

Pender County Planning and Community Development

Planning Division

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MINUTES

Pender County Planning Board Meeting
April 3, 2012 7:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina

Call to Order: Chairman Boney called the 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 Garrett made the motion to approve the minutes from the March 6, 2012 meeting; seconded by Board member Millette. The vote was unanimous.
- 3. Public Comment:** Chairman Boney opened the floor to public comment; floor was closed due to no public comments. Board member Garrett asked Chairman Boney if during the Public Comment was the Board looking for general comments or comments regarding a case on the agenda; Chairman Boney answered that according to "Robert's Rules of Order" any comments from the public are welcomed. Board member Garrett stated the reason why he asked is it seemed to him to cause some confusion for the public that attended to speak on a case and asked if the Chairman could make some sort of statement prior to opening the floor to Public Comment that members of the public who wished to speak on a case would have the opportunity to do so during the Public Hearing; Chairman Boney stated that he would make sure to clarify before opening the floor for Public Comment.
- 4. Presentation:** None

(Public Hearing Opened)

- 5. Comprehensive Land Use Plan Map Amendment:** Earnest Grayling Shingleton, applicant and owner, is requesting an amendment to the Pender County Comprehensive Land Use Plan, Future Land Use Map. The requested amendment is to reclassify the subject property's Future Land Use Classification from Conservation to Rural Growth. The subject property is located north of Hoover Road on JA Drive in Hampstead; there is one tract totaling ±110 acres associated with this request and may be identified as PIN 3284-79-6395-0000. Planner Frank presented and gave background information on agenda item five. Chairman Boney asked to hear from the applicant. Earnest Grayling Shingleton read a brief statement to the Board, which gave the history of his family's property and what lead to the map amendment request.

Board member Williams made the motion to approve the Comprehensive Land Use Plan Map Amendment as presented; seconded by Board member Garrett. The vote was unanimous.
(Public Hearing Closed)

6. Discussion Items:

a. Planning Staff:

- i. Thoroughfare Setbacks (*Continued from 3/6/2012*):** Director Breuer reviewed the drafted language that staff had prepared to help promote some discussion regarding thoroughfare setbacks; Mr. Breuer pointed out the items that staff would like to have feedback on. After a long discussion by Board members expressing their views on creating thoroughfare setbacks, Director Breuer stated that the subject matter had been discussed for three months and he could not expend anymore of staff's time working on the project if the Board could not give some clear direction to staff then thoroughfare setbacks would not be pursued. Chairman Boney asked each Board member if they would like to keep the project or kill it; it was the consensus of the Board not to move forward with thoroughfare setbacks. Board member Edens stated that a lot of time had been spent on the project by staff and the Board and asked what the Board could do differently to prevent wasted time. Director Breuer stated that he strongly urged Board members to contact him or staff if they had any questions or needed further explanations of items. Director Breuer added that he felt by the time the Board reached the discussion items on the agenda everyone was tired and ready to go home, and suggested that discussion items should be moved to a scheduled work session instead of on the agenda with cases to be heard. Attorney Thurman stated that the project had not been a complete waste of time, the Board of Commissioners asked for the Planning Board to look into thoroughfare setbacks; the Planning Board did so and staff would report the Planning Board's feedback and decision to the Board of Commissioners.
- ii. Permitted Uses within the GB, General Business District (*Continued from 3/6/2012*):** Board members discussed giving feedback via emails and then hold a discussion at the next meeting.
- iii. Minor Subdivision Road Standards:** Director Breuer reminded the Board of a citizen that had spoken to the Board at a previous meeting regarding his concerns for setting standards for minor subdivision roads. Director Breuer stated that he sent an email to the Board of Commissioners seeking feedback for the citizen, but only received one response. Director Breuer asked the Board if they would like for staff to look into the matter and create standards or should staff contact the citizen and recommend that he present a text amendment to the Board. Chairman Boney answered that he felt it would be best if the citizen moved forward with a text amendment; Board members agreed.
- iv. Sweepstakes Center Development Standards:** Director Breuer stated that he was asked by the Board of Commissioners to have the Planning Board develop standards for sweepstakes centers that would be consistent with previous approved Special Use Permits. Director Breuer asked the Board to follow through with the provided memo and give feedback on any standards the Board thought would be applicable. Board members felt that they would have to do more research before being able to give feedback on certain standards such as distance from established

places of worship and schools, but did recognize the importance of separating sweepstakes centers from places of worship, existing alcohol related establishments, and schools. The Board agreed that setting a maximum number of machines/terminals/computers within an establishment should be left up to the occupancy rating provided by the Fire Marshall. Board members agreed that if hours of operation were to be regulated then the regulations needed to be consistent. The sales and consumption of alcohol are regulated by the Alcohol and Beverage Commission and felt that they were the appropriate agency for enforcement. Food and beverage sales shall be regulated by Environmental Health. Board members suggested eliminating the need for a Special Use Permit and make sweepstakes centers by right with standards which would give an applicant a distinct list of items to abide by prior to development.

b. Planning Board Members:

- i. Board members suggest making changes the format of the agenda such as moving discussion items to the beginning starting at 7:00 pm and start public hearings at 7:30 pm. Chairman Boney also suggested that Board members take the time to research the materials before the meetings.

7. Adjournment: Meeting adjourned at 9:15 pm.