

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

Work Session

September 11, 2012 6:00 p.m.

Pender County Public Meeting Room

805 S. Walker Street, Burgaw, North Carolina

In the absence of Chairman Boney and Vice-Chairman Williams, Board member Garrett opened the work session.

Call to Order: Board member Garrett called the work session to order at 6:00 pm.

Roll Call: Board member Garrett

Pender County Planning Board Members:

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

Vice – Chairman Williams arrived after roll call.

Director Breuer opened the work session thanking the Board for attending and stated that staff would like to hold work sessions on a quarterly base.

1. Long Range Planning Update

a. Currie Small Area Plan

- i. Implementation Plan – Director Breuer stated that the drafted Small Area Plan for Currie was completed and would be on the Planning Board’s Agenda for recommendation for adoption; the next step for staff would be the Implementation schedule, which staff had completed by setting goal priorities. Director Breuer stated that staff would be working with outside agencies, other county departments, and Currie residents to implement the plan.

- b. Focus for next Small Area Plan – Director Breuer stated that staff would like to continue working on a new small area plan and would like feedback from the Board on which area to focus on. Board member Garrett asked for clarity which small area plans had been completed; Director Breuer answered Coastal Pender, Rocky Point, and US 421 South. Board member Nalee asked if she was given a copy of the Rocky Point Small Area Plan; Director Breuer answered yes and let Board member Nalee know where the plan was located. Director Breuer continued by stating that staff would like to look at Maple Hill and Penderlea. Director Breuer concluded by asking the Board members to email staff with any feedback they might have regarding the next small area plan.

- c. Comprehensive Transportation Plan – Director Breuer stated that during the Board of Commissioners’ meeting, in which the CTP was on the agenda for adoption, he received an email from the NCDOT requesting to hold off on presenting the item for adoption due to the NCDOT wanting to recommend an interchange off of I40 between exits 398 and 408 to alleviate some of the traffic on US 117. Director Breuer stated that NCDOT, Pender County,

Burgaw, and St. Helena would collaborate and bring a final recommendation before the Board for consideration.

- d. Metropolitan Planning Organization Boundary Change – Director Breuer gave a brief overview of the Metropolitan Planning Organization’s recommended boundary change and provided a map to show staff’s recommendation. Board members agreed with staff’s proposed map of the boundary.
 - i. Collector Street Plan Update – Director Breuer gave a brief update on the Collector Street Plan, stating that once the TAC adopted the recommended boundary change, Planning Staff would work with the WMPO staff to update the Coastal Pender Collector Street Plan to encompass the entire WMPO boundary.

2. Proposed Text Amendments

- a. Portable Storage Containers – Director Breuer stated that the Board of Adjustment had directed staff to look in-to revising standards relating to portable storage containers and staff needed feedback from the Planning Board members on what type of revisions could be made or if there was a desire for revisions. Board members held a brief discussion regarding portable storage containers uses. Board members agreed that regulations had already been set and they felt no need to amend them. Director Breuer stated that he would report back to the Board of Adjustment and advise them of the Planning Board’s recommendation.
- b. Project Extensions – Director Breuer advised the Board members of a development team for the East Haven project asking the Board of Commissioners for a short-term extension of their approvals in order to be able to procure the appropriate permits and record the first phase of the project, however, the Zoning Ordinance in which the project is governed does not allow for such. Director Breuer asked the Board members for feedback on a possible text amendment to allow the extension. Board members discussed the possibilities of a text amendment verses the applicant presenting a new plan. After the discussion Board members gave staff the direction to move forward with a text amendment.
- c. Parking Lot Landscaping Standards – Director Breuer advised the Board that staff would be requesting to amend the language regarding parking lot landscaping. Director Breuer explained that the amendment would be for clarity and that the design standards would not be amended.

3. Current Planning Project Update

- a. Building Permit Report – Director Breuer reviewed the Building Review report provided to the Board members stating that more commercial building was taking place throughout the County and that within an 8 month period construction cost was at where we were for the years 2010 and 2011.
- b. Current Projects Under Development – Director Breuer gave a brief update on the various projects taking place throughout the county.

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
September 11, 2012 7:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina**

In the absence of Chairman Boney, Vice-Chairman Williams presided

Call to Order: Vice-Chairman Williams called the meeting to order at 7:20 pm.

Roll Call: Vice-Chairman Williams

Pender County Planning Board Members:

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

- 1. Adoption of the Agenda:** Board member Edens 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 August 7, 2012 meeting; seconded by Board member Millette. The vote was unanimous.
- 3. Public Comment:** Vice-Chairman Williams opened the floor to public comment; the floor was closed for public comment due to no sign ups.

(Public Hearing Opened)

4. Currie Small Area Plan:

The Pender County Planning Board held a public hearing for the adoption of the Currie Small Area Plan. Senior Planner Vafier presented and gave background information on agenda item 4. Senior Planner Vafier stated that the process had been very efficient and easy thanks to the help of the steering committee and staff, and thanked Mr. Simpson, Board member Williams, Planner Frank and Planner Moncado for all their efforts and participation in making the Currie Small Area plan successful. Board member Williams stated he was privileged to sit on the steering committee and that he was very impressed with the community involvement, and felt the process would not have been as efficient without the community's feedback and that he also had to congratulate staff on a job well done. Cleveland Simpson, representative of the Currie Small Area plan steering committee, introduced himself to the Board and gave a brief history of his family ties within the Currie community and of himself. Mr. Simpson stated that he too would like to give kudos to the planning staff for all of their hard work and professionalism. Mr. Simpson concluded by saying he could only hope that once the plan was adopted that the residents of Currie would start seeing some action. Board members thanked Mr. Simpson for his time and comments. Board member Garrett asked how the County would follow through with the implementation process; Director Breuer responded that once the Commissioners adopt a document such as the small area plan it gives staff policy support to move forward with an implementation plan. Board members held a brief discussion regarding the benefits of having the Currie Small Area Plan.

Board member Millette made the motion to adopt the Currie Small Area plan as presented; seconded by Board member Garrett. The vote was unanimous.

5. Comprehensive Land Use Plan Amendment:

Pender County, applicant, requested an amendment to the Comprehensive Plan to apply a land use classification to two (2) tracts located at the terminus of McClammy Road, Hampstead, NC. The properties are both owned by Larry Batson and may be identified by Pender County PIN's 4225-03-5033-0000; 4215-12-0236-0000. The requested land use classification is Mixed Use. Director Breuer presented and gave background information for agenda item 5. Board members held a discussion regarding the requested amendment and how it came to be with Director Breuer.

Board member Garrett made the motion to approve the Comprehensive Land Use Plan Amendment as presented; seconded by Board member Marshburn. The vote was unanimous.

(Public Hearing Closed)

6. Discussion Items:

- a. Planning Staff:** Director Breuer announced that staff would host a Contractor's meeting on September 25, 2012 at the Hampstead Annex, the purpose of the meeting would be to review policies and procedures. Director Breuer invited the Board to attend and asked if they would pass the information along to any contractors that might be interested in attending.
- b. Planning Board Members:** Board member Millette stated that he was very impressed with staff's work on the Currie Small Area Plan. Board member Garrett stated that there would need to be 3 or 4 new terms appointed in January.

7. Adjournment: Meeting adjourned at 8:05 pm.