

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

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## MINUTES Pender County Planning Board Special Meeting Tuesday, October 18, 2016 8:30 a.m. Pender County Hampstead Annex 15060 US HWY 17, Hampstead, North Carolina

**Call to Order:** Director Breuer at 8:45 am

**Roll Call:** Chairman Williams

Pender County Planning Board Members:

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

The following citizens were also present for the meeting:

Jon Kaliszewski, 2357 Pinnacle Pkwy., Hampstead

Marge Ulcickas, 102 Soundview Dr., Hampstead

Pat Byron, 274 Loblolly Tr., Hampstead

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

**2. Public Comment:** None

**3. Collector Street Plan Hierarchy:**

Director Breuer gave a presentation that included the following: History, Goals, Delineate Collector Streets into a Hierarchal System, Access V. Mobility, Methodology for Hierarchy, Ordinance Text Recommendation, and Alternative Design Streets (Marginal Access Road/ Alley). Board member McClammy asked if the distance measurements for the Methodology for Hierarchy standards were based on or tailored to the road types of Pender County, Director Breuer answered yes, staff and the Subcommittee worked together to create the standards and the distance amounts based on the roadways of Pender County. Vice-Chairman Fullerton stated that it would be a good idea to have a written explanation on how the distance lengths were created. Senior Planner Crowe stated that staff was creating a User Guide and that information would be included.

Marge Ulcickas, 102 Soundview Dr., Hampstead, asked how current traffic and additional traffic from the new developments were being handled. Director Breuer explained the TIA process.

The Board excused Vice-Chairman Fullerton at 9:20 am.

Director Breuer stated that in order for staff to move forward with a text amendment they needed consensus from the Board on the following:

1. Standards for driveway distances on a collector street - Does Pender County want to increase NCDOT's required 100 ft. separation of driveways, on a Minor Collector Street? It was the Board's consensus not to increase staff's workload by having to sign driveway permits, they

requested that the Pender County Unified Development Ordinance maintain as is and use NCDOT's standards.

2. Turnaround or connection back to another state maintained or private street - It was the Board's consensus that Marginal Access Roads should not be greater than 500 ft. or 12 lots or more and must connect to another state maintained or private street, that turnarounds would not be allowed. The Board also discussed that Marginal Access Roads should run parallel to the Collector Street and how Marginal Access Roads could exist on all street types not just collector streets.
3. Potential criteria for approving other alternative design streets other than a marginal access road. It was the Board's consensus that the criteria submitted by staff were sufficient and no other criteria was suggested.

The Board excused Board member McClammy at 10:28 am.

Discussion ensued regarding the current and future traffic patterns as they relate to the plan.

Director Breuer stated that staff would present a formal text amendment and plan amendment to the Planning Board on November 1, 2016 for recommendation and then request adoption by the BOCC on November 21, 2016.

**4. Next Meeting:** November 1, 2016

**5. Adjournment:** 10:28 am