

PLANNING AND COMMUNITY DEVELOPMENT

Planning • Code enforcement • building inspections • Central permitting



MINUTES

Pender County Planning Board Meeting

January 6, 2009

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 P Gonzales P Garrett x Marshburn P Millette P Smith x Williams P Newman x

1. Approval of Minutes: December 2, 2008

Motion to approve: Karen Gonzales

Seconded: William Marshburn

Vote: Unanimous (5-0)

2. Election of Officers: Chairman and Vice-Chairman

Motion by Karen Gonzales to elect Kevin Reynolds as Chairman

Seconded: Burt Millette

Vote: Unanimous (5-0)

Motion by Burt Millette to elect Karen Gonzales as Vice-Chairman

Seconded: William Marshburn

Vote: Unanimous (5-0)

Public Hearing

Ashley Frank made the presentation before the board concerning the zoning map amendment for Steven H. Brooke applicant on behalf of owner Kevin O. Mills. Neither applicant nor the owner was present.

- a. **Zoning Map Amendment** – 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.

After a lengthy discussion among the board concerning the property surrounding the site, it was motioned to table this case until the February meeting so that the applicant could be present.

Karen Gonzales made the motion to table the case until the February meeting; seconded by William Marshburn. The vote was unanimous.

The floor was opened for discussion items.

Discussion Items

- **Discussion Items by Planning Staff**
 - **Update-status of Pinnacle Ridge Development**
 - **Update:** *Pinnacle Ridge has not done the flood study
 - *The plat needs to be corrected concerning the open space
 - *No documentation indicating transference of open space to HOA
 - **Update-Highway 17 Overlay Committee**
 - *There was a report of progress as submitted by Penny Tysinger of SOG
 - *Recommendation to present draft to the UDO Committee this was unanimously recommended
 - **Update-Comprehensive Plan and UDO projects**
 - *Both committees have met
 - *UDO studied reviewed existing subdivision and zoning ordinances
 - *Comprehensive Plan Committee will review a SWOT exercise
 - **Residential densities-continued**
 - *.Comparison of Brunswick County's Ordinance (they use a gross density measurement for their standards)
 - *Project will go to UDO
 - **Ordinance revisions to Industrial District and Industrial Parks**
 - * County in the process of getting SUP for the industrial park on Hwy 421
- **Discussion Items by Planning Board Members**
- **No Public comments**

3. Adjournment at 8:25 P.M.

Board Action for January 6, 2009 Planning Board Minutes:

Motion: _____ Seconded _____

Approved: _____ Denied: _____ Unanimous _____

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