

Pender County Planning and Community Development

Planning Division

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MINUTES

Pender County Planning Board Meeting Tuesday, June 7, 2016 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 7:00 pm

Roll Call: Chairman Williams

Pender County Planning Board Members:

Williams: Fullerton: Baker: Carter: Edens: McClammy: Nalee:

Board member Nalee arrived after role call

- 1. Adoption of the Agenda:** Board member McClammy made the motion to adopt the agenda as presented; seconded by Board member Edens. The vote was unanimous.
- 2. Adoption of the Minutes: (May 3, 2016)** Board member Edens made the motion to adopt the minutes; seconded by Board member McClammy. The vote was unanimous.
- 3. Public Comment:** No sign-ups for public comment.

(Public Hearings Open)

4. Zoning Map Amendment:

Coleman Parks, applicant, on behalf of Beach Front Properties, owner, requested approval of a Zoning Map Amendment of one (1) tract totaling approximately 219.5 acres from RA, Rural Agricultural zoning district to RP, Residential Performance zoning district. The subject property is located to the northwest of Island Creek Road (SR 1002) approximately seven tenths of a mile (\pm 0.7 miles) to the southwest of the intersection of NC HWY 210 and Island Creek Road (SR 1002) in the Topsail Township and may be further identified by Pender County PIN: 3263-73-0614-0000. Senior Planner O'Hare presented and gave background information for agenda item four (4). Coleman Parks, applicant further explained his request. Chairman Williams opened the floor to hear from the individuals that signed-up to speak.

Joe and Donna Yablonski, 331 Knollwood Dr., Hampstead, spoke in opposition to the request, were told that the property behind theirs would never be built on, that the property was unable to be developed.

Linda Crouch, 359 Knollwood Dr., Hampstead, spoke in opposition to the request, had concerns with new houses being built.

Jim Criswell, 333 Knollwood Dr., Hampstead, had concerns regarding the wetlands on the property and asked if there were any available reports of the wetlands; Coleman Parks, applicant, stated that he did have a report identifying the location of the wetlands on the property.

Marie Kammerer, 375 Knollwood Dr., Hampstead, spoke in opposition to the request, was also told that no development would take place on the property and had concerns regarding stormwater runoff.

LaDonne Bland, 575 Churchouse Bay Ln., Rocky Point, stated that there was an old unmarked cemetery on the property and was concerned that the graves would be disturbed. Director Breuer asked that Ms. Bland leave her contact information with staff so that they may work together to identify the cemetery.

Chairman Williams closed the floor to public comments and asked if there were any questions or discussion from the Board. There was no Board discussion.

Due to a motion not being made, the hearing was continued until the next Planning Board meeting on July 6, 2016.

5. Zoning Map Amendment:

Jerry Hedge, applicant, on behalf of Linwood Jones, owner, requested the approval of a Zoning Map Amendment of one (1) tract totaling approximately 0.84 acres from PD, Planned Development zoning district to GB, General Business zoning district. The subject property is located along Forest Sound Road (private) approximately 300 feet southeast of the intersection of US HWY 17 and Forest Sound Road (private) in the Topsail Township and may be further identified by Pender County PIN: 3292-19-4204-0000. Board member Edens disclosed that she owned property in the area but, felt that she would be able to make a non-bias opinion. Senior Planner O'Hare presented and gave background information for agenda item five (5). Andy Furr and Jerry Hedge, applicants, stated that they had nothing additional to add but, were available if the Board had any questions. There was a brief discussion between the Board and applicants regarding the layout of the property, location of well, utility poles and easement. The applicants stated that Forrest Sound Road was stated as the access easement for the property in the Deed of the property. There were no sign-ups for public comment and no further Board discussion.

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

(Public Hearings Closed)

6. Discussion Items:

a. Planning Staff Items: None

b. Planning Board Members Items: Chairman Williams asked staff for an update regarding the Fire Marshal's previous comments on cul de sac radius; Director Breuer stated that staff was continuing to work with him and would have some draft language for the Board soon.

7. Next Meeting: July 6, 2016, Wednesday

8. Adjournment: 8:30 pm

The entire recording of the Planning Board Meeting is on file with the permanent records in the Planning Department office. Due to technical difficulties there is no audio on file for this meeting.