

Pender County Planning and Community Development

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Minutes Pender County Planning Board February 6, 2018, 7:00 PM Pender County Public Assembly Room 805 S. Walker Street, Burgaw, North Carolina

Call to Order: Vice-Chairman Fullerton called the meeting to order at 7:00 PM

Roll Call: Vice-Chairman Fullerton

Pender County Planning Board Members:

Fullerton: Baker: Carter: Jordan: McClammy: Nalee: Rhodes:

- 1. Adoption of the Agenda:** Board member Rhodes made the motion to approve the agenda as presented; seconded by Board member Nalee. The vote was unanimous. The motion carried.
- 2. Election of Officers:** Director Breuer instructed the board on the Chairman selection according to the bylaws of the Planning Board. Board member Carter nominated Vice Chairman Fullerton for Chairman. Seconded by Board member McClammy. No further nominations. The vote was unanimous. The motion carried. Board member McClammy nominated Board member Nalee for Vice-Chairman. Seconded by Board member Jordan. No further nominations. The vote was unanimous. The motion carried.
- 3. Public Comment:** None

(Public Hearings Opened)

4. Major Site Development Plan

Trask Land Development, Caviness & Cates Watson Caviness, applicant, on behalf of The Blakes of Scotts Hill LLC, Pender Farm Commercial LLC, and BMMF JV, LLC, owners, are requesting approval a Major Site Development Plan for Tracts 1 and 2 within the approved mixed-use development known as Blake Farm. Tract 1 will consist of non-residential uses including office, restaurant, and aquarium, Tract 2 consists of multi-family development containing 240 units within 10 separate structures. The subject property is currently zoned PD, Planned Development zoning district and according to the Pender County Unified Development Ordinance, § 5.2.3 Table of Permitted Uses, all uses in this district would be proposed for future allowance.

Anyone wishing to address the **Pender County Planning Board** shall make a request on the "Public Comment" sign-up sheet. Please provide the information requested.

If you wish to speak on **a specific public hearing item**, please sign-in on the appropriate "Public Hearing" sign-up sheet. Speakers will be allowed to speak *prior* to any action/vote taken by the Board.

*A time limit of **two** minutes per speaker or up to **ten** minutes for groups of five or more, with a designated speaker will be imposed.

The properties combine for approximately ± 31.5 acres and are located to the west of US HWY 17, at the intersection of US HWY 17 and Blake Farm Boulevard (private) in the Topsail Township and may be further identified by Pender County PINs: 3271-31-5757-0000, 3271-43-5404-0000 and 3271-32-4553-0000. Director Breuer presented the case and welcomed questions from the board.

Vice-Chairperson Nalee asked what category would the aquarium be in the UDO? Director Breuer informed the Board, this would fall under NAICS 712 of the UDO. Which include museums, historical sites and similar institutions.

Vice Chairman Nalee also asked about the road accesses. Director Breuer answered that Blake Farm Blvd. will be the main access to the site. Future phases have not been approved yet. Those future phases would have to come back before the board for approval.

Board member McClammy inquired about the staff recommendation, open space acreage. Director Breuer explained that the open space acreage includes the entire master development plan. As each phase comes in, we evaluate the open space calculation based on what is there. We have capped the project at a certain number.

Board member Baker clarified that any changes to the master development plan, there would have to have a revision. All plans are locked in until there is a revision to the plan.

Loftee Smith, Applicant representative, responded to the Staff Report and invited questions from the board.

Bryn Blakenship, 10169 Sidbury Road, Wilmington, NC addressed the board. She wanted to know where does it come to her property line and also informed the Board she has not been receiving notifications. Ron Meredith informed Ms. Blakenship she lives more than 500 feet from the proposed project. Ms. Blakenship also requested a buffer. Director Breuer stated there would be project boundary buffers.

Board member Jordan addressed Director Breuer asking if each phase must come before the Board for approval. Director Breuer agreed, each phase must come before the Board for approval. Board member Jordan also inquired about the height requirements. Director Breuer explained, in a PD district, they are required to set their own maximum height limitations.

Board member McClammy suggested as we go through, staff bring update information to the board. Board member McClammy made a motion to approve the major site development plan as presented. Board member Carter second the motion. Open discussion among board members.

The applicant was called back to expand on background study. The applicant informed the Board they have constructed similar projects in other parts of the state. The intent is to be a place where you can go and park and walk to the various buildings that is pedestrian oriented.

All in favor. The motion carried.

5. Zoning Map Amendment

RSC Engineering, PLLC, applicant, on behalf of Judy Matteson, owner, is requesting approval of a Zoning Map Amendment for one (1) tract totaling approximately ±0.46 acres from RP, Residential Performance zoning district to GB, General Business zoning district. The subject property is located at 22506 US HWY 17, in the Topsail Township, along the east side of US HWY 17, approximately 250 feet south of the intersection of US HWY 17 and Groves Point Drive (private) and may be further identified by Pender County PIN: 4215-67-8410-0000. Senior Planner Pat O'Mahony presented the case. An email was sent to the Planning Department. The sender of the email was not in favor of rezoning. A copy of the email was given to the Board. The owner is present to answer any questions from the Board.

Chairman Fullerton asked for questions for Staff. There were none.

Owner Judy Matteson addressed the board with her plans for a general use for a flower shop. There were no questions from the board for the owner. There was some discussion concerning the email that was received opposing the rezoning. Chairperson Fullerton questioned the source of the email.

Board member Carter made a motion to approve the zoning map amendment for general use rezoning as presented. The motion was seconded by Board member Rhodes. Five Board members in favor. Board member Jordan and Vice Chairperson Nalee opposed. Motion carried.

6. Comprehensive Land Use Plan Update

The Pender County Planning Board will hold a public hearing to consider the adoption of Pender 2.0, the County's Comprehensive Land Use Plan. Staff member Pat O'Mahony presented the update. Director Breuer reported the comments and responses from the community. He also stated the goal is to get a recommendation from Board to move forward with the adoption process.

Wes McLeod, Pender County 2.0 Consultant, addressed the Board.

Hiram Williams, representative for BACE and himself as a resident. We do feel strongly about the work of this project and asked the Board to work on water and sewer at the county level. Mr. Williams expressed his gratitude to Staff. He also, would like to advocate for the workforce in our county.

Board member Rhodes agrees with Comprehensive Land Use Plan for the infrastructure, good work force and good roadway systems.

Chairperson Fullerton asked for a motion. Vice Chairperson Nalee made a motion to approve Pender 2.0 with the submitted changes to include staff working with stakeholders to update and revise as needed. Motion was seconded by Board member McClammy. All in favor. Motion was carried.

**(Public Hearings Closed) **

7. Discussion Items:

a. Planning Staff Items:

- i. Technical Review Committee Project Update. Director Breuer invited Board members to attend the meeting the following morning. He also advised the Board that an agenda for the meeting is in their packet.

- b. Planning Board Members Items:** Board member McClammy stated an observation of small homes on US Hwy 17 that are located near large, unsightly structures that are too close to houses. Chairperson Fullerton suggested implementing buffering and height requirements. Director Breuer mention the current ordinance and the increased buffering if you are within of 50 feet of the structure.

8. Next Meeting: March 6, 2018 (Work Session @ 6:00 PM)

9. Adjournment: 9:57 PM

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