

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

AGENDA

Pender County Planning Board

Work Session

Tuesday, December 4, 2012 6:00 p.m.

Pender County Public Meeting Room

805 S. Walker Street, Burgaw, North Carolina

Call to Order: Chairman Boney

Roll Call: Chairman Boney

Pender County Planning Board Members:

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

1. Long Range Planning Update

a. Small Area Planning

i. Currie Implementation

1. Staff will present the implementation schedule for the Currie Small Area plan (SAP). It is anticipated that the schedule will be utilized by the Steering Committee (Implementation Committee) and staff to reach the plan's goals.

ii. Maple Hill, NC

1. Staff will present the draft schedule to complete the Maple Hill SAP as well as solicit interest for Board member participation on the Maple Hill SAP Steering Committee.

2. Proposed Text Amendments

a. Technical Review Committee Revisions

- i. Staff will present to the Board minor revisions to the Technical Review Committee (TRC) process. The proposed revisions will require a text change within the UDO for the Board's consideration in January.

3. Current Planning Project Update

- a. Building Permit Report (To be presented at meeting)
- b. Current Projects Under Development (To be presented at meeting)



Implementation Schedule

Currie Small Area Plan



The implementation of the goals and policies set out in the Currie Small Area Plan shall be a joint effort and collaboration between multiple participants, including the community and citizens, various stakeholders, and numerous county and state agencies. The following implementation schedule is a recommendation based on available resources. Responsibilities of the identified stakeholder and a timeframe in which implementation may take place. Subsequent to Board adoption, the small area plan shall be implemented through various procedures with multiple agencies and community effort. Implementation will require the ongoing commitment of the small area plan steering committee, others who participated in the process, and the leadership of the County Commissioners. The goals and policies listed throughout the plan are separated into several different categories. Each category includes the lead agency(s)/entity responsible for implementation and the time frame associated with the goals and policies.

The four (4) basic time frames are:

- (1) **Short Term Opportunities** - Projects that can be undertaken immediately or within the next 1-3 years;
- (2) **Medium Term Opportunities** - Projects that could be initiated in the next 3 - 7 years;
- (3) **Long Term Opportunities** - Projects that could be initiated beyond the next 7 years;
- (4) **Ongoing** - Policy recommendations without a specific time frame.

Goals and Policies of the Currie Small Area Plan

	Implementation Responsibility	Implementation Timeframe
Utilities and Services		
<i>Utilities and Services Goal 1</i> – Pender County Utilities will coordinate closely with Currie area residents as well as other applicable agencies, organizations, and civic groups on a public water sign-up campaign and other infrastructure improvements in accordance with the Pender County Water and Sewer Master Plan.	PCU	Short-Medium
<i>Utilities and Services Goal 2</i> – Ensure adequate fire and emergency services protection by locating a fire substation in or near the study area as recommended and illustrated in the 2010 Pender County Comprehensive Land Use Plan.	BOCC, PCD, Fire Commission, EM	Ongoing

Goals and Policies of the Currie Small Area Plan

**Implementation
Responsibility**

**Implementation
Timeframe**

Utilities and Services (Cont.)		
Utilities and Services Goal 3 – Coordinate with local educational institutions in efforts to create satellite educational facilities for vocational, social, and recreational education opportunities.	BOCC, PCD, BOE	Ongoing
Utilities and Services Goal 4 – Actively collaborate with internet service providers and community stakeholders to develop reliable high-speed internet access in the area, utilizing grant funding and innovative technology where possible.	CR, PCM, PCD	Short
Utilities and Services Goal 5 – Consider offsite wastewater systems or package wastewater systems to improve future wastewater infrastructure or protect public health when existing on-site septic systems fail or a pattern of failure of on-site septic systems occur within the study area.	PCD, PCU, EH	Ongoing
Land Use and Economic Development		
Land Use and Economic Development Goal 1 – Ensure zoning districts within 5-10 miles from study area where identified for retail and services uses are adequate to accommodate desired commercial and service uses.	PCD	Short
Land Use and Economic Development Goal 2 – Encourage the use of Low Impact Development standards and Best Management Practices to preserve and promote the rural landscape, open space, and natural resources.	PCD	Ongoing

Goals and Policies of the Currie Small Area Plan

**Implementation
Responsibility**

**Implementation
Timeframe**

Housing		
Housing Goal 1 – The County will seek to accommodate the development and appropriate placement of a variety of housing types, including site built homes, apartments, townhouses, and quality affordable housing.	PCD, PCH	Medium
Community Heritage and Sense of Place		
Community Heritage and Sense of Place Goal 1 – When possible, Pender County should serve as a partner for efforts to maintain and improve the Currie area through grant procurement, educational and recreational programs, special events and projects, and tourism opportunities.	PCT, PCD, BOCC, CR	Ongoing
Community Heritage and Sense of Place Goal 2 – Continue partnerships between Pender County, Moores Creek National Battlefield, Moores Creek Conservation Alliance, West Pender Rail-Trail Alliance, and other organizations and civic groups to maintain and improve the Currie area.	PCD, CR	Ongoing
Community Heritage and Sense of Place Goal 3 – Ensure that natural resources within the study area are preserved, maintained, and enhanced as future development occurs.	PCD, CR	Ongoing
Community Heritage and Sense of Place Goal 4 – Consider the formation of a formal Historical Society in order to preserve, maintain, and enhance historical resources within the area.	PCD, PCL, PHS, CR, PCT	Short
Community Heritage and Sense of Place Goal 5 – Explore all opportunities for property acquisition, site planning and design, construction, implementation, and operation of a community center to serve as a focal point for the Currie area.	PCD, BOCC, CR	Short-Medium

Goals and Policies of the Currie Small Area Plan

**Implementation
Responsibility**

**Implementation
Timeframe**

Transportation		
Transportation Goal 1 – Explore all opportunities for safety improvements to the intersection of Bell Williams Road and NC Highway 210.	PCD, NCDOT	Short
Transportation Goal 2 – Coordinate with local law enforcement agencies in efforts to improve speed enforcement in and around study area.	PCSO, NCSHP	Short
Transportation Goal 3 – Coordinate and plan for a future off road bicycle facility adjacent to or near Blueberry Road.	PCD, CR	Short
Transportation Goal 4 – Coordinate and plan for a future off road bicycle facility adjacent to or near NC Highway 210.	PCD, CR	Short
Transportation Goal 5 – Coordinate transportation improvements within the study area in accordance with the current Pender County Comprehensive Transportation Plan.	PCD, NCDOT	Ongoing
Parks and Recreation		
Parks and Recreation Goal 1 – Support community efforts to create, enhance, and augment parks and recreation opportunities in the Currie area through partnerships, assistance with grant procurement, and utilization of Staff resources as appropriate to build capacity within local organizations.	PCD, BOCC, CR	Short-Medium
Parks and Recreation Goal 2 – Continue to evaluate parks and recreation needs in the Currie area through future Pender County Comprehensive Parks and Recreation Master Plan updates, with an emphasis on providing improved access to Moore’s Creek.	PCD, BOCC, CR	Short-Medium
Parks and Recreation Goal 3 – Explore opportunities for funding, development, and progression of parks and recreation facility projects and recreational programs that cater to the needs and demographic composition of the Currie community.	PCD, BOCC, CR	Short-Medium

Responsible Party

BOCC-Pender County Board of County Commissioners

PB-Pender County Planning Board

BOE-Pender County Board of Education

PCU-Pender County Utilities

PCD-Pender County Planning & Community Development

CR-Currie Residents

PCH-Pender County Housing

PCSO-Pender County Sheriff's Office

NCSHP-NC State Highway Patrol

PCEH-Pender County Environmental Health

NCDOT-NC Department of Transportation

PCT-Pender County Tourism

PCL-Pender County Library

PHS-Pender Historical Society

PRAB-Pender County Parks and Recreation Advisory Board

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MEMORANDUM

To: Pender County Planning Board

From: Kyle M. Breuer, Director

Date: December 4, 2012

RE: Work Session discussion regarding Technical Review Committee and non-residential change of uses

Planning Board Members,

Technical Review Committee

Staff is proposing to revise the existing powers and duties of the Pender County Technical Review Committee outlined in Section 2.9.2. The proposed amendment will not require the Technical Review Committee's review for rezoning requests, special use permits, ordinance text amendments, and residential final plats. Due to the nature of these requests, the Technical Review Committee is limited in providing comments and assistance due to the preliminary nature of their submittal. As a result, staff is recommending not requiring their review with these requests. However, language will remain to allow for the administrator to submit these requests to the Technical Review Committee for review and comment as deemed appropriate. Additional changes are being proposed in Section 2.9.1, Establishment, Membership, and Procedure, and Section 2.11, Summary of Review Authority, to be consistent with revisions proposed in Section 2.9.2, Powers and Duties of the Pender County Technical Review Committee.

Nonresidential Change of Uses

Recently, staff has seen a large increase in the number of change of use or up-fit requests throughout the County. These requests are defined and reviewed as Minor Site Development Plans at staff level. However, there has been some conflict with the required review process these requests are to follow since they are not referenced directly in the Unified Development Ordinance. In order to provide clarification and consistency with staff, business owners, and property owners, staff is proposing a revision to Section 3.6.2, Activities Requiring Minor Site Development Plans, and Section 3.6.3, Review, to include change of uses and up fits for reference. The review and development process for these types of activities will not change; however, language will be included within the UDO giving the specific clarity.

Staff plans on developing a text amendment for the Board's consideration at your January meeting based off of discussion and direction from tonight's work session.