



MINUTES
Planning Board Meeting
Tuesday, March 1, 2022
Pender County Public Assembly Room
7:00 PM

MEMBERS PRESENT:

Delva Jordan
Jeff Beaudoin
Damien Buchanan
John Gruntfest
Jeffrey Pitts
Norman K. (Ken) Teachey
Margaret Mosca

MEMBERS ABSENT:

OTHERS PRESENT:

Travis Henley, Planning Director
Donna Sayre, Administrative Assistant
Other Staff and Members of the Public.

1 CALL TO ORDER

Chairman called the meeting to order at 7:00 PM

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

- a) Mr. Travis Henley requested for the two agenda items to be switched due to a miscommunication with the applicant for Rezoning Case 2022-29 (Agenda Item 7.1). Mr. Buchanan made a motion to switch the order of Agenda Items 7.1 and 7.2. Mr. Teachey seconded the motion and the board voted unanimously to approve the change to the agenda

Moved by Damien Buchanan, seconded by Norman K. (Ken) Teachey

Motion to adopt revised agenda

	For	Against	Abstained	Absent
Delva Jordan	x			
Jeff Beaudoin	x			
Damien Buchanan	x			
John Gruntfest	x			
Jeffrey Pitts	x			
Norman K. (Ken) Teachey	x			
Margaret Mosca	x			
	7	0	0	0

CARRIED.

6 PUBLIC COMMENT

7 PUBLIC HEARINGS

a) Parks and Recreation Master Plan

Pender County Parks and Recreation Comprehensive Master Plan
Ms. Vanessa Lacer, Long Range Planner, presented the Pender County Parks and Recreation Comprehensive Master Plan. Ms. Lacer provided an overview of the plan. Ms. Lacer provided that Planning Staff is requesting recommendations from the Planning Board to the County Commissioners for adoption. The plan is anticipated to go to the Commissioners for consideration on April 4th. The Board discussed the proposal with Planning Staff and Parks and Recreation Staff.

Moved by Jeff Beaudoin, seconded by Damien Buchanan

Mr. Beaudoin made a motion to recommend the adoption of the Pender County Parks and Recreation Comprehensive Master Plan. Mr. Buchanan seconded the motion, and the motion was unanimously approved.

	For	Against	Abstained	Absent
Delva Jordan	x			
Jeff Beaudoin	x			
Damien Buchanan	x			
John Gruntfest	x			
Jeffrey Pitts	x			
Norman K. (Ken) Teachey	x			
Margaret Mosca	x			

	7	0	0	0
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CARRIED.

b) REZONE 2022-29

Mr. Greg Feldman, Current Planner, presented the Rezoning Application.

Mr. Feldman provided that the request is to rezone two tracts totaling approximately 11.5 acres of land from RP, Residential Performance zoning district to GB, General Business zoning district. Planning Staff recommended denial of the rezoning request due to inconsistency with the Future Land Use Map and inconsistency with the surrounding uses.

Mr. Henley clarified the location of the future Hampstead Bypass in relationship to the subject parcels and provided that it would be several miles from the rezoning site. Mr. Gruntfest asked if NCDOT would approve access to this site and determine any needed improvements. Mr. Feldman answered yes.

Mr. Michael Nadeau, the applicant, addressed the Board on behalf of Thomas and Rebecca Benfield, owners. Mr. Nadeau provided that he is requesting the GB, General Business, classification to better complement the surrounding commercially zoned property. He referred to excerpts from the Pender 2.0 Future Land Use Plan and provided that the plan identifies this area as an appropriate node for commercial development. Mr. Nadeau cited Policy 5.1.D and Policy 5.1.H which support the appropriateness of the rezoning request in this area. Mr. Nadeau provided that the request does conflict with the Future Land Use Map and added that it is important to look at the current zoning and uses existing in the area when considering the rezoning.

Mr. Buchanan stated that he does agree with the applicant as the request is consistent with the area. Mr. Beaudoin asked if there was any communication with the neighboring property owners. Mr. Nadeau provided that there was no communication as it is not typical with a conventional rezoning request. Mr. Henley provided clarification on Staff's position to recommend denial. He stated that the proposal has been evaluated based on the context within the Future Land Use Plan and added that the request is inconsistent with the FLUM adopted by Pender County. Mr. Henley provided that Staff does not have the ability to modify the plan by themselves and added that it is their responsibility to follow the Future Land Use Plan. Mr. Jordan asked Mr. Henley to clarify the history of the commercial land around the rezoning site.

Mr. Henley provided that this area was zoned commercially over a decade ago. Mr. Jordan asked if taxes would increase as a result of the rezoning. Mr. Henley provided that he is not an expert on tax appraisal and could not say with certainty.

There was a brief discussion of the history of zoning in the area. Mr. Buchanan asked if there were uses allowed in the GB, General Business zoning district that may be a nuisance or concern to the neighbors such as manufacturing. Mr. Henley provided that manufacturing would not be allowed and added that recently a text amendment was adopted to allow construction contractors with special standards such as buffers to reduce the impacts on adjacent properties. Mr. Henley added that the district provides a wide variety of commercial uses.

Mr. Pitts made a motion to recommend approval of the Zoning Map Amendment and to make a finding that although the approval of the Zoning Map Amendment conflicts with the Pender 2.0 Comprehensive Land Use Plan, the approval is reasonable and in the public interest and furthers the goals of the Pender 2.0 Comprehensive Land Use Plan because of the surrounding zoning designations being consistent with the request and that there is a need of commercial services in this community. Mr. Buchanan provided a second and the motion was unanimously approved.

Moved by Jeffrey Pitts, seconded by Damien Buchanan

Motion to approve Rezone 2022-29

	For	Against	Abstained	Absent
Delva Jordan	x			
Jeff Beaudoin	x			
Damien Buchanan	x			
John Gruntfest	x			
Jeffrey Pitts	x			
Norman K. (Ken) Teachey	x			
Margaret Mosca	x			
	7	0	0	0

CARRIED.

8 DISCUSSION

- a) Mr. Henley introduced new Planning Board Member, Margaret Mosca and new Planning Staff members Chris Hatcher and Justin Brantley. Mr. Henley provided that the Department is seeking to fill an open office administrator position.

9 NEXT MEETING DATE

April 5, 2022 at 7:00 PM
805 S. Walker Street
Burgaw, NC 28425BOCC Chambers

10 ADJOURNMENT