

Pender County Planning and Community Development

Planning Division

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MINUTES

Pender County Planning Board Meeting
January 4, 2011 7:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina

Call to Order: Acting Chairman Garrett called meeting to order at 7:05 pm.

Roll Call: Acting Chairman Garrett

Pender County Planning Board Members:

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

- 1. Election of Officers:** Board member Williams made the motion to table the Election of Officers; seconded by Board member Millette. Vote unanimously passed.
- 2. Adoption of the Agenda:** Board member Marshburn made the motion to approve the agenda; seconded by Board member Williams. Vote unanimously passed.
- 3. Approval of Minutes:** Board member Williams made the motion to approve minutes from the December 7, 2010 meeting; seconded by Board member Marshburn. Vote unanimously approved.
- 4. Public Comment:** Acting Chairman Garrett opened the floor to public comments; floor was closed due to no public comments.

(Public Hearing)

- 5. Zoning Map Amendment:** Pender County, applicant and owner, is requesting to rezone three tracts totaling 24.38 acres, from EC, Environmental Conservation District, to OI, Office and Institutional District. The properties are located east of US Highway 117 along the north side of the Cape Fear River. The properties may be identified as PIN # 3232-39-3398-0000, 3232-38-3246-0000, and 3232-36-0099-0000. Planner Moncado presented and provided background information for Agenda Item 4. Planner Moncado opened the floor for any questions or comments from the Board for staff. There was some discussion regarding the old railroad right away; Director Breuer confirmed that it is owned by the Department of Transportation and that the County was not given any right to use the right of away. Planner Moncado stated that there was no proposed development of the Northern area. Director Breuer announced that the Planning Department was pursuing a grant to establish restrooms and a paved parking lot. Board member Williams questioned a third parcel outlined on the presented Flood Hazard map; Planner Moncado confirmed that the map was incorrect that the parcel in question was outlined by mistake. Acting Chairman Garrett opened the floor for Public comment; Landowner Henry McLaughin stated that his main concern was keeping park visitors off of his land; Director Breuer stated that a possible solution would be to have a locked gate at the parks' entrance that would be unlocked at dawn and relocked at dusk. Landowner Richard Thomas stated that he did not see any problems as long as the park was secured from dusk to dawn to

prevent illegal dumping. Director Breuer stated that the County would welcome feedback from citizens of any violators. Acting Chairman Garrett stated that if all questions were answered; Due to no more questions the floor was closed to public comments.

Board member Millette made the motion to approve the requested Rezoning Proposal; seconded by Board member Marshburn. Vote unanimously passed.

(Public Hearing)

6. Zoning Text Amendment: Pender County, applicant, is requesting approval of an amendment to the Pender County Unified Development Ordinance, Article 6 - Development Standards and Subdivision Design and Appendix A-Definitions:

1. Article 6.2-Family Division Submission and Approval Requirements
2. Article 6.4-3-Lot Division on an Access Easement
3. Article 6.23-Access Management Standards
4. Appendix A-Definitions

Before starting the presentation of Agenda Item 6 Director Breuer stated to the Board that he would like for the Board to entertain a motion to table the Text Amendment of Article 6.23 – Access Management Standards.

Board member Williams made the motion to table the Text Amendment of Article 6.23 – Access Management Standards; seconded by Board member Millette. Vote unanimously passed.

Director Breuer proceeded to present and give background information for the remaining Articles of Agenda Item 6. After the presentation there was no discussion or public comment.

Board member Williams made the motion to approve the Text Amendment Proposal; seconded by Board member Millette. Vote unanimously passed.

7. Discussion Items:

a. Planning Staff

- i. Director Breuer opened the floor for discussion of Articles 3 and 6 Revisions, Director Breuer stated that the purpose of the revisions would to make the articles more user friendly and to move forward with addressing issues and that the review procedures would not be changed. Acting Chairman Garrett advised staff to draft proposed revisions and present them to the Planning Board in February.
- ii. Director Breuer asked the Board to discuss the development of a Text Amendment for Off-Premise Real Estate Signage. Board member Millette stated that the subject should be dropped that we don't want off-premise signs, that an Ordinance shouldn't be created toward the needs of one industry and that the County is weak on enforcement and so the subject should be dismissed. Board member Williams stated that there was discussion of off-premise signs but somehow it was not included in the Ordinance, that it is necessary to direct people to property that is for sale and that it is a matter of finances for the County. Director Breuer advised the Board that the existing language is not clear in saying on or off premise and has to be clarified either way. After further discussion it was decided to bring the matter back for more discussion when more Board members were present.

b. **Planning Board Members:** None

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