



MINUTES
Planning Board Meeting
Tuesday, August 2, 2022
805 S. Walker Street/BOCC Meeting Room
7:00 PM

MEMBERS PRESENT: Delva Jordan, Chairman
Damien Buchanan, Vice-Chairman
Norman "Ken" Teachey
Jeffrey Pitts
Margaret Mosca
John Gruntfest

MEMBERS ABSENT: Jeff Beaudoin

OTHERS PRESENT: Travis Henley, Planning Director
Trey Thurman, County Attorney
Justin Brantley, Senior Planner
Chris Hatcher, Current Planner
Donna Sayre, Administrative Specialist
Members of the Public.

1 CALL TO ORDER

Chairman Delva Jordan called the meeting to order at 7:08 pm

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

Motion to approve agenda as presented made by Norman Teachy,
seconded by Margaret Mosca.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan	X			
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman K. (Ken) Teachey	X			
	6	0	0	1

CARRIED.

6 ADOPTION OF MINUTES

Motion to approve the February 1, 2022, and July 6, 2022, Planning Board minutes made by Damien Buchanan, seconded by Jeffrey Pitts.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan	X			
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman K. (Ken) Teachey	X			
	6	0	0	1

CARRIED.

7 PUBLIC COMMENT

There was no public comment.

8 PUBLIC HEARINGS

a) SUBLIM 2022-191

Chris Hatcher, Current Planner, presented the staff report.

Travis Holder, Applicant, on behalf of Hampstead Investment Group LLC, owner, is requesting the approval of a Limited Subdivision on one tract totaling approximately two acres of land in the PD, Planned Development Zoning District. The subject property is located on the north side of Edens Lane, approximately 400 feet east of its intersection with US HWY 17 and may be identified by Pender County PIN 4204-97-7306-0000.

Mr. Hatcher stated that the applicant is proposing to subdivide approximately two acres in the PD, Planned Development zoning district. The applicant has requested to create the subdivision using a "Limited Subdivision Three Lot Division – NCDOT Road." A Limited Subdivision Three Lot Division – NCDOT Road is a subdivision that is located on an existing NCDOT maintained roadway and is limited to no more than three parcels (excluding the remnant parcel, if the remnant parcel meets the requirements of this Ordinance.) With the remnant parcel meeting the requirements of the Pender County UDO, there will be four lots created with this Limited Subdivision, with the smallest lot proposed to be 21,016 square feet. The Planned Development District is intended to and encourages progressive land planning and design concepts and is intended to provide an alternative to a conventional development.

Mr. Hatcher stated that the Planning Department found the proposal to be consistent with the Pender 2.0 Comprehensive Land Use Plan's Future Land Use Map. He also stated that due to the request also being consistent with the Unified Development Ordinance based on sections 6.6.2 Limited Subdivision Three Lot Division – NCDOT Road and 4.8.1 PD: Planned Development District that the Planning Department respectfully recommends the approval of the Limited Subdivision, as requested.

Mr. Henley stated that the Planning Board sets lot sizes in the Planned Development Zoning District. The Planning Staff may approve the subdivision map with Planning Board approval.

Mr. Jordan asked the Board members if they have any questions for the staff and the Board members offered no questions.

Mr. Henley introduced surveyor, Howard Hoadley, to the Board members and asked Mr. Hoadley if he was wanting to speak to the Board, which Mr. Hoadley declined stating that he did not feel it was necessary unless the Board members had any questions that he could answer. Mr. Buchanan asked Mr. Howard if this project will be on public sewer and Mr. Howard responded affirmatively.

Mr. Buchanan made a motion to approve, seconded by Mr. Pitts.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan	X			
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman K. (Ken) Teachey	X			
	6	0	0	1

CARRIED.

9 DISCUSSION

Sam Shore, Planner with Cape Fear Council of Governments made a presentation before the Planning Board pertaining to growth and development of Pender County. He also responded to questions presented by the Board members.

Mr. Brantley presented the Board members with the agenda items of the TRC meeting scheduled for Thursday the 4th.

10 NEXT MEETING DATE

September 7, 2022 at 7:00 p.m.
Pender County Administration Building
805 S. Walker Street
Burgaw, NC 28425

Mr. Henley informed the Board members that there is tentatively one case on the agenda with a likelihood of the case not finalizing, which may affect as to whether a meeting in September

will be held.

11 ADJOURNMENT

Meeting adjourned at 8:05 p.m.