

Pender County Planning and Community Development

Planning Division

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MINUTES

Pender County Planning Board Meeting Tuesday, December 5, 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: (November 7, 2017 Meeting)** Vice-Chairman Fullerton made the motion to adopt the November meeting minutes as presented; seconded by Board member Jordan. The vote was unanimous with four in favor; Board Member McClammy abstained due to his absence. The motion carried. The motion carried.
- 3. Adoption of Meeting Calendar for 2018:** Director Breuer began by stating the calendar was standard and accommodates all holidays and future meetings. Motion to adopt the Meeting Calendar for 2018 was made by Vice Chairman Fullerton; seconded by Board member Nalee. The vote was unanimous. No discussion. The motion carried.
- 4. Election of Officers (2018):** Director Breuer took the floor for Board Officer nominations. He opened the floor for nominations for Chairman. Board member McClammy nominated Board Member Williams to serve for 2018. There were no additional nominations, Board member Fullerton seconded. The vote was unanimous. Director Breuer then opened the floor for Vice-Chair nominations. A nomination was made by Board Member McClammy for Board Member Fullerton to serve as vice chairman for 2018. No other nominations. Chairman Williams seconded. Vote was unanimous. Continue with the slated officers currently serving for 2018.
- 5. Public Comment:** Director Breuer stated we accepted a sign in sheet and will take the comments from the work session and will note it as public comment even though the discussion was during the work session. Chairman Williams stated we need a person in the county in the form of an engineer to address questions from the public regarding stormwater concerns and issues.

(Public Hearings Open)

6. Preliminary Plat-Item was withdrawn

Signature Top Sail NC, LTD, applicant and owner, requested the approval for Phase VI Preliminary Plat for the mixed-use development known as Wyndwater. Specifically, the request is to obtain approval for forty-six (46) single-family conventional lots. The subject property is zoned PD, Planned Development zoning district and is located to the north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south of the existing Cardinal Acres Manufactured Home Park, and east of US HWY 17 in Hampstead. The properties may be further identified by Pender County PIN 4214-04-4540-0000 Bgrantorranon,;;;oo;ssssVote was unanimous

There was no action on this case as it was withdrawn by the applicant. Director Breuer mentioned that the applicant would be coming back to the Board in January to revise the Master Plan and request approval of Phase VI.

7. Major Site Development Plan-Item was tabled to the February meeting

was BreuerBo T Trask Land Company, applicant, on behalf of Pender Farm Commercial, LLC; BFMF JV LLC; Blakes of Scotts Hill LLC; and OPV Development owners, requested the approval of a Major Site Development Plan for a portion of the mixed-use development known as Blake Farm. Specifically, the request is to construct two portions of the project with 1) being a non-residential section including retail Sporting Goods, Hobby, Book, and Music Stores (NAICS 451), Full Service Restaurants (NAICS 7221), Drinking Places (NAICS 7224), Aquarium (NAICS 712) and other miscellaneous retail, and 2) being a multifamily development consisting of two hundred forty (240) units. The subject properties are zoned PD, Planned Development zoning district and are located to the west of US HWY 17 across from Scotts Hill Loop Road (SR 1571), and north of Sidbury Road (SR 1572) in the Topsail Township. The properties may be further identified by Pender County Pender County PINs: 3271-31-5757-0000, 3261-94-4447-0000, and 3271-32-4553-0000.

Chairman Williams made a motion to table the Major Site Development Plan until February. Seconded by Board Member McClammy. Vote was unanimous. Motion carried.

(Public Hearings Closed)

8. Discussion Items:

a. Planning Staff Items:

- i. Technical Review Committee Project Update: Director Breuer stated that the TRC meeting will take place tomorrow morning at 9:00 AM with three cases. First, the next phase in the Avendale Development project. Next, the Hampstead Town Center multi-tenant store/Wendy's. Last, a major site plan on Hwy 17 for a landscaping business.

b. Planning Board Members Items: DevelopmentmanContinued with discussion from the work session.

9. Next Meeting: Wednesday, January 3, 2018,

10. Adjournment: 8:10 pm

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