

# 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](http://www.pendercountync.gov)

## MINUTES

### Pender County Planning Board Work Session

March 5, 2013 6:00 p.m.

Pender County Public Meeting Room  
805 S. Walker Street, Burgaw, North Carolina

**Call to Order:** Chairman Boney called the work session to order at 6:05 pm.

**Roll Call:** Chairman Boney

Pender County Planning Board Members:

Boney:  Marshburn:  Baker:  Edens  McClammy:  Nalee  Williams

### 1. Presentations

#### a. FOCUS

Al Sharp, FOCUS Project Director, presented to the Board about FOCUS, a regional planning initiative now underway that includes Pender County and the Lower Cape Fear Region. Mr. Sharp, introduced himself to the Board and thanked them for having him; Mr. Sharp proceeded with his Power Point presentation which gave an overview of FOCUS's purpose, organizations, goals, the stages of regional planning and the potential regional outcomes. At the conclusion of Mr. Sharp's presentation, Mr. Sharp invited the Board members and staff to FOCUS's public launch to be held at the Wilmington Convention Center on Thursday, March 21, 2013 at 10:30 am., provided his contact information and stated that he would be happy to answer any questions that anyone may have. Director Breuer asked if the Board would like to participate, would their first move be to attend the public launch, Mr. Sharp answered yes, or to send a representative and if that wasn't possible to communicate with him directly. Chairman Boney thanked Mr. Sharp for his presentation. Director Breuer requested a moment to recognize that Commissioner McCoy was in attendance and had an interest in the Regional and long-term planning efforts, Director Breuer thanked Commissioner McCoy for attending, Commissioner McCoy took a moment to express his interest in Planning and the importance of planning for Pender County's future, congratulated staff on a job well done, and introduced himself to each Board member.

### 2. Long Range Planning Update

#### a. Maple Hill Small Area Plan

- i. Update Board on survey results, outcome of Steering Committee meeting #1; Director Breuer reviewed the outcome of the first Steering Committee meeting for the Maple Hill Small Area Plan, stating that there was a lot of energy in the room, the Committee had stated that they planned on meeting outside of County initiated meetings, the first meeting's purpose was to introduce the plan, elect a president and vice-president, and to review goals, Director Breuer did state that there was a small number of survey results; and it was discussed in the meeting that another approach would need to be taken due to the lack of internet access and in some cases the ability to complete the survey without assistance, with that knowledge staff

was working on a different approach. Director Breuer concluded his update by inviting the Board members to the next Steering Committee meeting that would take place on March 27, 2013.

### **3. Proposed Text Amendments**

#### **a. Shared parking standards**

i. Staff presented information regarding shared parking standards and how they might be implemented within the UDO to potentially reduce impacts from traditionally designed parking lots. Director Breuer stated that staff was not proposing any amendments at this time, only discussion. Director Breuer reviewed over staff's information regarding shared parking standards and asked the Board for direction. Chairman Boney asked if there were any examples of the standards being used in surrounding areas; Director Breuer answered yes. Chairman Boney stated that he would like to see those examples. Board member Williams stated that he felt creating required standards would be beneficial to reducing storm water runoff and encouraged staff to look further into the development of standards. Board member McClammy asked what would be staff's timeframe on bringing the materials back to the Board; Director Breuer answered that staff would present their findings as a discussion item at the April Planning Board meeting.

#### **b. Industrial Zoning Districts Setbacks and Separations**

i. Staff held a discussion on the current setbacks and separations within the General Industrial and Industrial Transitional zoning districts and how they may be evaluated for potential reductions. Director Breuer reviewed staff's findings regarding current separation requirements within the Industrial zoning districts and advised the Board that staff would prepare language to present to the Board in the form of a text amendment.

### **4. Current Planning Project Update**

#### **a. Building Permit Report**

Director Breuer briefly reviewed the handouts given to the Board in regards to the current figures reflecting the statistics of permit activity throughout the County.

#### **b. Current Projects Under Development**

Director Breuer briefly gave the Board an update on the current non-residential development projects in the County, which included Bailey Shops in Hampstead, Advance Auto Parts in Rocky Point, and US 17/NC 210 Corridor Improvements.

#### **c. Director Breuer announced the upcoming Contractor's Meeting to be held on Tuesday, March 19, 2013 at the Hampstead Annex, starting at 3:00 pm.**

### **5. Adjournment:** Work session concluded at 7:00 pm.