

Pender County Planning and Community Development

Planning Division

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MINUTES

Pender County Planning Board Meeting Tuesday, November 7, 2017 7:00 p.m. Pender County Public Assembly Room 805 S. Walker Street, Burgaw, North Carolina

Call to Order: Chairman Williams called the meeting to order at 7:04 pm.

Roll Call: Chairman Williams

Pender County Planning Board Members:

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

- 1. Adoption of the Agenda:** Vice-Chairman Fullerton made the motion to approve the agenda as presented; seconded by Board member Nalee. The vote was unanimous. The motion carried.
- 2. Adoption of the Minutes: (October 3, 2017 Meeting)** Vice-Chairman Fullerton made the motion to adopt the October 3, 2017 meeting minutes as presented; seconded by Board member Jordan. The vote was unanimous. The motion carried.
- 3. Public Comment:** None
- 4. Presentation:** Director Breuer introduced Lauren Kolodij, Deputy Director, and Mariko Polk, GIS Watershed Specialist, of the North Carolina Coastal Federation and gave a brief overview of the development and purpose of the plan. Lauren Kolodij, thanked the Board for allowing them to present the plan: Ms. Kolodij then explained that the plan began as a project for students at the University of North Carolina-Wilmington, that it was a voluntary plan, and gave an overview of Stormwater runoff, the impacts of Conventional Development and Stormwater, More Effective Stormwater Management, collaborative Coastal Watershed Planning efforts, and benefits of developing a Watershed Restoration Plan. Mariko Polk, gave a detailed presentation of the creation of the plan as a student project and the findings from the Draft Stump Sound Watershed Restoration Plan for portions of Onslow and Pender Counties that included the following topics: Research, Planning Process, Steps of the Planning Process, the five (5) objectives and specific action. Brief discussion ensued regarding the presentation and the Board thanked Ms. Kolodij and Ms. Polk for their work and presentation.

(Public Hearings Open)

5. Zoning Map Amendment:

Michael Nadeau, applicant, on behalf of Pratishtha Garg, owner, requested approval of a Zoning Map Amendment for one (1) tract totaling approximately ±3.52 acres from PD, Planned Development zoning district to OI, Office & Institutional zoning district. The subject property is located at 18676 US HWY 17, in the Topsail Township, along the east side of US HWY 17, approximately 200 feet north of the intersection of US HWY 17 and Long Leaf Drive (SR 1675) and may be further identified by Pender County PIN: 4204-41-2676-0000. Planner O'Mahony presented and gave background information for agenda item five (5). A brief discussion ensued regarding the reason for the request

and the various undeveloped Planned Development zoned properties. Director Breuer commented that the issues regarding these properties would be addressed through the updated Comprehensive Land Use Plan.

Michael Nadeau, applicant, explained that there was an interested tenant for half of the building, but their business was not an approved use for the Planned Development Zoning District and no actual Planned Development Plan had ever been submitted or approved for the parcel so therefore, they are requesting a Zoning Map Amendment.

Vice-Chairman Fullerton made the motion to approve the Zoning Map Amendment and to make a finding that the approval is consistent with the 2010 Comprehensive Land Use Plan. The proposal is consistent with the following policies:

- Policy 1A.1.2
- Policy 3A.1.4

The proposed rezoning is consistent with the Mixed-Use future land use classification because the services and uses typically provided in the OI, Office & Institutional zoning district are those that are compatible with the surrounding area by providing increased connectivity to job centers and services of the community; seconded by Board member Jordan. The vote was unanimous. The motion carried.

6. Zoning Text Amendment:

Trask Land Company, applicant, requested the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. Specifically, the request is to amend Section 8.3.2 'Interior Parking Islands' to revise the current requirements for parking terminals and landscape strips. Director Breuer presented and gave background information for agenda item six (6). The Board asked for clarification on the figures provided in the staff report, Director Breuer explained Figure 1: Single Row Parking with thirteen (13) spaces and Figure 2: Double Row, Head-to-Head Parking with twenty-six (26) spaces.

Loftee Smith, applicant, explained the reason for the request stating that if the request was approved it would allow for flexibility in development that the planting and buffering requirements would not be reduced, the change would only be regarding the spacing.

The Board asked for clarity on what the perimeter referred to, Director Breuer explained that it was regarding the outer area of the parking lot, not the parcel.

Mr. Smith offered to show the Board the project plan that was submitted to the TRC so that they could have a visual of what was being discussed. The Board convened with Mr. Smith to review the plan.

Vice-Chairman Fullerton made the motion to approve the Zoning Text Amendment and to make a finding that the approval is consistent with the 2010 Comprehensive Land Use Plan. Generally, the 2010 Comprehensive Land Use Plan supports maintaining landscaping regulations. Community design standards should address all types of land uses allowed within the County – residential, office, commercial and industrial uses. Specific standards for each zoning district should be included in the UDO. Benefits include:

- Design standards can help soften the visual impacts of new development.
- Regulations can be tailored to the individual characteristics of the community.

There are no specific policies that conflict with the proposal. The proposed Zoning Text Amendment is consistent with the spirit, purpose, and intent of the 2010 Comprehensive Land Use Plan and with the Pender County Unified Development Ordinance. seconded by Board member Jordan. The vote was unanimous. The motion carried.

(Public Hearings Closed)

7. Discussion Items:

a. Planning Staff Items:

- i. Comprehensive Plan Update: Planner O'Mahony gave an overview of the memo provided to the Board, provided the Board members with a draft copy of the plan, stated that he would also email a PDF version to the Board, and that the consultant would be attending the December 5, 2017 Work Session, to review the entire draft plan. Director Breuer encouraged the Board to review the plan and provide any feedback to staff.
- ii. Technical Review Committee Project Update: Director Breuer gave an overview of the TRC meeting agenda and stated that staff wanted to change the format for the TRC update, so instead of a memo with a chart the Board would receive a copy of the meeting agenda.
- iii. Stormwater Ordinance Update: Director Breuer gave an overview of the memo provided to the Board, which included proposed text amendment language recommended by the subcommittee for the Board's review.

b. Planning Board Members Items: Chairman Williams encouraged the Board members to read the Draft Comprehensive Land Use Plan and to provide feedback, stating that staff, the consultants, and members of the Board had worked really hard on the plan. Chairman Williams suggested starting the December Work Session at 5:00pm instead of 6:00pm to allow the consultant adequate time to present the plan.

8. Next Meeting: December 5, 2017, Work Session at 5:00 pm.

9. Adjournment: 9:30 pm

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