

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
February 7, 2012 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 Millette made the motion to approve the agenda; seconded by Board member Smith. The vote was unanimous.
- 2. Approval of Minutes:** Board member Marshburn made the motion to approve the minutes from the January 10, 2012 meeting; seconded by Board member Edens. 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 Opened)

- 4. Zoning Map Amendment:** Roger P. Johnson, applicant and owner, is requesting to rezone 10.64 acres from PD, Planned Development District, to GB, General Business District. The property near the intersection of US Highway 17 and Edens Lane in Hampstead and may be identified as Pender County PINs 4204-97-7838-0000, 4204-98-9309-0000, and 4204-98-9476-0000. Planner Andrea presented and gave background information on agenda item four. Chairman Boney asked if there were any questions from the Board members. Board member Williams asked if the request was primarily for the fenced area; Planner Andrea answered yes.

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

- 5. Master Plan Review:** Stroud Engineering, P.A., applicant, on behalf of Hampstead Commons, LLC, owner, is requesting the approval of a master plan and phase I preliminary plan revision to Hampstead Commons. The revision consists of changing the wastewater disposal method to an onsite package plant. The project is located along the west side of U.S. Highway 17, Hampstead, just north of Caison Drive, and is zoned PD, Planned Development District. The property may be identified as Pender County PIN: 4204-10-9252-0000. Planner Frank presented and gave background information on agenda item five. Planner Frank stated that since the Master Plan was approved by the Planning Board, Integra is pursuing a private treatment facility so the applicants had to make the stated revision. Board member Millette asked if the Hampstead Bypass was planned to run through the property; Planner Frank answered yes and in accordance with the Board's recommendation from

the last meeting, a letter from the Wilmington Metropolitan Planning Organization stating that "If the approved corridor map alignment does not impact the residential and the residential is not included in the area preserved the WMPO would recommend permitting the residential development and allowing them to construct these residential structures" was received via email and the quoted statement was included in the Board's packets under the Technical Review Committee responses. Chairman Boney asked if there were any other questions. Jimmie Fentress, Stroud Engineering, stated that nothing had changed on the plan other than the method of waste water treatment. Board member Edens asked how many gallons per day it would fill, Mr. Fentress answered 55,000. Board member Millette asked where the waste water would go; Mr. Fentress answered around the campus of the apartments as spray irrigation. Chairman Boney asked if there were any other questions from the Board.

Board member Williams made the motion to approve the Master Plan and Phase I Preliminary Plat Revision as presented; seconded by Board member Smith. The vote was unanimous.

- 6. Zoning Text Amendment:** Pender County is requesting approval of a zoning text amendment to Article 10 – Signs and Article 12 – Enforcement and Penalties, of the Pender County Unified Development Ordinance. The request is to amend Sections 10.5.1.C.1.2, and 12.4.10.C.1; and the addition of Section 10.7.2, Section 12.4.6, and Section 12.4.10.C.2.a. Director Breuer presented and gave background on agenda item six. Board member Edens asked if the Zoning Ordinance determined what would happen if someone violated the ordinance; Director Breuer answered the amendment would establish a civil citation/fine for violators. Chairman Boney asked if there were any other questions. Chuck Wilson, citizen, addressed the Board and stated that he would like to compliment staff on their work toward regulating temporary signs within the county.

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

(Public Hearing Closed)

7. Discussion Items:

a. Planning Staff:

- i. Thoroughfare Setbacks (*Continued from 1/11/2012*):** Staff presented the requested visuals of maps that showed the effect of a future right-of-way expansion and the implementation of thoroughfare setbacks recommended by the NCDOT's FS-0803B, Feasibility Study. Board members viewed the maps and had a lengthily discussion. Board member Williams suggested that staff and the Board take their time to evaluate all possibilities, to involve the media to help get the word out on what could take place in the future, and to educate property owners on the effects that thoroughfare setbacks would have on their property. Director Breuer stated that staff would continue to work to develop scenarios for the Board's review.
- ii. Permitted Uses within the GB, General Business District:** Director Breuer requested that Board members review the NAICS codes and uses currently permitted by-right or Special Use within the General Business District and make note of uses that may need additional standards and provide feedback to staff as to their recommendations.

- iii. **Conditional/Conditional Use Rezoning:** Director Breuer updated the Board as to the current status of the Conditional Rezoning process outlined in the UDO. Director Breuer recommended that staff pursue a text amendment to address a few inconsistencies with the current language. Staff will present a text amendment at the Board's March meeting for review and recommendation.
- iv. **Currie Small Area Plan Update:** Director Breuer gave an update to the Board on the citizen input meeting that was held in Currie on Saturday, January 28, 2012 from 10 am until 12 pm. Director Breuer stated that there were around thirty residents that attended and that the BOCC would be appointing a Steering Committee at the end of the month which would include Commissioner Tate and Planning Board member Williams.
- v. **Planning Board Training:** Board members and staff agreed that training would take place on April 10, 2012 at 7:00 pm.

b. Planning Board Members:

- i. **Highway Safety Improvements:** Chairman Boney updated the Board on a meeting held with Chad Kimes, NCDOT, and Director Breuer to discuss the NCDOT's implementation timeline and details of the US Highway 17/NC 210 Corridor Study's recommendation for their preferred access plan for US Highway 17.
- ii. **Rezoning Maple Hill: (Item not on Agenda)** Chairman Boney asked that staff look into rezoning Maple Hill since a Wastewater Treatment Plant had been installed.

8. Adjournment: Meeting adjourned at 8:45 pm.