

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING



MINUTES

Pender County Planning Board Meeting

March 2, 2010

6:00 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 X Garrett X Marshburn Millette X Smith X Williams X Boney X

1. Adoption of the Agenda

Motion made by Board member Smith to adopt agenda.

Motion seconded by Board member Garrett. Vote unanimously approved 6-0.

2. Approval of Minutes: February 2, 2010.

Motion made by Board member Millette to approve minutes.

Motion seconded by Board member Smith. Vote unanimously approved 6-0.

3. Public Comments - None

4. Discussion Items

a. Planning Staff – Patrick Davenport

UDO Review – On track for adoption 7/1/2010 with special meeting reserved if need be for Thursday, March 11, 2010. Public hearing regarding revised UDO draft and Zoning Map and scheduled for April 6, 2010. Staff requesting a public notice be approved by board to be advertised for the 4/6/2010 meeting, with the BOCC first public hearing meeting scheduled in May 17, 2010 with second and final meeting June, 21, 2010.

i. Article 1

1.11.3 - Applications in progress must be under the current/old ordinance, or until January, 2013 have vested right to retain preliminary approval according to broad language in SB 831/Permit Extension Act. Reapplication or new application would be under new ordinance to be implemented 7/1/2010. A lengthy discussion was held concerning the degree of amendment which would require new submission or amendment, which led to:

****Mr. Thurman will devise language regarding amendments of applications in progress.**

- Discussion took place concerning professional review for grammatical errors, etc.

ii. Article 2

2.1.2. Temporary Disqualification-To be eliminated due to conflict with State Code governing the Board of Commissioners

Several corrections, additions and deletions determined under the General information, duties of County Commissioners, Planning Board Powers and Duties/Final Action, Board of Adjustment, UDO Administrator powers and duties. (Note: Ethics training scheduled in April, 2010 for BOCC).

2.3.2.B. Remove final action on variances from subdivision requirements and add to BOA's duties.

2.4.1.C.7. Remove "The year of the Zoning Board of Adjustment"

2.5. UDO Administrator to include anyone "designated" as Administrator and not necessarily the Planning Director.

2.6, 2.8 To be removed and add "Reserved" for future designation

2.7.1 and 2.7.2 To be combined into one sentence

2.9 Corrections were made to delete representation from the BOCC and Planning Board from the TRC and to add clarification for other members

2.11 Gave authority to grant variances for Telecommunication Towers

iii. Article 3

3.1.1. Change "may" to "is encouraged"

- Deadlines and pre-submittal times were discussed and clarified with the Board with no changes made to current language.

3.2.2.B To be removed "the building inspector shall certify that all required setbacks, as set forth..."

3.3.2. Clarify verbiage to indicate fee for governmental request as opposed to private party request

3.3.3. Add "D" to provide for "county wide" rezoning statute requirements

3.3.3.B Change "certified" to "first class" postage only

3.5.2.7. Add to exemptions "one individual site and use"

3.6.4 To be removed and made clear in Article 6, Subdivision Design and Development Standards

3.8.4.C Expiration to be effective after 24 months and not 12 months with the option of only one extension

3.9 Traffic Impact Report to be deleted. Additional provisions to include existing traffic counts, AM and PM peak hour trips, and average daily trips produced at full build out in MDP and Major Site Plan requirements sections.

-Lengthy discussions on water/sewer connection requirements were made with the outcome that the Pender County Utilities Department's draft policy would need to be reviewed prior to following their requests.

iv. Article 4

4.6.1 Height measurement was discussed and agreed that the current zoning ordinance verbiage and definition would be used in the UDO.

4.7 Chart of housing types to be removed.

- A lengthy discussion was brought forth concerning the 100 acre minimum rezoning standard for PD. Throughout discussions, it was brought forward that staff would look into a multifamily zoning district to accompany a single, multifamily housing type and would have a smaller minimum acreage.

4.9.1.D Number of dwelling units (density) was brought up for discussion at 8 units per gross acre. It was agreed that staff would run some numbers and present them to the Board for their 3/11/2010 Special Meeting.

- The Board reviewed the comments submitted by the DRRC committee with Mr. Walton to finish up the meeting. All comments were addressed based off the checklist that was distributed amongst the Board.

- A Special Meeting was scheduled for the 11th to finish up UDO discussions prior to the first public hearing and Planning Board recommendation of the draft UDO.

b. Planning Board Members

- 5. ***A Special meeting has been scheduled for March 11, 2010 @ 6PM to continue review of the UDO, if necessary. The review of the UDO will resume from the March 2, 2010 meeting.**

- 6. Adjournment**