

# Pender County Planning and Community Development

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## MINUTES

### Pender County Planning Board Work Session

Tuesday, August 4, 2015 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 6:04 pm and introduced Allen Serkin, stating the Mr. Serkin was present to explain the meaning and purpose of a comprehensive plan.

**Roll Call:** There was not an official roll call due; the following were present:

Pender County Planning Board Members:

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

#### 1. Comprehensive Plans Presentation:

- i. Allen Serkin, AICP, CZO, Director of Local Government Services for Cape Fear Council of Governments, presented a power point titled "The Comprehensive Plan". Mr. Serkin stated that a Comprehensive Plan is a policy document that sets guidelines, that it is not a regulatory document. Mr. Serkin gave a detailed presentation which covered the following components of a comprehensive plan; Community Vision, where/what do we want to be in twenty-five (25) years; Existing/Future Conditions; Guiding Principles; Objectives & Policies; Vision, which was broken down to goals, objectives, policies, and implementation; Typical Comprehensive Plan elements; Typical maps; Land use; Plan Implementation; Statement of Planning Consistency, which is a statutory requirement; CAMA Land Use plan, Mr. Serkin stated that all plans should be mutually reinforcing; Comprehensive Plan Time Frames, planning horizon is typically twenty (20) to thirty (30) years, updates are generally needed every five (5) to seven (7) years, and the planning process typically takes twelve (12) to twenty-four (24) months. Mr. Serkin noted that the Pender County Comprehensive Land Use Plan was adopted June 21, 2010 and asked if anyone had any questions or comments. Board member Edens asked if the 2010 Comprehensive Land Use plan was the first one Pender County adopted; Director Breuer answered yes, that the County had previously operated under the CAMA Land Use plan until the County created and adopted the 2010 Comprehensive Land Use plan. Director Breuer stated that what he would like to accomplish with the upcoming updates is the need to recapture a vision, lots of things have happened in the County, there is a need to focus on the high growth areas and to make the rural areas better. Discussions ensued regarding all of the different plans the County has, that have been either created or updated since 2010, that would need to be captured in the updates to the Pender County Comprehensive Land Use plan and the process regarding the selection of a consulting firm to create an updated plan. Chairman Williams asked would there be funding available for CAMA, Director Breuer stated that it is encouraged that the County adopt a CAMA Land Use plan, but it doesn't have to, he does feel it is important to do so and at this time he is not sure what will happen to the CAMA Land Use program. Mr. Serkin commented that it is best to address CAMA needs if you have a Land Use Plan. Board members asked how long it took to complete the 2010 plan; Director Breuer responded approximately two (2) years. Board member Nalee commented that she was glad the

updates are coming, but wished it had come before the past two (2) large projects came before the Board. The Board started to discuss possible changes to zoning districts, Mr. Serkin commented that the planning stage should focus on the vision and zoning later. Chairman Williams asked Mr. Serkin if he could explain what the Cape Fear of Council Government is; Mr. Serkin gave an overview of the organization and examples of things they have done to help area local governments. The Board thanked Mr. Serkin for his presentation; Mr. Serkin thanked the Board for their time.

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

*The entire recording of the Planning Board Work Session is on file with the permanent records in the Planning Department office.*