



MINUTES
Pender County Planning Board Meeting
March 3, 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 ___ Garrett ___ Marshburn ___ Millette ___ Smith x Williams ___ Newman ___

1. Approval of Minutes: February 3, 2009

Approved with correction to change the word “when” to “before”, was made by Rick Garrett and seconded by William Marshburn. Unanimous vote 5-0.

Chairman Reynolds asked for nominations to fill the seat of the Vice-Chairman. There being no nominations from the floor; therefore, he nominated Rick Garrett; seconded by Burt Millette. The vote was unanimous 4-1.

2. Discussion Items

Planning Director Patrick Davenport reviewed the Project Status of the Comprehensive Plan Project and the Unified Development Ordinance to the Planning Board and answered questions and the board made suggestions.

There have been three (3) CLUP meetings and there have been professionals and consultants at the meetings. The next committee is scheduled for April 15, 2009. Beginnings of new polices and strategies will get their kick-off.

a. 2010 Comprehensive Plan Project

i. Project status

The group is approximately 15-25% complete with the project.

ii. 2010 Plan: Review Draft table of Contents

The Draft Table of Contents represented a broad number of categories, which the director reviewed with the Planning Board. There will probably be four (4) pages of Contents at the overset. They're in the process of finishing the Appendix.

Burt Millette asked when the new ordinance is finished if it would supersede the 2020 Plan and the CAMA Plan; how will it interface with the CAMA Plan, if by law we have to have the CAMA Plan.

Appendix C will tell how the committee will function. The DRRC and PPPC tell the planning process on how the committees will function to support the Planning Board; how the board would go about amending the plan because someone will eventually want to change something in the plan. The length of the plan will normally last about four to five years.

Director Davenport replied that it would supersede these plans. The year 2010 is the year that the CAMA LUP had to be updated. The Staff have been working with the Wilmington representative that is in charge of Land Use Planning for the coastal counties. As long as the mandatory elements are covered from the CAMA Land Use Plan it can be folded into the new ordinance. The Executive Summary has to note that this plan also counts as our CAMA Land Use Plan. This will also supersede the 2020 Plan. There will also be a statement in the Executive Summary.

iii. 2010 Plan: Appendix B Inventory and Analysis of Existing Conditions

Rick Garrett mentioned in Appendix B under “Physical Conditions”, stating the board had discussed before under *Ideology* to look at wetland and floodplains; but there is nothing showing on the table. There was a discussion concerning aquifer protection inventory. This would be something that the aquifer protection section with the state could assist with. It would identify where there are no confining units but ground surface and potable aquifers. If something were spilled on the surface it would not go directly into the drinking water aquifer. There would be some impeding materials that would stop contaminants from getting from the ground surface down to the drinking water. Dr. Stehman at DENR is the person to contact for assistance.

Director Davenport stated that under “Physical Conditions” they will try to get the *Geology* category and try to get the aquifer listed.

Hiram Williams has some concerns about the importance of the Land Use Plan. He asked the Director if it was correct that he said it was not regulatory, but it is advisory. He was under the impression that there was some legality about the documents because they are referenced during new projects.

Director Patrick Davenport stated that the CAMA LUP is just urban. But what is urban? They are hoping to get a better definition of urban. The legal basis in a decision is backed up by these documents and it can be opened to a challenge.

Burt Millette suggested that instead of using the term “crossroads”, that *unincorporated communities* would be a better term. This will be done alphabetically.

William Marshburn asked if there was any reference to fire hazards.

Director Davenport stated that was some mention of existing conditions concerning Angola Bay and Holly Shelter.

Chairman Reynolds asked if there was an existing map of when the county burned in 1986. If there was going to be an adoption of a Fire Prevention Ordinance would be a good idea to place a map of the fire that burned in Hampstead.

Charles Newman, fireman, stated that he and Leon Craft had had a meeting with Staff to discuss some of the precautions that citizens could take to help prevent fires and get recognized for implementing the program.

Hiram Williams stated if there is a known hazard area it should be disclosed. It is done with the flood zones.

Director Davenport stated that it would help and give a good starting point.

iv. Policy analysis of 2020 Growth Management Plan

The format will be a little different at the final but it will be in sections and more detailed on policy.

Chairman Reynolds asked if there needs to be a commentary on projects that aren't going to happen. Are they still going to work on an overlay for Rocky Point?

Director stated they will be working on the overlay for Rocky Point. The MPO, RPO and county participates with them but as jurisdictional authority they are recommending bodies. It would be good to encourage interconnectivity.

There are good policies on water and sewer listed. A Drainage Task Force is being tried. Runoff in streams will begin to pose a problem.

Chairman Reynolds asked if there was an inventory of package plants (sewer plants) listed in the county.

He stated that these are just examples of encouraging developments.

v. Small Area Land Use Plans-final versions

This section is to targeted areas for potential growth.

It was noticed there was no fruit category. Blueberries are an important crop to the area.

b. 2010 Unified Development Ordinance

i. Project status

There was a listing of approximately 12 different items that have been completed.

March 26, 2009 will be the next UDO Meeting. This will cover 1, 2, 11, and 12 which is the administrative part of the ordinance that don't need comprehensive plan backing.

ii. Review Table of Contents

There was a short version for the Table of Contents and question concerning items.

iii. Review Use of NAICS Table of Uses format

Director Davenport presented a form that is being used by Harnett County. Wooten Company and Staff agreed that it is a user friendly form. The format is simple for Staff to administer and simple for economic development purposes in knowing what is allowed.

*The Planning Board was in agreement that it is okay to use this form.
The specific categories will make it easier to say what is allowed at the time of
application. The categories are very detailed.*

iv. Future of non residential uses Permitted vs. Special Use Permits

*Director is asking the board for suggestion on how to carry out the basic process for
determining; more uses permitted by right, less special use and concrete on areas
where more things would be allowed by-right according to district, continuing the way
things are by special use. They need to think about the things that will go into certain
zones.*

Board Action for March 3, 2009 Minutes:

Motion _____ Seconded _____

Approved _____ Denied _____ Unanimous _____

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

Adjournment