

# Pender County Planning and Community Development

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## MINUTES

**Pender County Planning Board Meeting**  
**May 3, 2011 7:00 p.m.**  
**Pender County Public Meeting Room**  
**805 S. Walker Street, Burgaw, North Carolina**

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

**Roll Call:** Chairman Boney

Pender County Planning Board Members:

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

- 1. Adoption of the Agenda:** Board member Williams made the motion to approve the agenda; seconded by Board member Marshburn. The vote was unanimous.
- 2. Approval of Minutes:** Board member Millette made the motion to approve the minutes from the April 5, 2011 meeting; seconded by Board member Williams. The vote was unanimous.
- 3. Public Comment:** Chairman Boney opened the floor to public comment; floor was closed due to no public comment.
- 4. Presentation:** Director Breuer introduced Roger Henderson, P.E., AICP, PTOE, Senior Project Manager Martin / Alexiou / Bryson PC. Mr. Henderson addressed the Board and gave an update on the recommendations of the study held for the US 17/NC 210 Corridor Plan. Mr. Henderson stated to the Board that one recommendation was to have a raised median on US Highway 17 but he was invited to discuss with the Board the recommendation of collector streets. Mr. Henderson stated that the recommendation was to update the existing Coastal Pender Collector Street Plan to require developers to make street connections to their property lines. Board member Garrett stated that citizens did not want traffic coming through their neighborhoods; Board member Edens added that speed limits would not be followed. Mr. Henderson responded that the collector streets would be intended for local traffic use and that speed limits would be enforced with the use of speed bumps and traffic circles. There was further discussion of the importance of planning for future traffic.

*\*(Public Hearing)\**

- 5. Zoning Map Amendment:** Logan Properties of Wilmington, LLC, applicant and owner, is proposing a general use rezoning for 0.58 acres from RP, Residential Performance to GB, General Business. The rezoning includes two tracts which are identified as PINs 4215-77-0924-0000 and 4215-67-9855-0000 and are located at 22581 US Highway 17, at the corner of Stag Drive and US Highway 17 in Hampstead. Planner Andrea presented and gave background information for Agenda Item 5. Applicants were present, but had no comments. Board member Garrett asked if the applicants own both parcels being presented; Planner Andrea answered yes.

Board member Williams made the motion to approve the Zoning Map Amendment as presented; seconded by Board member Garrett. The vote was unanimous.

- 6. Zoning Map Amendment:** Albert and Beatrice Simpson, applicants and owners, are proposing a general use rezoning for 14.49 acres from RP, Residential Performance to GB, General Business. The rezoning includes one tract which is identified as PIN 4215-21-7089-0000 and located on US Highway 17, just south of the intersection of US Highway 17 and Sloop Point Road in Hampstead. Planner Andrea presented and gave background information for Agenda Item 6. Attorney Robert Kenan stated that the map of the parcels had been recorded but the Tax Office's records had not been updated. After some discussion, Chairman Boney asked if anyone would like to make a motion.

Board member Millette made the motion to approve the Zoning Map Amendment as presented; seconded by Board member Smith. The vote was unanimous.

- 7. Ordinance Text Amendment:** Pender County, applicant, is requesting approval of a text amendment to the Pender County Unified Development Ordinance. The request consists of amending: Article 2; Article 3; Article 4.6.5 C & 4.7.2A5; Article 5.2.3, 5.3.2C, 5.3.3.E.3)a)iii)c, & 5.3.10A; Article 6; Article 7.1.3A1; Article 9.5.1A1 & 9.10; Article 10.4.3B and Appendix A, Definitions; along with the creation of an additional Article 7, Appendix D and reformatting of Articles 1-12 and Appendices A-D for corrected references. Director Breuer presented and gave background information on Agenda Item 7.

Board member Garrett made the motion to approve the Ordinance Text Amendment as presented; seconded by Board member Millette. The vote was unanimous.

*\*(End Public Hearing)\**

**8. Discussion Items:**

- a. Planning Staff:** Director Breuer reminded Board members of the Public Open House for the US 17/ NC 210 Corridor Safety Plan being held at Topsail High School on Thursday May 12, 2011 from 4:30pm until 7:30pm.
- b. Planning Board Members:** Chairman Boney requested that Planning Staff should begin to include an open discussion session on the Planning Board Agenda so that the Board and Staff can be proactive in planning.

- 9. Adjournment:** Meeting adjourned at 8:20 pm.