



MINUTES
Planning Board Meeting
Wednesday, January 20, 2021
Pender County Public Assembly Room
7:00 PM

MEMBERS PRESENT: Theatrice McClammy
 Jeff Beaudoin
 Damien Buchanan
 John Gruntfest
 Jeffrey Pitts
 Norman K. (Ken) Teachey

MEMBERS ABSENT: Delva Jordan

OTHERS PRESENT: Travis Henley, Planning Director
 Tera Cline, Administrative Assistant
 Other Staff and Members of the Public.

1 CALL TO ORDER

- .
a) Chairman called the meeting to order at 7:00 pm

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ELECTION OF OFFICERS

- a) Travis Henley, Director of Planning and Community Development,
 opened the floor for nominations for Chairman and Vice Chairman of the
 Pender County Planning Board.

Moved by Damien Buchanan, seconded by Jeff Beaudoin

*Damien Buchanan nominated Theo McClammy for Chairman of the
Pender County Planning Board. Jeff Beaudoin seconds the nomination.
With no other nominations, Travis Henley declares nominations closed*

and asked for all those in favor of Theo McClammy to be Chairman of the Board say Aye.

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

CARRIED.

- b) Nomination for Vice Chairman of the Pender County Planning Board.

Moved by Damien Buchanan, seconded by Jeff Beaudoin

Damien Buchanan nominated Delva Jordan to be Vice Chairman of the Pender County Planning Board. Jeff Beaudoin seconds the nomination. With no other nominations, Travis Henley declares nominations closed and asked for all those in favor to say aye.

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

CARRIED.

6 ADOPTION OF AGENDA

- a) Motion to adopt the agenda.

Moved by Jeff Beaudoin, seconded by Jeffrey Pitts

Motion to adopt the agenda moved and second.

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

CARRIED.

7 ADOPTION OF MINUTES

- a) Planning Board Minutes for November 5, 2020

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

Motion to adopt Planning Board Minutes for November 5, 2020 meeting.

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

CARRIED.

8 ADOPTION OF 2021 MEETING CALANDER

- a) Planning Board 2021 Meeting Calendar

Moved by John Gruntfest, seconded by Jeffrey Pitts

Motion to adopt 2021 meeting calendar.

	For	Against	Abstained	Absent
Theatrice McClammy	x			

Delva Jordan				x
Jeff Beaudoin	x			
Damien Buchanan	x			
John Gruntfest	x			
Jeffrey Pitts	x			
Norman K. (Ken) Teachey	x			
	6	0	0	1

CARRIED.

9 PRESENTATIONS

10 PUBLIC COMMENT

11 PUBLIC HEARINGS

a) REZONE 2020-18

Archie McGirt, applicant, on behalf of AJ McGirt Land Management, LLC, owner, is requesting the approval of a Conditional Zoning Map Amendment for one(1) tract totaling approximately ±9.39 acres to amend a previously-approved conditional rezoning for detached storage buildings, boat and RV storage, and a two-story office building to further allow for a caretaker apartment on the second story of the office building. The subject property is zoned GB-CD2, General Business conditional zoning district 2 and the request would amend the allowable uses in that district. The subject property is located along the west side of US HWY 17 approximately ± 2,500 feet to the north of the intersection of US HWY 17 and Sloop Point Loop Road (SR 1563) in the Topsail Township and may be further identified by Pender County PIN: 4204-76-9748-0000.

Sam Shore, Planner II gave a brief overview of the request. He explained the previously approved zoning and conditions and changes to new proposal.

Archie McGirt, the applicant, addressed the board and gave a brief description of the office building/apartment being built.

Moved by Norman K. (Ken) Teachey, seconded by Jeffrey Pitts

Motion moved by Ken Teachey and second by Jeffrey Pitts.

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

CARRIED.

12 DISCUSSION

- a) Travis Henley, Director, gave a brief overview of what to expect at the next planning board meeting scheduled February 2, 2021 in Hampstead. He also updated the board in regards to results from the BOCC meeting January 19, 2021 and announced new staff starting with permitting and planning. Also, mentioned was the establishment of a beaver management program that will fall under Pender County Planning. The board requested an update on the UDO as well.

13 NEXT MEETING DATE

Next Meeting:
February 2, 2021
15060 US Highway 17 Hampstead, NC 28443

14 ADJOURNMENT

- a) Chairman adjourned meeting at 7:45 PM.