PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING

AGENDA

Pender County Planning Board Meeting
February 3, 2009
7:00 p.m.

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

Note: The Pender County Planning Board Meeting adjourns at 11:00 p.m. Any item not discussed shall be placed on the next regular Planning Board Meeting agenda, unless otherwise stated. The items may not be discussed in the order as shown on the agenda. The agenda may be revised by the Planning Board.

Call to Order: Chairman Reynolds

Roll Call: Chairman Reynolds
Pender County Planning Board Members:
Reynolds ___Gonzales ___Garrett ___Marshburn ___Millette ___Smith ___Williams ___Newman___

1. **Approval of Minutes:** January 6, 2009

Public Hearing

2. **Zoning Map Amendment** (tabled from 1-6-09)
Steven H. Brooke, applicant, on behalf of Kevin O. Mills, owner, is requesting to rezone two tracts, totaling 5.52 acres from RT, Rural Transitional District, to B-2, Business District (Highway). The property is located on the western side of US Hwy 17 N, across from Royal Tern Drive. The properties may be identified as PIN #'s 4215-33-2329-0000; 4215-23-9366-0000.

Discussion Items

- **Discussion Items by Planning Staff**
  - A. **SWOT Exercise**
  - B. **Small Area Land Use Plans**
- **Discussion Items by Planning Board Members**
- **Public comments**

3. **Adjournment**

ITEM NO: 2

PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: February 3, 2009 – Planning Board
Application Number: ZMA 09-01-06-01
Applicant: Steven H. Brooke
Property Owner: Kevin O. Mills

Rezoning Proposal: Rezone from RT, Rural Transition District to B-2, Business District (Highway)

Property Record Numbers, Acreage, and Location: The proposal is to rezone a 2 tracts totaling 5.52 acres, from the RT, Rural Transition District. The tracts are identified as PIN(s) 4215-33-2329-0000 and 4215-23-9366-0000. The property is located to the north of Pelican Reef Subdivision (Royal Tern Drive) at 21435 US Highway 17 (N), Hampstead.

History: The Pender County Planning Board at the January 6, 2009 meeting, voted unanimously to table the review of the rezoning of 5.52 acres RT, Rural Transition District to B-2, Business District (Highway).

Staff Recommendation: Staff recommends **approval** of the request.

DESCRIPTION:

The proposal consists of rezoning two (2) tracts totaling 5.52 acres from RT, Rural Transition District to B-2, Business District (Highway). This general use rezoning request is being made in order to allow more commercial uses in this area (see attached zoning map and applicant's narrative). The tracts are designated Urban Growth Areas by the 2005 CAMA Land Use Plan. Urban Growth Areas provide for the continued development of areas provided with water and/or sewer services or where the county is actively engaged in planning these community services. These areas also have excellent access to the regional transportation system for a mixture of more intensive commercial and industrial or job creating uses and a range of residential land uses and housing types. Urban Growth Areas are focused on the Rocky Point area and the Highway 17 Corridor.

EVALUATION:

A) Public Notifications: Public Notice of the proposal for map change has been advertised in the Pender Post and Topsail Voice and adjacent property owners have been given written notice of the request.

B) Existing Zoning in Area: The current zoning classification for the proposed rezoning is as follows: to the north, east and southeast RT, Rural Transition; to the south across US Highway 17 is PD, Planned Development (Pelican Reef Subdivision) and to the southwest, west and northwest is R-20 Residential District (Oak Grove Subdivision)

C) Existing Land Use in Area: Currently the surrounding land use is as follows: to the north is vacant, east across US Highway 17 is single family residential, south commercial property and to the west is single family residential.

D) 2005 Land Use Plan Compliance: The 2005 Land Use Plan classifies this property as Urban Growth Areas. This rezoning request is consistent with the 2005 Land Use Plan (See attached CAMA Land Use map).

ITEM NO: _____

E) Zoning Ordinance Compliance: Section 5.3 of the Zoning Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for rezoning can be made. The proposed rezoning does meet the standards of Section 5.3 of the Zoning Ordinance (See Section 5.3 attached).

F) Summary & Staff Recommendation: The proposal consists of rezoning two (2) tracts totaling 5.52 acres. The request complies with the criteria set forth in Section 5.3 of the Zoning Ordinance. The request is also consistent with the 2005 CAMA Land Use Plan. Therefore, staff recommends that the request be approved.

VOTING AND RESOLUTION:

Planning Board

Motion:_____Seconded_____

Approved:_____Denied:_____Unanimous_____

Reynolds ____ Gonzales ____ Garrett ____ Marshburn ____ Millette ____ Smith ____ Williams ____

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED, that on March 16, 2009, the Pender County Board of Commissioners (approved, modified, denied) a rezoning request for property as described herein and Jimmy T. Tate, Chairman to the Board, is authorized to execute the order implementing this resolution and provide notice to the applicant of the action taken herein.

AMENDMENTS:

MOVED _____ **SECONDED** _____

APPROVED_____**DENIED**_____**UNANIMOUS**_____

YEA VOTES: Tate_____ **Brown**_____ **Blanchard**_____ **Rivenbark** _____ **Williams**_____

_____
Jimmy T. Tate
Chairman

March 16, 2009
Date

_____
ATTEST

_____
DATE

A.

To: Pender County Planning Board

From: Patrick T. Davenport, Director

Date: January 22, 2009

RE: Discussion: Comprehensive Plan project- SWOT exercise

Please find attached the results of a "Strengths, Weaknesses, Opportunities and Threats" (SWOT) exercise recently performed staff and subsequently reviewed by the Comprehensive Plans and Policies Committee. This js a commonly used exercise and format to help with the assessment a locality's existing conditions. Additionally, it is especially useful when beginning the process of creating a new Comprehensive Land Use Plan.

Staff will review this document with the Planning Board during the February 3, 2009 meeting and will be requesting comments and feedback to complete the exercise.

Staff is available for questions, inputs and concerns.

PTD

PENDER COUNTY
2010 COMPREHENSIVE PLAN PROJECT

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT) ANALYSIS

Planning Department Staff Exercise

Issue	Strengths	Weaknesses	Opportunities	Threats
1. County Organization	• Geographic location advantage to attract qualified staff, tourism, and development which leads to increased revenue • Staff services are provided to whole county • Small and tight-knit county staff	• Management turnover which leads to lack of local and historical knowledge of issues • Political turmoil; inability to focus on major issues at hand to progress the county • Inefficient data management system • Little coordination between county and municipalities	• Tremendous opportunity to capitalize on strengths if other issues can be rectified • Progressive staff willing to work to correct issues	• Competition with other areas (Surf City, Onslow, New Hanover County, Brunswick County, City of Wilmington) that have gotten past "growing pains" • Potential inability to correct weaknesses • Economic downturn • Lack of employee retention
2. Land Use Regulations	• Countywide zoning implemented • Subdivision ordinance	• Antiquated, confusing and overall inefficient • Lack of comprehensive land use inventory which leads to inefficient long range pattern analysis or urban sprawl • Little flexibility in compliance with state	• UDO and Comp Plan in progress • Majority of county still undeveloped	• Resistance to change and progressive ideas • Anti-development / anti-government philosophies

Issue	Strengths	Weaknesses	Opportunities	Threats
		regulations • Lack of progressive development regulations • No Adequate Public Facilities Ordinance		
3. Economic Development	• Ideal geographic location for the attraction of economic opportunities • Close proximity to access points (I-40, US17, US117, US 421).	• Lack of infrastructure and economic development staff • Anti-development / anti-government philosophies • Development regulations that keep out opportunities (height, permitted uses, setbacks) • Bureaucracy • Lack of a coherent economic development message	• US 421 industrial park • Rocky Point industrial park • NHC built-out resulting in spill-over • Location near port and military bases	• Civic groups lobbying for anti-development philosophy • Competition with other jurisdictions already with infrastructure in place, e.g. Surf City (good and bad) • Continued lack of infrastructure
4. Growth	• Many opportunities from interested parties wanting to develop • Undeveloped property • Coastal county • Desirable for relocation • Diversified population / age • Rural and urban	• Antiquated regulations • Anti-development philosophy and lobbyists • Lack of infrastructure • Strained services (schools, fire, rescue, sheriff) • Strictly single-family growth • No developer	• Location • Potential for new industry • Innovative growth measures / management tools • Smart growth policies / regulatory tools	• Lack of infrastructure • Political influence in development decisions • Uncontrolled growth (either stalling or allowing rampant development)

Issue	Strengths	Weaknesses	Opportunities	Threats
	• Positive measures taken by nearby municipalities	concessions • Sprawl in growth patterns stretches out public services		
5. Environmental / AECs – particularly Angola Bay and Holly Shelter	• One of the county's greatest assets with state regulated game lands • Pristine rivers, intracoastal waters, tidal creeks, barrier islands • State and federal regulations protect	• Hazard areas • Unsuitable land for development • Development pressures particularly along coast (though certainly not limited to coast) • Multiple hazards (wind, rain, fire, flood)	• Promote parks and recreation • Promote additional land acquisition • Promote eco-tourism • Educational opportunities • Preserve areas using long-range planning • Tourism opportunities (coordinate with designated hunting days)	• Increased development pressure • Natural disasters • Global warming and climate change • Geomorphology • Future transportation and infrastructure projects in environmental areas • Hampstead US17 Bypass • Beach erosion (natural hazards)
6. Transportation	• Proximity to I-40, US421, US17, US117 • Waterway transportation • Good arterial roads	• Reliance on state and federal agencies for transportation needs • No alternative and/or multi-modal transportation methods • No major airport (ILM in Wilmington) • Perceived congestion • Inefficient / inflexible NCDOT design standards • Lack of historic transportation	• Numerous opportunities for interconnection based on adopted plans for improvement of system • Roads can be built by developers • Public transportation between counties and municipalities • Time before mass transit improvements are vital • Proactivity in	• Funding crisis of NCDOT • Impassable roadways during hazards • NCDOT unwillingness for progressive design standards and regulations • New technology outdating implementation of new projects

Issue	Strengths	Weaknesses	Opportunities	Threats
		planning • Mix of public and private roads • No maintenance on private roads	transportation planning, use of RPO and MPO services	
7. Water and Sewer Infrastructure	• Master plan adopted and some progress made • Water infrastructure is largely in place	• Political polarization • Lack of complete infrastructure and/or capacity • Lack of funding plan • No centralized sanitary sewer • No internal water source • Reliance on septic systems and package plants – public vs. private maintenance	• Grant opportunities • Presence of infrastructure can promote use • Master plan to guide • New wastewater treatment plant technologies • Sewer provides opportunity for higher densities	• Failing package plants and septic systems (private maintenance) • State moratorium potential • Environmental threats / hazards • Future reliance on external providers • Limited water sources • Failing private utility companies • Mismanaged or unmanaged growth
8. Parks, Recreation and Open Space	• Cultural areas of county • Boating • Moore's Creek Battlefield • Regulations requiring open space from developers (don't require any park development) • Outdoor recreation opportunities	• Lack of public parks and open spaces (besides Kiwanis Park) • Minimal staff levels and funding • Weak open space mandates in development regulations • Lack of recreational choices • Outdated recreation	• Eco-tourism • Plenty of available land and grant opportunities • Abandoned county schools and flood buyout properties that can be used for parks • Improve land use regulations to increase inventory and require conservation/open	• Development pressures • Using existing facilities for non-compatible government uses

Issue	Strengths	Weaknesses	Opportunities	Threats
	abound	plan (1998)	space zoning classifications	
9. Agriculture	• County has historical agriculture/forestry base • Hog industry, blueberries, corn • Approximately 90% property zoned Rural Agricultural	• Collapse of farming industry • Development pressure • International competition • Transition to corporate farming • Labor issues • Lack of promotion and opportunity	• Agrarian growth zones • Voluntary agricultural districts • Green farming • Variety of products • Renewable energy	• Hog farms • "Suburbanization" and de-emphasis on local farming • County is prone to weather hazards • Globalization • Social change – young people leaving farms • Federal / state mandates put undue burden on farms; early retirement / discourage younger farmers
10. Rural Character	• Provides desired lifestyle for many seeking de-urbanization • "Bedroom community" • Provides identity for the county • Promotes traditional eastern NC lifestyle	• Lack of services provided • Promotes anti-development sentiment towards new proposals • Keeps development philosophy within the "conventional subdivision" method • Economic decline	• New comp plan can help preserve rural character • Grant funding available for rural areas • Agriculture and silviculture opportunities (exempt from development regulations) • Sustainable energy and food sources	• Large scale development in urbanizing areas of county • East-west divide • Anti-growth / anti-government philosophies • Decline of rural lifestyle

Issue	Strengths	Weaknesses	Opportunities	Threats
11. Housing	• Code protection with new development • Desirable location	• Limited range of housing options • Lack of workforce housing on East side • No minimum housing code • Inefficient migrant housing code • Abandoned structures • Lack of political support for code enforcement	• Location attracts new developments • Military Growth Task Force	• Natural hazards • Recession • Abandoned structures lead to health and safety risks
12. Issues Specific to Small Area Plans	• Targeting most rapidly developing areas of county • Creates sense of community • Coordination with municipalities	• Conflicting perceptions of development in coastal area of county	• Opportunity for pro-active planning in targeted areas • Good decision making tool	• Historical east/west divide in county • Municipal incorporations and expansions of ETJ
13. Tax Base – Residential vs. Non-Residential	• Vacation homes • High value homes	• County revenue is almost entirely dependent on residential tax base • Anti-development lobbyists • All residential base creates strain on services and infrastructure • Minimal attraction of services without infrastructure	• Large market for commercial services	• Economic downturn • Lack of commercial revenue • Lack of infrastructure • Loss of businesses to other locations

Issue	Strengths	Weaknesses	Opportunities	Threats
14. Education	• Good primary education • Proximity to regional higher education • Higher education attainment	• Lack of funding • Strain on services • Lack of development concessions and capital improvements planning • Perception eastern area better schools	• New high school • Long range planning by schools • Developer concessions to education (voluntary) • Commuters to nearby higher education • CFCC expansion to Surf City	• Diminishing funding
15. Public Water Access	• Leadership encouraging and seeking new access sites	• Very few existing public access sites • Limited funding	• Acquisition of grant funds • Potential project identifications • Developer concessions	• Private development on waterfront properties • Buyouts of existing access sites • Skyrocketing price of coastal real estate • Increased burden on coastal environment