

# Pender County Planning and Community Development

## Planning Division

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## MINUTES

Pender County Planning Board Meeting  
August 3, 2010 7:00 p.m.  
Pender County Public Meeting Room  
805 S. Walker Street, Burgaw, North Carolina

**Call to Order:** Chairman Reynolds called meeting to order at 7:00 pm.

**Roll Call:** Chairman Reynolds

Pender County Planning Board Members:

Reynolds  Garrett  Marshburn  Millette  Smith  Williams   
Boney

- 1. Adoption of the Agenda:** Motion to approved adoption of agenda made by Board member Williams; seconded by Board member Boney. Vote passed 6-0.
- 2. Approval of Minutes:** Motion to approve with minutes with correction made by Board member Boney; seconded by Board member Millette. Vote unanimously passed.
- 3. Public Comments:** Chairman Reynolds opened the floor to public comments; closed floor to public comments for lack of comments.
- 4. Master Development Plan Revision: Planned Development District  
Community Aquatic Lifestyle Center** - Jeff Beaudoin, applicant and owner, is requesting approval of a master plan revision for an Indoor/Outdoor Recreation Establishment, privately operated. The request is to construct a community aquatic lifestyle center with adjunct facilities. The revision consists of site layout changes and connections. The property is located along the west side of Country Club Drive, ±600' south of Avila Drive, Hampstead, NC. The property is zoned PD, Planned Development, and may be identified as PIN # 4203-36-1126-0000.

Interim Director Kyle Breuer presented and reviewed background information along with phase development for Community Aquatic Lifestyle Center located in the Planned Development zoning district.

Board member Millette questioned whether the 60' right of way off of Country Club Rd. had decreased.

Jeff Beaudoin, applicant, explained that the 60' right of way still exists. Mr. Beaudoin provided the calculation for the easement and commented that it would be used for ingress/egress.

Board member Garrett requested clarity for connection to water in Phase I of the development.

Interim Director Breuer responded that connection to public utilities would be mandatory, if water was available.

Board member Williams questioned whether the pool would be built in Phase 2 and if the largest parking lot would be constructed in Phase 1.

Mr. Beaudoin commented that the pools would be built in Phases 3-5 and the parking lot would be constructed in Phase 1.

Chairman Reynolds and Mr. Beaudoin discussed the ownership of easements i.e. septic tank easement.

Chairman Reynolds questioned the use of the 10,000' building indicated on the master plan.

Mr. Beaudoin commented that after speaking with people in the area, the consensus was that equestrian boarding area and storage space was needed. Chairman Reynolds commented that this concept was not presented on the original master plan, also questioned the location of the equestrian boarding area's location. Mr. Beaudoin explained that the stormwater was oversized and state regulations would have to be met before they proceed. Mr. Beaudoin shared with the Board that this facility is intended to bring various activities to one location and equestrian boarding would make the facility very successful.

Board members and Mr. Beaudoin continued to discuss the concept and phasing of the development.

Mr. Beaudoin reviewed the timeframe for the development; Phase 1 complete by the end of this year, Phase 2 (Pavilion) in the first quarter of next year, and Phases 3-5 contingent on approval of Hawks Bill Cove.

Board member Williams questioned the parking design i.e. concrete. Interim Director Breuer commented that the parking would have to meet county standards which will require a paved parking area.

Board member Millette questioned whether additional buffers would have to be added to the existing vegetation. Interim Director Breuer explained that if existing vegetation along the buffers did not meet county standards, additional buffers would be required.

Chairman Reynolds requested clarity of a 30' driveway flag. Interim Director Breuer demonstrated the concept of a "driveway flag" to Board members.

Chairman Reynolds opened the floor to public comments.

### **Public Comments**

Dennis Koen, 136 S. Belvedere, expressed his concerns regarding the impact on traffic that this facility would bring to an already congested area. Mr. Koen questioned the needs of pools, being that there were pools in the area that were either closed or under attended due to lack of use. Mr. Koen explained that the demographic of the area were basically, elderly persons and questioned how this type of facility would be beneficial to the area.

Chairman Reynolds closed the floor to public comments.

Board member Boney questioned how the applicant determined the marketability for the project.

Mr. Beaudoin agreed that the area primarily consisted of elderly persons; therefore, the services that the facility is proposing would be beneficial to the citizens, schools, and overall area in general.

Board members, Interim Director Breuer, and Mr. Beaudoin continued to have general discussion regarding the project i.e. what was the Board approving, building phases, hours of operation, construction and use of the 20,000' building, list of programs provided by the applicant, potential noise issues, number of animals allowed, etc...

Attorney Thurman explained that the list of programs needed to be clear and not left open-ended.

Mr. Beaudoin continued to cite reasons that the list of programs and approval of the 20,000' building be approved. Mr. Beaudoin offered suggestions as to construction of the building i.e. put siding on the building or enclose a portion of the building.

Board members continued to discuss whether a portion of the building should be enclosed or enclosed the entire building. Board member Garrett expressed concerns of the vagueness of the list of services submitted by the applicant.

Attorney Thurman offered suggestions as to how to address the issues with the use and enclosure of the building.

Several motions were made; which prompted modifications that were discussed by Board members. Board member Boney withdrew his original motion.

Board members continued to discuss what is expected of the applicant, if this project was approved.

Board member Boney made the motion to approve Phase 1 building and Phase 2 building, parking for Phases 1 and 2, the building can be built in Phase 1 or 2, and one half of the 20,000' building be enclosed.

## **5. Discussion Items**

### **a. Planning Staff**

- i. UDO Updates: See pages 5-7 (minutes)
- ii. Burgaw ETJ Reduction: See pages 5-7 (minutes)
- iii. Ratified HB 683 An Act to Extend the Permit Extension Act of 2009: See pages 5-7 (minutes)
- iv. Next Meeting: September 7, 2010

### **b. Planning Board Members**

- i. Hawksbill Cove: Interim Director Breuer updated Board members on the meeting results and discussion items held with Planning staff, Attorney Thurman, Chairman Reynolds, engineers from Hawksbill Cove, their attorney, and attorney's assistant on August 2, 2010. Board member Garrett requested that contingent to approval of the master, that proof of title/ownership of property be verified. Board member Williams suggested that an offer to purchase/contract be in place versus ownership. Attorney Thurman, Board members, and Interim Director Breuer continued to discuss what is needed for this site's approval and what is needed to present this item at October's Planning Board meeting i.e. consent from the applicant for Hawksbill Cove, bike lanes, NCDOT road requirements, density, etc...

At 9:04 pm Chairman Reynolds made a motion to enter into closed session; seconded by Board member Millette, pursuant to NCGS 143-318.11 (3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege is hereby acknowledged. At 9:10 Chairman Reynolds made the motion to come out of closed session; seconded by Board member Millette seconded. Vote unanimously passed entering and exiting closed session.

Board member Millette questioned whether notification could be given to remove signs in the event of a hurricane.

## **6. Adjournment:** Chairman Reynolds adjourned meeting at 9:20 pm.