



MINUTES
Board of County Commissioners Meeting
Tuesday, September 12, 2023 4:00 PM
Pender County Public Assembly Room

MEMBERS PRESENT:

Fred McCoy
Jacqueline Newton
Brad George
Jerry Groves

MEMBERS ABSENT:

Wendy Fletcher-Hardee

OTHERS PRESENT:

David Andrews, County Manager
Trey Thurman, County Attorney
Lexi Stanfield, Clerk to the Board
Allen Vann, Assistant County Manager
Patrick Buffkin, Staff Attorney
Other Staff and Members of the Press and Public.

1 Call to Order

1.1 Chair Newton called the meeting to order.

2 Overview of Local Government Zoning Authority-brief orientation/refresher

2.1 Update on the new Comprehensive Plan and the goals of the new plan

Daniel Adams, Planning Director, asked the Planning Board and Board of County Commissioners to go around the room and state the differences in Pender County that have taken place since the last comprehensive plan had been established. Many responses included growth in county and population, changes in how people work, environmental issues, etc. Adams asked the boards how they envision the future for the next generation. Answers from both boards ranged from affordable housing, good quality of life, restoration of nature, safe alternatives for travel to run off issues, control flooding, over-development, etc.

Adams explained and discussed overlay districts: what they are, how they work, and how to implement them. Overlay districts are a separate

zoning district that overlaps on an already existing district(s). Overlay districts can be established by amending policies, updating the Unified Development Ordinance, etc.

When discussing the Future Land Use Map, Commissioner George noted the growth the Hampstead area has seen over the years. Chair Newton and Commissioner George led a discussion on Township and Incorporation.

2.2 Use of Conditional Zoning

Daniel Adams, Planning Director, introduced the discussion around conditional zoning. Condition zoning allows the board to hear what an individual wants to build and apply conditions.

The Planning Board expressed they look to the Board of County Commissioners for guidance. Support for conditional zoning was noted.

3 Special Zoning Approvals: Process and Procedure

3.1 Moving SUP's to the BOA

Patrick Buffkin, Staff Attorney, addressed both boards. Buffkin suggested the Board of County Commissioners (BOCC) move the responsibility of Special Use Permit (SUP) requests to the Board of Adjustment (BOA). By giving the BOA the responsibility of SUPs, the BOCC is permitted to participate in the case through outside counsel and expert witnesses. Moving SUPs to the BOA would not add a layer of approval. Members of both boards noted that the BOA has a hard time filling positions and would require alternates. Additionally, the BOA would need to study the Unified Development Ordinance and Pender County's Comprehensive Plan.

The boards discussed reducing the types of uses that require a SUPs and replacing it with conditional zoning.

3.2 PD District Approval Process

Daniel Adams, Planning Director, led the boards into the discussion around PD District and its approval process. PD Districts are a mix of residential and commercial. The process for PD approval begins by submitting a master plan with details up front, similar to conditional zoning. The Planning Board cannot deny a PD rezoning request due to community outcry; the reasoning must fall within the codes. The boards continued to discuss PD districts.

4 Discussion of Future Joint Meetings and other topics of discussion

4.1 Staff opened the floor up to both boards' members to discuss their thoughts on the joint meeting and if it is something worth doing again.

Both boards agreed the meeting was productive.

Both boards held a general discussion regarding the Carl Meeks, LLC motorbikes.

5 Adjournment

5.1 The meeting was adjourned at 6:23PM.