

# Pender County Planning and Community Development

## Planning Division

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## MINUTES

**Pender County Planning Board  
Work Session  
Wednesday, September 7, 2016 6:00 p.m.  
Pender County Public Meeting Room  
805 S. Walker Street, Burgaw, North Carolina**

**Call to Order:** Director Breuer called the meeting to order at 6:04 pm

### Roll Call:

Pender County Planning Board Members:

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

Cameron Moore, Allison Engebretson, and Tim Clinkscales were also present.

**1. Adoption of the Agenda:** There was no quorum to officially adopt the agenda. Chairman Williams and Board member McClammy arrived after the work session had started.

### 2. Ordinance Update:

#### i. Zoning Text Amendments:

##### a. Memo Discussion of Upcoming Text Amendments (*various topics*):

Senior Planner Crowe reviewed in detail the proposed language for the eight (8) proposed amendments outlined in the memo provided to the Board, which included Preliminary Plat Requirements, Final Plat Requirements for Minor and Major Subdivisions, Change of use permit, Access easement standards, General Use Rezoning procedure, Road Naming and Addressing Ordinances, and Land use regulations (permitted uses). Mrs. Crowe stated that staff planned to present the Zoning Text Amendment request to the Planning Board for recommendation at their October meeting and then present the request and recommendation to the Board of Commissioners for approval at their October meeting. Discussions ensued between the Board members and staff to clarify the proposed changes for access easement standards, Director Breuer assisted in explaining the changes.

##### b. Collector Street Plan Exceptions:

Senior Planner Crowe stated that the exceptions were broken into two parts, 1. Maintain the Spacing Standards as the roadways were recommended (based on density and future land use), which was on tonight's meeting agenda for recommendation to the Board of Commissioners for approval, and 2. An exception from the spacing standards, width, grade, or character of the streets could be granted by the Administrator based on specific criteria for the subject property. A Power Point presentation was provided and a detailed review of the draft language to allow exceptions was given. Chairman Williams asked if the exceptions only applied to the property being developed or would the conditions of the property with

the proposed connection be reviewed for exceptions as well; Director Breuer stated that he believed Mr. Moore would like to discuss with the Planning Board the possibility of adding additional language to address the adjacent property. Senior Planner Crowe stated that it was staff's recommendation not to include language addressing the adjacent property because there would be no way for a developer to show exact information about a property they have no rights to. Tim Clinkscales disagreed with staff, stating that people purchased and made decisions about property based on Desktop Analyses all the time, if a consultant is willing to put their stamp on the information then the information should be useable. Discussion ensued regarding suggested language for an amendment that could address the required connection to adjacent properties that may have conditions that would not allow for a road to be built. Cameron Moore recited language that was created to address off site wetlands delineation. Director Breuer stated that there has to be a check and balance system in place.

- c. Collector Street Plan Street Hierarchy Standards:  
Senior Planner Crowe gave a brief overview of the purpose for creating street hierarchy standards, the types of streets and their standards.

**3. Plan Update:**

- i. Collector Street Plan: Hierarchy/Designation of Collector Streets  
*Due to lack of time this item was not discussed during the work session*

**4. Adjournment:** 7:00 pm

*\*Items not covered during Work Session may be heard under "Discussion Items" during the regular Board meeting.*