

Pender County Planning and Community Development

Planning Division

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MINUTES

**Pender County Planning Board Meeting
June 5, 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 7:02 pm.

Roll Call: Chairman Boney

Pender County Planning Board Members:

Boney: Edens: Garrett: Marshburn: Millette: Nalee Williams:

- 1. Adoption of the Agenda:** Board member Marshburn made the motion to approve the agenda; seconded by Board member Edens. The vote was unanimous.
- 2. Election of Officer (Vice-Chairman):** Board member Garrett nominated Board member Williams for Vice-Chairman; seconded by Board member Millette. The vote was unanimous.
- 3. Approval of Minutes:** Board member Williams made the motion to approve the minutes from the May 1, 2012 meeting; seconded by Board member Marshburn. The vote was unanimous.
- 4. Public Comment:** Chairman Boney opened the floor to public comment; floor was closed due to no public comment.
- 5. Presentation: Comprehensive Transportation Plan (CTP)**
Shane York, Transportation Engineer with the NC Department of Transportation and the Wilmington MPO Coordinator, gave a presentation to the Board regarding the CTP recommendations, public input, and adoption process. Mr. York stated that in January 2011 the Department of Transportation held a meeting with Pender County and the Cape Fear Rural Plan Organization to initiate a study to develop the Pender County Comprehensive Transportation Plan for the entire county and that the plan was a long range multi-modal transportation plan that covered the transportation needs through the year 2040. Mr. York reviewed the achievements of the Pender County CTP, which included among other things the development of the vision statement, transportation survey, which received 445 responses, identification of the worst accident locations, which was the intersection of Hwy 117 and NC 210, roads that no longer met the minimum widths by current standards, corridors with the most school buses, recommendations for multi-use paths and recommendations for restoring rail lines connecting Wilmington to Jacksonville, and Wallace to Castle Hayne. Mr. York provided information regarding a public drop in session that would be held on June 21, 2010. Mr. York gave a special thanks to the steering committee and a personal thanks to Board member Garrett who served on the Steering Committee. Mr. York continued his presentation with a review of the plan's maps and a highlight of highway recommendations which included; some minor and major widening improvements, new location improvements, access management improvements, intersection improvements, pedestrian and bicycle recommendations. Mr. York concluded his presentation by

providing his contact information and welcomed the Board to contact him with any questions and thanked the Board for their time. Chairman Boney thanked Mr. York for his presentation. Director Breuer stated that the CTP will be a guiding document to request projects in the five year funding cycle.

(Public Hearing Opened)

6. Zoning Text Amendment:

Pender County, applicant, is requesting an amendment to the Pender County Unified Development Ordinance. The proposal consists of including standards for sweepstakes centers within Sections 5.2.3, 5.3.11.I, and Appendix A; along with the creation of Section 5.3.11.P. Planner Moncado presented and gave background information on agenda item 6. Planner Moncado stated that the language being presented within the text amendment was revised to include the Board's recommendations at the May meeting. Chairman Boney gave an overview of the said amendment's history to the new Board member, Nalee. Staff and Board members had brief discussion regarding the expiration of Special Use permits.

Board member Garrett made the motion to approve the Zoning Text Amendment as presented; seconded by Board member Marshburn. The vote was six in favor and 1 opposed.

(Public Hearing Closed)

7. Discussion Items:

a. Planning Staff:

- i. Currie Small Area Plan Update:** Senior Planner Vafier stated that after staff's Small Area Plan presentation to the Board at the November 2011 meeting, staff acted on the Board's recommendation to move forward with a small area plan for Currie. Senior Planner Vafier continued with an overview of the steps taken to create a small area plan for Currie which included; approval from the Board of Commissioners during their November 7, 2011 meeting to move forward, a kick off meeting that was held by staff at the Moore's Creek National Battled Field during the end of January 2012, the appointment of a steering committee during the end of February 2012, staff created a public input survey, which was available on the Pender County website and delivered door to door in the study area, staff analyzed the survey results to set goals for the needs of the study area, staff had held three public meetings to date with another meeting scheduled for July 12, 2012, staff had completed the majority of the text for the small area plan and hoped to have a rough draft to present to the steering committee at the July meeting. Senior Planner Vafier concluded his update with a print out of the project's schedule and stated that staff planned to present the Currie Small Area Plan to the Planning Board in October 2012 for a recommendation and then present the plan and the Planning Board's recommendation to the Board of Commissioners for adoption in November 2012. Board members thanked Mr. Vafier for his update and staff's hard work.
- ii. Comprehensive Plan Update:** Director Breuer provided the Board with the history and background of the adoption of the Comprehensive Plan in June 2010, stating that staff knew at that time that they would have to come back before the Planning Board and the Board of Commissioners to adopt a new plan that would include CAMA required elements in order to have a certified Comprehensive Plan through the CRC. Director Breuer stated that staff had been working diligently over the past two years

to gather the needed data, with a self-imposed delay awaiting the release of the updated Census for accurate up to date data to complete the required CAMA elements. Director Breuer presented a Power Point presentation that highlighted the materials needed to complete the Comprehensive Plan. Senior Planner Vafier reviewed the eleven items that needed to be included in the plan to meet the CAMA requirements. Director Breuer concluded his update by stating that staff would present the completed Comprehensive Plan to the Planning Board and the Board of Commissioners in July 2012 for adoption and then the plan would be presented to the CRC in August 2012 for certification and that he thought it was important for the Board to know that once certified, the plan would be the first combined land use plan in North Carolina and would be used as a guiding tool for the rest of the coastal jurisdictions in the state, which was something for the Board to be very proud of. Board members thank staff for a job well done.

- iii. **Harbor Side:** Director Breuer stated that he apologized that the discussion item was not on the Agenda but, staff needed direction on how to resolve the issue regarding the width of the road in Harbor Side Subdivision. Director Breuer reviewed the issue that the radius of the turn on the private road did not meet Department of Transportation's standards. Board members discussed the matter and recommended that staff require the developer to grant easements to extend the right of way width on the open space areas and disclose information regarding the private road on the final plat to accommodate future public dedication.

- b. **Planning Board Members:** Chairman Boney welcomed Ms. Nalee, the Board's new member and asked if she would like to say anything; Ms. Nalee stated that she was not sure what she would be able to bring to the Board but, she had lived many places and observed a lot, that she did have a great concern regarding transportation within the county and would like to work on what could be done to move pedestrians not cars.

8. Adjournment: Meeting adjourned at 9:00 pm.