Pender County
Planning and Community Development

Planning Division
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MINUTES

Pender County Planning Board
Work Session
Tuesday, September 9, 2014 6:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina

Call to Order: Director Breuer called the work session to order at 6:07 pm.

Roll Call: Chairman Williams
Pender County Planning Board Members:
Williams: X McClammy: X Baker: X Boney: ___ Edens: X Marshburn: ___ Nalee: X

1. **FOCUS – Catalyst Site Report Review:** Director Breuer presented in detail a presentation titled "Coastal Pender County Catalyst Project Action Plan" which stated the four selected study areas; Castle Hayne, Coastal Pender, Leland Town Center, and Wilmington 5th Avenue Corridor. Director Breuer reviewed each of the following topics of the presentation; Complete Communities and Livability Principles, FOCUS Elements, Catalyst Site Description, Existing Policy Contest and Key Assets, Catalyst Workshop, Issues, Opportunities, Recommendations, Strategies and Tools, Housing Development, Economy and Health. The entire presentation is on file in the Planning Department and each Board member was given a print out of the presentation. Board members and staff had discussions throughout the presentation regarding the action plan and ideas on how to plan for future development in Pender County.

2. **Parking Standards:**

3. **Portable Storage Containers:**

4. **Planned Development Zoning District Standards:**

5. **Limited Subdivisions:**

**Items 2 through 5 were continued to the regular meeting, to be heard under "Discussion Items".*

6. **Adjournment:** 6:55 pm

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MINUTES

Pender County Planning Board Meeting
Tuesday, September 9, 2014 7:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina

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

Roll Call: Chairman Williams
Pender County Planning Board Members:
Williams: X McClammy: X Baker: X Boney: X Edens: X Marshburn: _ Nalee: X

1. **Adoption of the Agenda:** Board member Boney made the motion to adopt the agenda; seconded by Vice-Chairman McClammy. The vote was unanimous.

2. **Adoption of the Minutes: (August 5, 2014)** Board member Boney made the motion to adopt the minutes; seconded by Vice-Chairman McClammy. The vote was unanimous.

3. **Public Comment:** Chairman Williams asked if there were any sign-ups for public comment; due to no sign-ups, Chairman Williams closed the floor to public comment and opened the floor for the public hearings.

(Public Hearings Open)

4. **Zoning Map Amendment:**
Julia Ayala, applicant, on behalf of Whitebridge Development LLC, owner, requested approval of a Zoning Map Amendment for a general use rezoning of one (1) tract totaling 2.05 acres from PD, Planned Development District, to GB, General Business District. The subject property is located at 12900 US HWY 17 in Hampstead, and may be identified by Pender County PIN 3282-20-7160-000. Planner Christy presented and gave background information for agenda item 4. Julia Ayala, applicant, explained the reason for the rezoning request was so that she would be allowed to open a business without having to meet the requirement of having a residential use which is required in the Planned Development district, but allow the rest of the property to remain Planned Development so that when the owner, Ken Lloyd was ready to develop the rest of his property he could do so. Ms. Ayala stated that Mr. Lloyd was out of town and unable to attend the hearing, but strongly agreed with the request. Darrin Modole, 220 Mare Pond Place, commented that he didn't have a problem with the request; however he had concerns about access to the property off of Whitebridge Road, since Whitebridge was a private community, he didn't like the idea of just anyone using that road and extra traffic in the neighborhood. The Board held a brief discussion regarding the Zoning Map Amendment request and the concerns of access.

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

5. **Comprehensive Plan Amendment:**
Oak Island Partners, LLC, applicant and owner, requested an amendment to the 2010 Pender County Comprehensive Land Use Plan, Future Land Use Map. The requested amendment is to reclassify the subject property's Future Land Use Classification from Conservation to Rural Growth. There are nine (9) tracts associated with this request totaling ±3,429.01 acres, they are located approximately 5,000' north of US HWY 17, near the Pender/Onslow County border and may be identified by Pender County PIN(s) 4227-51-3640-0000; 4227-42-3351-0000; 4227-33-2015-0000; 4227-43-0996-0000; 4227-18-2935-0000; 4217-57-5118-0000; 4218-71-9155-0000; 4218-73-1711-0000; 4217-73-4476-0000. Planner McCarthy presented and gave background information for agenda item 5. Board member Edens asked how the property would be accessed; Planner McCarthy explained that the access easement for the property was located on the Holly Ridge, NC side of the property which was located in Onslow County. Attorney Biberstein, applicant's representative, introduced the owners of the property and stated that the primary use of the property is for recreational purposes; the current request is the result of a Special Use Hearing that was heard before the Board of Commissioners for the purpose of digging a pond to mine sand, the Board of Commissioners granted approval of the Special Use Permit, under the condition that the applicant applied and was given approval for a Comprehensive Plan Amendment. Director Breuer explained the differences between the Pender County Unified Development Ordinance's Zoning District classifications and the Comprehensive Land Use Plan requirements, and stated that the request is to assure that the requirements and goals of both documents are met.

Board member Edens made a motion to approve the Comprehensive Plan Amendment as presented; seconded by Board member Boney. The vote was unanimous.
(Public Hearings Closed)

6. **Discussion Items:**

   a. **Planning Staff Items**: *Items that were not covered during Work Session.

      i. Parking Standards: Planner McCarthy presented the Board with a draft document of amended language for section 7.10 of the Pender County Unified Development Ordinance addressing changes to the parking standards. Planner McCarthy gave several examples of parking scenarios and asked the Board for feedback and direction. The Board discussed the proposed text, gave feedback and directed staff to move forward with a Zoning Text Amendment.

      ii. Portable Storage Containers: Senior Planner Frank presented the Board with a draft document of amended language for the use and standards of portable storage containers in the County. The Board and staff held a long discussion regarding the use of portable storage containers for the purpose of storage verses a residential use. Ms. Frank stated that she thought the direction of the Board was to create standards for storage uses only. Board members agreed that there are multiple sides to the uses of portable storage containers, but the task at hand was to make a decision on if they should be allowed in all districts and standards for their use. The Board continued to give feedback on the presented text and advised staff to make the requested changes and to hold a public hearing to inform and receive feedback from the citizens prior to moving forward with a Zoning Text Amendment.

      iii. Planned Development Zoning District Standards: Senior Planner Frank explained that staff's research defined 199 existing Planned Development properties; it was the direction of the Board for staff to come up with some potential solutions to the vacant parcels. Ms. Frank provided a map to the Board to show the locations of the parcels, gave a brief update on the details of the properties, size, owners, etc., and

described some possible solutions. Director Breuer commented that the intent of staff at this point was to provide an update, that now staff would move forward in preparing language for the Board to review and give feedback on.

iv. Limited Subdivisions: Director Breuer stated that staff was directed by the Board of Adjustment members to look into providing flexibility to the requirements for access easements for limited subdivisions. Staff will be working with the Board of Adjustment members to create language for a proposed text amendment.

v. Director Breuer stated that the County and some adjacent Counties will be adopting new flood maps, that there will be a 90 day comment period and he would forward the board the public website so that they may view the maps. Director Breuer advised the Board that there would be a public drop - in meeting on October 7, 2014 for public comment concerning the adoption of the Comprehensive Transportation Plan.

b. Planning Board Members Items: Chairman Williams thanked Ashley Frank and Ed McCarthy for their service to Pender County and the Board wished them well.

7. Next Meeting: October 7, 2014

8. Adjournment: 9:30 pm