, LLC. The roads have been dedicated as public but there aren't enough houses occupied to partition DOT for acceptance.

Christopher Smith asked why the name of Turkey Creek had to be changed.

The reply was that there are other similar names in the county and according to the 911 Coordinator for safety reasons the name would need to be changed.

Chairman Reynolds asked if drainage easements could be used as open space.

Planner Ashley Frank replied that it could not be used in the lot area.

Arnold Carson addressed the concerns of open space and drainage easements. He stated that there are some

wetlands and uplands in the open space. If he has to recalculate the lots for drainage easement there is enough land to take care of this if it becomes an issue.

Christopher Smith motioned to approve the proposal with Staff recommendations. Karen Gonzales seconded the motion. The vote was 4-0. Chairman Reynolds asked Staff to check on the issue of drainage easements pertaining to this case.

Chairman Reynolds opened the public hearing.

Planner Kyle Breuer addressed the Planning Board with the case for Zoning Map Amendment.

Public Hearing

- 3. **Zoning Map Amendment – Martin Evans**, applicant and owner, is requesting a rezoning of 4.99 acres zoned B-2, Business District (Highway), to R-20C, Residential District (Conventional Housing). The property is located along Johnson Nursery Road, approximately 1/2 mile southwest of the intersection of Interstate 40 and US Highway 117 N, Union Township, Pender County, NC.

Chairman Reynolds stated that since the applicant wasn't present there were two options; either table the request or listen to the people that signed up to speak. The board was in agreement to listen to the persons that signed up to speak.

Lucy Powers, Willard, NC resident, stated that she has property located to the right of the proposed site. At one time she could not get bathroom facilities because of no drainage and she was questioning the fact that the applicant can now build houses. The only option she had was to move; now they farm the land and there is a family cemetery located at the back of the property.

Christopher Smith asked if she still lived in the area. He assured her that the soils will have to perk before anything can be built. Even if it is rezoned it doesn't mean that the applicant can start building right away.

She had to move about three miles from the location in question.

Yvonne Monroe, property owners, wanted to know how the rezoning would affect her property.

Discussion from the Board suggested that it is an incompatible use and doesn't fit the other zoning.

Karen Gonzales made the motion to deny the request; seconded by William Marshburn and the vote was unanimous 4-0.

4. Discussion Items

- **No Discussion Items by Planning Board Members**
- **Discussion Items by Planning Staff**
 - Senior Planner Kenneth Vafier announced that a Planning Director had been hired. Patrick Davenport will start on June 2, 2008.
- **No Items for Discussion by Members of the Public**

5. Adjournment at 7:30 p.m.

Board Action for May 7, 2008 Minutes:

Motion: _____ Seconded _____

Approved: _____ Denied: _____ Unanimous _____