

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
July 12, 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 Millette. The vote was unanimous.
- 2. Approval of Minutes:** Board member Smith made the motion to approve the minutes from the June 7, 2011 meeting; seconded by Board member Garrett. The vote was unanimous.
- 3. Public Comment:** Chairman Boney opened the floor to public comment; floor was closed due to no public comment.

(Public Hearing)

- 4. Zoning Map Amendment:** Michael Nadeau, applicant, on behalf of Robert Shepard Sr. Heirs, owners, is proposing a general use rezoning for 17.8 acres from RP, Residential Performance to GB, General Business. The rezoning includes two tracts which are identified as PINs: 4214-29-1485-000L and 4215-2036-0000. Planner Frank presented and gave background information for Agenda Item 4. Board member Garrett asked about the property to the west is access; Planner Frank responded that the property was vacant and has access to Andrew Jackson Road, Planner Frank clarified that all new development to the parcels will require Andrew Jackson Road to be improved. Board member Garrett asked whether there may be any access issues in the future; Planner Frank stated that Andrew Jackson Road would need improvements since the road has not been used regularly. Board member Williams asked what the width of the current access easement was; Nadeau, applicant, answered that the access is currently sixty feet and believes it is deeded as the property. Nadeau, applicant, also stated that the rezoning was requested to stay consistent with adjacent properties that have been recently rezoned to General Business, applicant also clarified that the rezoning includes two parcels not one as shown on the maps. Board member Garrett stated that there appeared to be a lot of wetlands on site; Nadeau, applicant, responded that due to Mikes Branch, 404 wetlands are present. Chairman Boney asked about wetland delineation and whether DENR had any comments for the site; Planner Frank read TRC comments from the Army Corp. of Engineers. Board member Garrett asked if any conditions had been applied by Staff; Planner Frank answered no, since the request was for a General Use Rezoning. Board member Williams asked again if the

rezoning included one or two tracts; Planner Frank clarified that the rezoning included two tracts that totaled 17. Acres.

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

5. Discussion Items:

a. Planning Staff:

- i. **LID Discussion:** Planner Andrea addressed the Board and asked if anyone had any questions or concerns regarding LID. Chairman Boney praised staff for the presentation given at the previous meeting and the research staff had conducted for the Board, he also acknowledged the Planning Board for being more proactive than reactive. Planner Andrea discussed the field trip to visit the two LID sites in New Hanover County; Planning Board members asked staff to send out emails with suggested dates and times for the field trip. Planner Andrea discussed a timeline for revising the LID manual and finalizing it for BOCC to adopt. Board member Millette asked for an actual definition of LID; Planner Andrea responded that he has reached out to other agencies for assistance and input, which may help to provide a better definition of LID. Board member Garrett questioned the maintenance of BMP's and who may be responsible for maintain storm water systems and keeping them functioning since he was concerned for how they would be maintained by a homeowner association.
- ii. **UDO Amendments:** Planner Frank addressed the Board to discuss standards for manufactured home communities. Planner Frank stated that currently the UDO is missing details on how to process communities compared to the old ordinance. Staff and Planning Board members discussed acreage, lot size, zoning, setbacks and landscaping. Board member Williams stated they should not be discriminated against; Planner Frank responded that they would be processed like a major subdivision.

Planner Moncado addressed the Board concerning Recreational Vehicle Parks, stating that they needed to discuss lot size, dimensions and setbacks. Staff and Board members discussed the review process concerning setbacks and separation, commercial operation and size requirements.

Director Breuer discussed current issues concerning private piers in residential districts and how they are currently permitted. Director Breuer asked the Board for input on how to proceed with permitting piers. Planning Board members directed staff to permit private piers in residential districts without a principal structure.

Director Breuer discussed the current issues Staff has been facing with permitting temporary events. Planner Frank discussed Staff's proposed changes regarding time period and asked for Planning Board's input.

Director Breuer discussed the need to address accessory structure separation in the UDO. Director Breuer also updated Board members on the addition of Public Park to Appendix A. Definitions of the UDO. Board member Millette requested that staff add nonprofit to the definitions.

iii. **Temporary Signage:** Director Breuer discussed current problems regarding temporary signage within the County. Director Breuer highlighted what other communities currently do to monitor and enforce the issue within their county. Director Breuer presented staff's recommendation for temporary signage to the Board and asked for their input and support in order to create a recommendation to take to the BOCC. Planning Board offered support of this proposal and staff will present to the BOCC August 1, 2011.

b. **Planning Board Members:** NONE

6. **Adjournment:** Meeting adjourned at 9:40 pm.