

Pender County Planning and Community Development

Planning Division

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MINUTES

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

Call to Order: Vice-Chairman Smith called meeting to order at 7:05 pm.

Roll Call: Vice-Chairman Smith

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 Millette. The vote was unanimous.
2. **Approval of Minutes:** Board member Millette made the motion to approve the minutes from the May 3, 2011 meeting; seconded by Board member Marshburn. The vote was unanimous.
3. **Public Comment:** Vice-Chairman Smith opened the floor to public comment; floor was closed due to no public comment.
4. **Discussion Items:**
 - a. **Planning Staff:**
 - i. **LID Presentation:** Planner Andrea presented an overview of Low Impact Development and recommended that the Pender County could regulate by offering incentives instead of mandating. After some questions and discussion regarding financial concerns, developers accepting the LID concept and incentives, Director Breuer suggested that Board members and Staff visit a Local Project to see the actual development on the ground. Planner Andrea concluded by stating that he would invite DWQ staff to July's Planning Board meeting to answer any questions Board members might have. Board members thanked Planner Andrea for his presentation.
 - ii. **Military Growth:** Director Breuer presented Board members with their requested Census update. Director Breuer pointed out that the population increased in all districts of Pender County with District I having the largest increase. Staff stated that with Pender County being located within close proximity to a Military Base, made it accessible to Military families for the purchase of homes and schools for their children. Board members requested staff prepare a forecasted Military Growth for Pender County from 2011 to 2016. Director Breuer stated that it was important for the BOCC to know that Planning Board members and Staff are looking and planning ahead for the needs of Pender County.

- iii. **Manufactured Home Standards:** Director Breuer stated to Board members that Staff members had researched what the State of North Carolina allowed local governments to regulate on manufactured homes and developed some manufactured home standards to present to the Board members for the purpose of feedback on possible manufactured home regulations for Pender County. Staff stated that currently the only manufactured home requirements regulated by the Pender County UDO are the wind zone and age of the manufactured home. Board member Garrett responded that the standards should be based on safety and not aesthetics. Board member Millette suggested that moving manufactured homes within the Pender County be stopped or looked at being regulated. Board member Millette also requested that Board members and Staff relook at the UDO allowing manufactured homes in the Residential Performance Zoning District. Director Breuer suggested performing an evaluation of the Zoning Districts.
 - iv. **Current Sign Regulations:** Director Breuer stated that staff was directed by the County Commissioners to research possible ways to control the placement of temporary signs throughout the County. Staff was suggesting possible warnings or civil penalties. Board member Millette suggested issuing no charge permits for the purpose of tracking proposed temporary signs. After some discussion of regulating temporary signs through civil citations and education, Board members and Staff agreed that nothing could be done right now with the current regulations and that Director Breuer would give a summary to the County Commissioners.
 - v. **July Planning Board Date:** Director Breuer stated that he would send an email out to the Board members with proposed dates for the July Planning Board meeting date.
 - vi. **General Updates:** Director Breuer informed Board members that staff were in the process of having the CRC plan certified; once that was completed the CRC plan would be used as a model for other Counties. Director Breuer also stated that the BOCC had adopted the resolution authorizing execution of the agreement between Rocky Point Topsail Water and Sewer District and Integra.
- b. **Planning Board Members:** Board member Millette requested a copy of the Military Growth report.

5. **Adjournment:** Meeting adjourned at 10:00 pm.