

Pender County Planning and Community Development

Planning Division

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MINUTES

**Pender County Planning Board
Work Session
Tuesday, June 6, 2017 6:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina**

Call to Order: There was no call to order, the Work Session began at 6:05 pm.

Roll Call: There was no roll call, attendance was recorded and is shown below:

Pender County Planning Board Members:

Williams: Fullerton Baker: Carter: Jordan: McClammy: Nalee:

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

2. Ordinance Update:

i. Zoning Text Amendments:

- a. Density ZTA: Senior Planner Crowe presented background information regarding the Zoning Text Amendment and stated that staff had reconvened the Zoning Text Amendment Sub-committee and the information in the Board's packets and presentation was based on the committee's suggestions. Senior Planner Crowe reviewed and explained the recommended amendment for the calculation of net density. Chairman Williams commented that he felt the presented calculation was in line with what the committee had suggested. Senior Planner Crowe stated that it was the intention of staff to present the Zoning Text Amendment request to the Planning Board at the July 2017 meeting for recommendation and will present to the Board of Commissioners at their August 2017 meeting. Vice-Chairman Fullerton suggested that when the calculation is explained during the public hearings staff should keep the amount of land constant in the equation and not the units; staff stated that they would make that change. Senior Planner Crowe moved forward to explain the text changes and additions to section 4.6.7 Density of the Pender County Unified Development Ordinance. Vice-Chairman Fullerton suggested that another number format besides a-e be used under section 4.6.7 Density 2.C. to eliminate confusion, staff stated that they would change the numbering format. Senior Planner Crowe passed out additional information regarding precipitation recurrence interval as it applies to stormwater design and explained bonuses for increased density. The Board thanked staff for their hard work and recommended that they move forward on presenting the amendment at the next public hearing.
- b. Stormwater: Director Breuer provided presentation to the Board that was given to the Board of Commissioners during their Budget Retreat stating that stormwater management was a concern in Pender County. Director Breuer further explained

that staff had advertised a Request for Qualifications to assist in updating stormwater regulations for future development. Brief discussion ensued regarding the need for updated stormwater regulations and clarification.

3. Plan Update:

- i. Comprehensive Land Use Plan: *continued to meeting discussion items*

4. Updates/Announcements:

- i. TRC: *continued to meeting discussion items*

5. Adjournment: 6:59 pm

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

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