

Pender County Planning and Community Development

Planning Division

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MINUTES

Pender County Planning Board Meeting October 2, 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 7:10 pm and asked to have a moment of silence for the Butler family of Hampstead.

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 adopt the agenda; seconded by Board member Nalee. The vote was unanimous.
- 2. Adoption of the Minutes:** Board member Edens made the motion to adopt the minutes from the September 11, 2012 meeting; seconded by Board member Marshburn. 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. Planned Development – Preliminary Plan Revision:

Hampstead Properties, LLC, applicant and owner, is requesting approval for a revision to a previously approved preliminary plan for Hawksbill Cove consisting of the redesign of housing areas affecting approximately 13 acres to accommodate the relocation of the connector road. The proposal consists of 1,023 total residential units, 23,200 square feet of commercial, office and retail space, and 28,000 square feet of civic and recreational space. The property is zoned PD, Planned Development District and is located on the south side of Country Club Road and extends southeast to the Intracoastal Waterway in Hampstead, NC. Director Breuer presented and gave background information on agenda item 4, which included a review of the Hawksbill Cove Development timeline. Director Breuer also stated that the Development team held a community meeting on September 25, 2012 and a report from that meeting was submitted to the Board for their review. Chairman Williams asked if the Developer would like to address the Board. Ken Shanklin, attorney for Developer, addressed the Board and announced the members of the Development team that were present to answer any questions. Mr. Shanklin stated that the community meeting had a good turn out and that the Development team's purpose of the meeting was to let the community know that they were not requesting an amendment to the Master Plan just simply an implementation of the plan. Chairman Williams stated for clarity purposes that there were no additions of density or number of units being requested; Mr. Shanklin answered no, the Developer was simply relocating and rearranging the plan for onsite waste water treatment. Chairman Williams asked if the development team would review

how the waste water would be treated; James Cornette, Applied Resource Management, stated that waste water treatment was proposed to go through the state's DENR's water reuse program, which meant the waste treatment would be treated to the highest quality and recycled back into the water features located on the property. Chairman Williams reiterated that there would be strict standards set by the state that the Developer would have to follow; Mr. Cornette responded yes, very strict standards. With no further questions from the Board, Chairman Williams opened the floor for public comments. Nick Pryor, resident of Hideaway Shores, stated that he had concerns with the site of the connector roads from Hawksbill Cove into Hideaway Shores and from Hawksbill Cove to Soundview Drive. Director Breuer stated that the connector roads were approved in the Master Plan as a recommendation by the County for interconnectivity. Mr. Pryor asked who would build the connector roads; Director Breuer answered that the Developer would build the roads and that the roads would be dedicated as public roads. Director Breuer also stated that the County would require the Developer to build the roads to the Department of Transportation's standards. Mr. Pryor thanked the Board for their time. Chairman Williams asked if there was anyone else that did not sign up, but wished to speak, a female resident from South Belvedere Drive addressed the Board with concerns regarding the development of connecting Hawksbill Cove to Soundview Drive, it was her understanding that the developer of Hawksbill Cove would only develop up to the property line of Soundview Drive and that it would be left up to Belvedere to develop the rest; Director Breuer responded that it was his understanding that Soundview Drive is maintained up to the intersection of South Belvedere Drive, that the Department of Transportation owns the right of way so the County would not force the Developer to extend the pavement over to Soundview Drive. The female resident asked if the road could be opened to Emergency vehicles only due to the residents' concerns regarding traffic on South Belvedere Drive; Director Breuer stated that the Master Plan was already approved with the connector streets. With no further sign ups or questions Chairman Williams closed the floor to public comments. Board members had a brief discussion regarding the connector roads and the Department of Transportation's standards. With no further discussion Chairman Williams asked if any of the Board members would like to make a motion.

Board member Millette made the motion to approve the Preliminary Plan Revision as presented; seconded by Board member Edens. The vote was unanimous.

5. Zoning Text Amendment

Pender County, applicant, is requesting approval of an amendment to the Pender County Unified Development Ordinance. The proposal consists of amending Sections 1.11.2 and 8.3.2.C-E to allow a project extension approval process for previously approved master plans as well as revising language regarding parking lot landscaping for clarity purposes. A detailed description of each amendment is available in the Planning Department offices for review. Director Breuer presented and gave background information for agenda item 5. Board member Edens stated that a correction needed to be made under section 1.11.2 A2 to include the words calendar days; staff noted the change. Board member Millette asked what would be the downside of the amendment to extending Master Plan approvals; Director Breuer responded that he didn't really see a downside by allowing the applicants 12 more months. With no further questions or comments, Chairman Williams asked if any of the Board members would like to make a motion.

Board member Millette made the motion to approve the Zoning Text Amendment with the Boards correction to section 1.11.2 A2; seconded by Board member Edens. The vote was unanimous.

6. Zoning Map Amendment

Pender County, applicant, is requesting approval of a Zoning Map Amendment to adopt zoning on 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 PINs 4225-03-5033-0000; 4225-12-0236-0000. The requested zoning district to be applied to the tracts is RP, Residential Performance District. Director Breuer presented and gave background information for agenda item 6. Board members had no questions or concerns.

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

(Public Hearing Closed)

7. Discussion Items:

- a. Planning Staff:** Director Breuer stated that there were no cases for the November meeting and staff would update the Board of any scheduled hearings for the December meeting, but staff would hold the quarterly work session on December 4, 2012.

- b. Planning Board Members:** Board member Williams congratulated staff on a job well done for the September Contractors meeting, Board member Williams stated that he felt the meeting was informative and that he has received a lot of positive feedback concerning the meeting.

8. Adjournment: Meeting adjourned at 8:10 pm.