

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

MINUTES

**Pender County Planning Board Meeting
December 7, 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 7:05 pm.

Roll Call: Chairman Reynolds

Pender County Planning Board Members:

Reynolds: Garrett: Boney: Marshburn: Millette: Smith: Williams:

Following roll call Director Breuer introduced the Planning and Community Development Department's new Planner I, Ashley Moncado. Board members welcomed Planner Moncado.

- 1. Adoption of the Agenda:** Board member Williams made the motion to approve agenda; seconded by Board member Marshburn. Vote unanimously passed.
- 2. Approval of Minutes:** Board member Millette made the motion to approve minutes from the November 3, 2010 meeting; seconded by Board member Williams. Vote unanimously approved.
- 3. Public Comment:** Chairman Reynolds opened the floor to public comments and asked that any comments directed toward Agenda item 4, the Master Development Plan, be held until after case was presented; floor closed due to no public comments.

(Public Hearing)

- 4. Master Development Plan review:** Planned Development District Hawksbill Cove (FKA St. George's Reach) - Hampstead Properties, LLC, applicant, on behalf of GF Management Co., LLC and Hampstead Properties, LLC, owner, is requesting approval of a master plan revision for Hawksbill Cove, formerly known as St. George's Reach. The proposal consists of the relocation of the previously approved connector road and associated revisions affecting approximately 13 acres. The property is located south of Country Club Drive, running south to the Atlantic Intracoastal Waterway and is bounded by Belvedere Plantation to the northeast and Hideaway Shores to the southeast. The proposed connector road intersects Country Club Drive and connects to Transfer Station Road. The property is located in Hampstead, NC and is zoned PD, Planned Development. Senior Planner Vafier addressed the Board and stated that pursuant to the motion at the Planning Board hearing on July 6, 2010, the applicant has furnished responses to concerns raised during the July 6 discussion regarding the revision to Hawksbill Cove. Senior Planner Vafier advised that the project had been tabled over the past five months due to the issue of relocating the Pender County transfer station to accommodate the location of the proposed connector road, which the Board of County Commissioners unanimously approved a motion consenting to the proposed relocation during their November 15, 2010 meeting and that staff will continue to work with the development team on the specific details of the relocation. Senior Planner Vafier stated that traffic was a major issue concerning this project and that a traffic light at the intersection of Hwy. 17 and Transfer Station

road and a roundabout at the intersection of Country Club drive and Transfer Station road were being recommended. Senior Planner Vafier advised the Board members that along with the packet containing a revised master plan, responses to the initial list of development concerns, and several supporting exhibits, copies of letters received from the North Carolina Department of Transportation and Wilmington Urban Area Metropolitan Planning Organization were also given for the Board's review. With nothing further to add, Senior Planner Vafier announced that staff and the development team were available to answer any questions from the Board. Chairman Reynolds asked the Board if there were any questions for staff. Vice-Chairman Garrett asked if the Department of Transportation had given any specifics to warrant a traffic light; Senior Planner Vafier answered that he was not aware of any at this time. Board member Williams questioned if what appeared to be an open space on Exhibit B was a connection to the Aquatic Center; Senior Planner Vafier answered yes, that during the July meeting it was discussed and agreed that there would be access from Transfer station road to the Aquatic Center. Chairman Reynolds stated that if there were no more questions for staff the Board would hear from the developer. Attorney Ken Shanklin introduced himself, his partner and along with the Environmental, Geological, Planning, Engineering, and Traffic representatives to the Board and stated that they all were in attendance to answer any questions that the Board or public may have. Attorney Shanklin stated that several public meetings had been held to discuss the issues that concerned the neighbors of Hawksbill Cove and as mentioned earlier the major concern was traffic and with that concern the developers agreed to pay for a traffic light located at the intersection of Hwy 17 and Transfer Station road. Attorney Shanklin suggested that instead of a presentation he would like to just open the floor for any questions; Chairman Reynolds agreed that it would be best to proceed with questions. Board member Millette asked if the Board of County Commissioners made it a condition that the Developers pay for a traffic light; Engineer Ryan David answered that he was not aware of it being a condition but the Developers had no problem paying for a traffic light. Attorney Trey Thurman stated that the Board of County Commissioners would have not given their approval if it was not a condition that the Developers paid for a traffic light and that the Developers offered to do so before ever being asked. At the request of Chairman Reynolds, Attorney Thurman gave an over view of what was discussed at the Board of County Commissioners meeting. Board member Williams mentioned that the community would need to be made aware of the letter received from the Department of Transportation so that they would understand why a traffic light was not available right away. After much discussion in regards to traffic, ownership of Transfer Station road and several required conditions agreed to by the Developers, the Board had no further questions. Chairman Reynolds opened the floor for any Public comments regarding Agenda Item 4. Chris Hemp, Hampstead Safe 17, addressed the Board with concerns that a traffic light was just a plan but not confirmed that The Department of Transportation needed to give an answer. Chairman Reynolds answered that neither the Planning Board nor the County had any control over the Department of Transportation. Mr. Hemp stated that maybe the County should take responsibility for the installation of the a traffic light; Attorney Thurman stated that he was not sure what Mr. Hemp was asking of the county. Mr. Hemp responded that he was asking for the County to work with the Department of Transportation to get the traffic matter resolved; Attorney Thurman assured him that the County was doing what they could. Todd Brohaugh stated to the Board that he would encourage doing as much as possible for a bike/pedestrian lane; the Developers responded that they had no problem including a bike/pedestrian lane or painting a solid white line to distinguish the lane boundary. Roy Matthews stated to the Board that even with concerns of traffic issues the project would be beneficial to the community and he asked for the plan to be approved. Doreen Thorthon asked if anyone had questioned what traffic may be like on Country Club drive that she did not for see commuters traveling to Transfer Station road to enter the development when they could access it off of Country Club drive; Vice-Chairman Garrett asked would she not travel the extra distance to avoid any congestion; Ms. Thorthon answered no. With no more public comments Chairman Reynolds closed the floor. Chairman Reynolds asked if there were any more questions or

discussion items for Agenda Item 4. Board member Williams stated that he would like to thank Hawksbill Cove for their corporation in clarifying any concerns regarding the project. Staff asked the Board to please state all conditions that had been agreed upon during the hearing; Board members responded with the following: The development team will incur all costs for the installation of a traffic signal at US Highway 17 and Transfer Station Road when traffic counts warrant such installation per NC Department of Transportation requirements. The development team will incur all costs associated with the relocation of the Pender County Transfer Station in accordance with the adopted resolution from the Board of Commissioners on November 15, 2010. A sidewalk, trail, or multi-use path will be constructed to the proposed Community Aquatic Lifestyle Center, MP 09-08-04-03R. A payment in lieu of \$62,500 shall be furnished to Pender County for the facility to be constructed on the remainder of Transfer Station Road. Pedestrian accommodations along the length of the public access road in the main development portion are to be provided. Connections to Soundview Drive and Scotch Bonnet Lane are required for innerconnectivity. Effluent disposal areas may be shown on the plan for either an on-site wastewater treatment plant or regional public wastewater provider. Wastewater treatment may be shown as either an on-site facility or noted as being provided by an off-site regional public entity. Construction of Transfer Station Road extension must be fully completed prior to any construction or land-disturbing activities on the main development site, including clearing and grading.

Board member Boney made the motion to approve the proposed Master Development Plan; seconded by Board member Williams with the conditions requested by the Board and agreed to by the Developer. Vote unanimously passed.

5. Discussion Items

a. Planning Staff

- i. Next meeting January 4, 2011
- ii. Director Breuer stated that a new Chairman and Vice-Chairman would have to be elected at the January 4, 2011 meeting.
- iii. Staff will draft a list of conditions in regards to the approval of the Master Development Plan review of Hawksbill Cove.
- iv. Director Breuer announced that he would be attending a 17 Corridor Steering Meeting on December 16, 2010; Staff was working on a grant for Miller's Pond and would be having a meeting on December 9, 2010 where they would be asking for any public input in regards to Miller's Pond; and that the Board of Commissioners voted not to opt out on any ongoing projects so therefore the projects will expire according to legislation.
- v. Director Breuer presented topics of discussion for Unified Development Ordinance updates; stating that the purpose of the updates is to make content user friendly for staff and other users. After discussing each topic Director Breuer stated that staff would proceed with a Text Amendment on the next Agenda.

b. Planning Board Members: None

6. Adjournment: Meeting adjourned at 8:30 pm.