

Pender County Planning and Community Development

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
Tuesday, March 3, 2015 7:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina**

Call to Order: Chairman Williams at 7:03 pm.

Roll Call: Chairman Williams

Pender County Planning Board Members:

Williams: McClammy: Baker: Edens: Fullerton: Marshburn: Nalee:

- 1. Adoption of the Agenda:** Vice-Chairman McClammy made the motion to adopt the agenda; seconded by Board member Fullerton. The vote was unanimous.
- 2. Adoption of the Minutes: (February 3, 2015)** Board member Baker asked that the minutes be amended to clarify that during the discussion of Agenda item 4 it was stated by the applicant's attorney, Robert Kenan, "There would be no restrictions on where the debris came from". Board member Fullerton made the motion to adopt the minutes with the requested amendment; seconded by Board member Marshburn. The vote was unanimous.
- 3. Public Comment:** No sign-ups for public comment.
- 4. FOCUS Presentation:**
Adrienne Cox, FOCUS Project Manager, presented a project summary of grant activities, deliverables, as well as future steps for the data set and implementation. Items that Ms. Cox discussed included: Collaboration; Regional Initiatives; Population Growth both locally and regionally; Regional Strategies; an overview of Key Findings from the study; and Regional Options. Ms. Cox also explained that all of this data is free to the public and is housed at the Cape Fear Council of Governments. Ms. Cox then thanked the Board for their time. Chairman Williams thanked Ms. Cox for her presentation.
The entire presentation is on file with the permanent records in the Planning Department office.
- 5. MPO LRTP Comment:**
Megan O'Hare, Senior Planner, explained that The Wilmington Metropolitan Planning Organization (WMPO) would be opening their comment period for inclusion in the fiscally-constrained Cape Fear Transportation 2040 long-range transportation plan. Ms. O'Hare gave a brief overview of the drafted lists and maps that would be presented to solicit comments on all proposals. Ms. O'Hare announced that The WMPO will be holding a public open house for Pender County residents on Thursday, April 23rd 4PM-6PM at the Pender County Hampstead Annex for input on the proposed projects.

(Public Hearings Open)

6. Master Development Plan:

Stroud Engineering, applicant, on behalf of Tioga LLC, owner, request a Master Development Plan approval for Phase II of the residential subdivision known as, The Knolls at Turkey Creek. Phase II includes sixteen (16) single family homes on approximately ± 11.01 acres. The proposed development is located north of Carver Drive (SR 1437), northeast of the residential subdivision known as Bellhammon Plantation, and west of the previously approved Phase I for The Knolls at Turkey Creek in Rocky Point. The subject property is zoned RP, Residential Performance Zoning District and may be further identified by Pender County PIN 3223-46-7092-0000. Megan O'Hare, Senior Planner, presented and gave background information for agenda item 6. Ms. O'Hare stated that staff recommended approval and asked the Board to consider waiving the public hearing for the Preliminary Plat Phase II. Jimmy Fentress, Stroud Engineering, commented that Ms. O'Hare did a wonderful job presenting the request. Mr. Fentress stated that staff had requested a Master Plan, during the course of the application submittal the client entered into a contract to purchase the rest of the property, so they will be submitting a Master Plan. Ron Stravinski, 65 Toms Creek Road, Rocky Point, commented that it didn't appear to be enough room for an access into the development off of Carver Road; Ms. O'Hare explained the access points according to the submitted plan. Mr. Stravinski asked if the developer had already reached the point of needing a recreational area; Ms. O'Hare explained that the sixteen (16) units were considered as a single project, that the recreational unit would be required once a complete Master Plan was submitted. Director Breuer explained that staff would enforce the recreational unit requirement once the Master Plan was submitted, at that time the Developer would have the option of building a recreational area or making a payment to the county for the required amount and if the Developer opted to make a payment in lieu of building, the county would apply the funds directly to a recreational project.

Board member Fullerton made a motion to approve the requested Master Development Plan as presented and stated in the staff report and waive the public hearing for the Preliminary Plat Phase II.; seconded by Board member Marshburn. The vote was unanimous.

The entire recording of the Public Hearing is on file with the permanent records in the Planning Department office.

(Public Hearings Closed)

7. Discussion Items:

- a. **Planning Staff Items:** Director Breuer gave a summary of what the Board's recommendations to staff were regarding the Work Session items. Director Breuer stated that he would be presenting an update on the County's Broadband initiatives to the Board of Commissioners on March 16, 2015
- b. **Planning Board Members Items:** Board member Baker asked if the Board of Commissioners had ever expressed a desire to receive the minutes from the Planning Board's meeting; Director Breuer responded no, they typically request the motion and the voting outcome, staff presents a revised staff report to the Board of Commissioners that reflected the Planning Board's motion and vote, and if they have specific questions they ask staff. After further discussion it was decided that the minutes from the Planning Board meeting would be included in the Board of Commissioners' packets. Vice-Chairman McClammy recommended that a letter from the Planning Board be sent to the County Manager explaining the need for County agencies to participate in the scheduled TRC meetings by attending or sending in their comments; the Board agreed to Vice-Chairman McClammy's recommendation; Director Breuer stated that he would draft a letter to the County Manager and would email the draft to Board members for review and comments.

8. Next Meeting: April 8, 2015

9. Adjournment: 9:00 pm