



MINUTES

Pender County Planning Board Special Meeting

March 11, 2010

6:00 p.m.

Pender County Facilities Meeting Room

805 S. Walker Street, Burgaw, North Carolina

- Continued Review of Draft UDO
 - Article 4 – Revamped, clarified
 - Added Table of District Requirements (TODR) for lot sizes, setbacks, building heights, etc. for further clarification and ease of reading.
 - Added Residential Multifamily (RM) District to accommodate multifamily projects within the county and to provide affordable housing without having to provide multiple uses or housing types. This district will be a “floater” until specifically requested. However, there a few projects we could put under this classification if requested.
 - Density Calculation Scenarios. We took previously approved “large” projects and did some calculations with the UDO standards to clarify and give a net unit/acre density calculation for the Board’s review and to help set a standard maximum density allowable in the PD and RM zoning districts. Staff will run a couple of scenarios with our breakdowns during the meeting for further clarification and discussion.
 - PD number of uses. Currently the UDO states that a PD needs at least 3 different uses which can be a mix of residential/non-residential or if residential, two separate housing types. Discussion and clarification needed by Board.
 - Article 5 – Added a few uses such as temporary fruit and vegetable stand, permitted by-right in the RA zoning district and a few others. Review and discussion from Planning Board anticipated.
 - Article 6 – Content has remained similar to previously reviewed material. Further grammatical and content clean up has taken place.
 - Discussion on water/sewer connections and policies.
 - Article 7 – Have worked with DRRC members for additional standards as follows:
 - Requiring a water source within 75’ of any landscaped area. This can be as simple as a water spicket run off of an irrigation well, etc.
 - Addition/Removal of tree/shrub requirements for aesthetic reasons. These were handed out at the 3/2/2010 meeting to be taken in to consideration.
 - Article 8 – No revisions have been made

- Article 9 – Discussion needed on a couple of issues:
 - Definition of signage utilizing trucks, trailers, etc. See definition provided for clarification:
 - “Signs on parked vehicles visible from the public right of way where the primary purpose of the vehicle parked at that location is to advertise a product or service or to direct people to a business or activity on the same or nearby property. For the purposes of these regulations, vehicular signs include business logos, identification or advertising on vehicles. The length of time a vehicle is present in a location, or the repeated presence of a vehicle in as location shall raise a presumption that its primary purpose is to serve as a vehicular sign”.
 - Temporary signage for Shopping centers/multi-tenant business.
 - Email was sent out earlier this week requesting consideration due to the input we have had from business owners located within these developments. Staff is requesting discussion and clarification on this topic.
- Articles 10 & 11 – No revisions have been made.
- Meeting adjourned 11:15 pm

- **Public Hearing for UDO and Zoning map- April 6, 2010**