

# Pender County Planning and Community Development

## Planning Division

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## MINUTES

**Pender County Planning Board Meeting**  
**June 4, 2013 7:00 p.m.**  
**Pender County Public Meeting Room**  
**805 S. Walker Street, Burgaw, North Carolina**

**Call to Order:** Chairman Boney called the meeting to order at 7:05 pm.

**Roll Call:** Chairman Boney

Pender County Planning Board Members:

Boney:  Marshburn:  Baker:  Edens:  McClammy:  Nalee:  Williams:

- 1. Adoption of the Agenda:** Board member Williams made the motion to approve the agenda and Mr. Marshburn seconded. The vote was unanimous.
- 2. Adoption of the Minutes:** Board member Williams made the motion and Mr. McClammy seconded to adopt the agenda after a brief discussion regarding sample standards for shooting ranges. Mr. Breuer mentioned that he would resend the standards to the Board. The vote was unanimous.
- 3. Public Comment:** Chairman Boney opened the floor to public comment; Attorney Thurman explained that Ms. Moore signed up. Ms. Moore stated that she had worked with staff through the Maple Hill Small Area Plan process and that she has had a great experience. She then stated her concern over the wastewater plant's proximity to the blueberry farm. Will flooding affect the farms? Mr. Breuer explained that the County would be responsible for fixing any issues with the facility but that he was unsure of the lines. Mr. Andrea stated that any additional concerns regarding the wastewater plant should be directed to Mr. Michael Mack of Pender County Utilities.  
Ms. Moore then inquired as to the effect that Conditional Rezoning (CR) would have on car sales, for example. Mr. Breuer explained that the CR process allows for a site to be rezoned to be used for a specific use(s).

\*(Public Hearings Opened)\*

#### **4. Master Development Plan:**

Ms. Frank presented TIOGA, LLC's proposal for the Knolls at Turkey Creek. Ms. Frank stated that staff recommends approval of the 16.74 ac. site for 26 lots and 7.8 ac. of open space. Additionally, staff recommended that the public hearing be waived if the applicant meets preliminary plat requirements. Mr. Baker inquired as to the date of the site plan. Mr. Breuer explained that the date was April 5, 2013. There was then a discussion regarding Technical Review Committee (TRC) comments and Ms. Frank explained that staff sends a read receipt. Mr. Breuer explained that this topic could be discussed in greater detail during the discussion items. Mr. Baker explained that the public hearing should not be waived if insight can be provided. Mr. Breuer explained that the public has the opportunity to provide input at the Master Development Plan (MDP) level. Mr. McClammy inquired as to whether the public was notified for the rezoning. Mr. Breuer said, yes. Mr. Williams then inquired

about the square footage of lots 21 & 23. Mr. Fentress responded that the temporary cul-de-sac would be located on lots 25 & 22 as an easement and would not reduce the lot acreage. The Planned Development (PD) must have residential and commercial. Ms. Frank stated that the easement would in fact reduce the lot sizes, as a result of the easement. Ms. McClammy inquired as to the value of the TRC comments and Mr. Fentress responded that they are "pretty standard" comments. Mr. Fentress then explained that they do not plan on applying for a wetlands permit, just a jurisdictional delineation. Mr. Baker recommended that the applicant comply with the TRC comments. Ms. Frank explained that the County does not have the authority to force the applicant to change the subdivision name; Ms. Edens stated that she wanted to ensure that the TRC comments were considered. Mr. Boney then opened up the floor to comments.

Ms. Galloway expressed her concern over the buffers and explained that she would like the wooded areas to be preserved. Mr. Fentress explained that they cannot control what happens to each parcel after they go into private ownership. Scott (TIOGA, LLC) stated that they are allowing a minimum front setback, so as to create larger backyards. Mr. Breuer made a request that the public hearing requirement be waived.

Ms. Edens made a motion to approve and Mr. Williams seconded the motion. The Master Development Plan was unanimously approved.

#### **5. Zoning Text Amendment:**

Mr. Breuer explained the burden of two front yard setbacks on corner lots. He then explained that the amendment would create one front setback, while converting the other front setback into a side yard setback.

Mr. Williams made a motion to approve and Mr. McClammy seconded the motion. The amendment was unanimously approved.

\*(Public Hearings Closed)\*

#### **6. Discussion Items:**

- a. Planning Staff:** Mr. Andrea began by passing out informational packets detailing a Zoning Text Amendment for NAICS 713990, which is allowed in the Rural Agricultural (RA). He then explained that NAICS 713940 is not allowed; Mr. Andrea then asked the Board's opinion of allowing Fitness and & Recreational Sports Centers in the RA. Mr. Breuer explained that this request would come before the Board. The Board did not voice any concerns.

Mr. Andrea then explained that the Planning and Community Development Department had hired a new Planner I, Megan O'Hare.

Mr. Andrea then explained that all major/minor applications are required to go to the Technical Review Committee (TRC). Mr. McClammy requested that staff bring recommendations to the next meetings, and that narrowing the focus would be a good strategy. Mr. Andrea explained that this would require a text amendment. Mr. Breuer explained that staff has significant workloads and that next meeting would not be feasible but staff would work to make progress.

- 7. Next Meeting:** July 2, 2013 Attorney Thurman stated that he would not be at the next meeting but he would welcome emails.

- 8. Adjournment:** Meeting adjourned at 8:45 pm.