



MINUTES
Planning Board Meeting
Tuesday, March 2, 2021
Pender County Public Assembly Room
7:00 PM

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

MEMBERS ABSENT:

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

1 CALL TO ORDER

a) Chairman Theo McClammy called the meeting to order at 7:11 PM

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

a) Motion to adopt the agenda

Moved by Jeff Beaudoin, seconded by Jeffrey Pitts

Motion approved

	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			
	7	0	0	0

CARRIED.

6 ADOPTION OF MINUTES

- a) Planning Board Minutes for February 02, 2021 Meeting

Moved by John Gruntfest, seconded by Jeffrey Pitts

Upon discussion after motion made Board member Damien Buchanan requested an amendment to the February 02, 2021 minutes to state under MDP-R 2020-26 agenda item 8.1 that the word use be added to the following statement. "The board requested a continuance on this matter, so that staff and the applicant could discuss the townhomes parcel density and storm water runoff system". Motion to adopt the Planning Board minutes from February 02, 2021 meeting approved with technical correction stated above.

	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			
	7	0	0	0

CARRIED.

7 PRESENTATIONS

8 PUBLIC COMMENT

9 PUBLIC HEARINGS

Board member Jeff Beaudoin announced that he would be recusing himself for public hearing MDP-R 2021-28 agenda item 9.2.

a) MDP-R 2020-26

A continuation of discussion from February 02, 2021 Planning board meeting. Signature Top Sail NC, Ltd., applicant and owner, and also on behalf of Capstone Ventures LLC. and Ruth C. Kalmar, owners, is requesting a revision to the previously approved Master Development Plan for the mixed-use development known as Wyndwater. Specifically, this request is to modify the existing residential and non-residential acreages within the development, provide certainty as to allowable uses in Phase 5, and establish Phase 11 as seventy-six (76) townhome units. The subject properties are approximately ±234.28 acres. The property is located to the east of US HWY 17, north of Doral Drive (SR 1693), west of Sloop Point Loop Road (SR 1563), and south of the Cardinal Acres Lane (private) in the Topsail Township. The properties may be further identified by Pender County PIN(s): 4204-84-9111-0000; 4214-50-8387-0000; 4213-59-0181-0000; 4214-31-5745-0000; 4204-75-9493-0000; and 4204-85-1358-0000.

Travis Henley, Director, discussed points of clarification from the February 02, 2021 meeting. These were outlined in the staff report addendum as well. Mr. Henley stated the current and proposed unit split between single family detached both conventional and zero lot line they effectively look the same but they are classified as two different uses in the Pender County Unified Development Ordinance. The currently approved split is 472 single family detached units and 57 townhomes. The proposed Master Development Plan revision would revise these numbers to 453 single family detached units and 76 townhomes. He further clarified that all 76 townhomes proposed would be allocated to Phase number 11 and any further development of townhomes within the Wyndwater Master Plan would require an additional Master Plan revision to be reviewed and approved by the Pender County Planning Board. In regards to storm water, Mr. Henley stated that at the time of the writing of the staff report addendum last week, the applicant is proposing a storm water retention standard that meets all the requirements of the Unified Development Ordinance. He stated the applicant tends to provide a presentation regarding their analysis of storm water control mechanisms in regards to directions received from the Pender County Planning Board at the February 02, 2021 meeting. Mr. Henley reminded the board that there are two new conditions that the applicant and staff have mutually agreed upon and there are no proposed changes to those conditions.

Mike Pollock, Signature Topsail, stated that after storm water concerns were brought up at the last meeting that the engineer, and the HOA of Topsail Greens and himself met to talk and walk the property to take a closer look. He went on to state they want to help Topsail Greens with current drainage issues. Mr. Pollock shared a letter from the Topsail Greens HOA board.

The board asked staff what the exceptions are in regards to consistency with the future land use map. Travis Henley responded stating that it was not necessarily an exception but when reviewing a proposal for its consistency with the future land use map what we are attempting to do is to try and capture the desired future land use for the community as a whole. In this particular instance for Wyndwater there are different portions of the subject property that are within the low density residential future land use classification as well as the coastal residential future land use classification. He clarified, that those two classifications have different desired usage depending on which one you're in. Low density residential supports duplexes and townhomes at a density of no more than 2 units per acre. However he continued stating that in the coastal residential it really only supports single family detached but has a density of 3 units per acre. Mr. Henley shows the board the future land use map and goes over the different parcels and which category they fall under. The board and Mr. Henley further discussed the future and current density of all surrounding parcels as well and the different uses. They also discussed connector roads. The board also discussed with Mr. Henley the possibility of superior design, to include trees and sidewalks and open space. Mr. Henley gave a definition of what a "significant tree" is according to the Pender County UDO. The board asked Travis how many significant trees were on the parcel and he stated that he was unsure at the time but before any construction approvals would be approved it would be documented. Mr. Henley reviewed the two additional conditions added after February 02, 2021 meeting. The board discussed the fee simple aspect of the project and DOT specifications and the pros and cons. Mr. Henley deferred to the applicant on the fee simple direction. The applicant stated that they have not made a decision either way. Gary Pate, clarified the road width and easements.

Moved by Jeff Beaudoin, seconded by John Gruntfest

Motion Approved with all conditions agreed upon.

	For	Against	Abstained	Absent
Jeff Beaudoin	x			
Theatrice McClammy	x			
Delva Jordan	x			

Damien Buchanan		x		
John Gruntfest				
Jeffrey Pitts	x			
Norman K. (Ken) Teachey	x			
	5	1	0	0

CARRIED.

b) MDP-R 2021-28

Planning board member Jeff Beaudoin recused himself from the board for this proposal.

Jeff Beaudoin, applicant and owner, is requesting approval of a Master Development Plan Revision for a mixed-use development known as Community Aquatic Lifestyle Center. Specifically, this request is to modify the master development plan to clarify allowable commercial uses and allow a total of ten (10) zero lot line detached and/or duplex attached single family dwelling units on approximately ± 7.12 acres. The properties are located west of Country Club Dr. (SR 1565), ± 0.15 miles south of Transfer Station Rd (SR 1695) in the Topsail Township. The properties may be further identified by Pender County PIN(s): 4203-35-3583-0000 and 4203-35-3108-0000.

Travis Henley, Director, gave a brief overview of the project plan and staff recommendation and history of the project. Mr. Henley touched on the connector roads on this parcel and surrounding parcels. Mr. Henley stated that if approval was given that the applicant would be capped at no more than 10 units regardless of type of units. He referred the board to listed uses and collector roads in the packet. Mr. Henley reviewed all aspects of the staff report and attachments.

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

Motion Approved

	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	1	0

CARRIED.

c) ZTA 2021-12

Pender County, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. Specifically, the request is to amend Section 5.3.12.F “Industrial Parks” to revise standards related to off-street loading and unloading facilities within approved industrial parks. A detailed description of the proposed changes is available in the Pender County Planning and Community Development Department Offices.

Travis Henley, Director, gave a brief overview of the request by staff. He gave a background on the request and an overview of Pender Commerce Park. Mr. Henley gave examples to further demonstrate and define the request. Discussed with the board what a cross dock is and how it applies to this request. The board asked if the request was strictly for aesthetic reasons or is safety a point included as well. Mr. Henley stated that safety would be included in any proposal.

Trey Thurman, County Attorney, reinforced research done by himself that he believed this amendment is based on aesthetics of the building and the industry future.

10 DISCUSSION

Travis Henley, clarified the next meeting date to be April 07, 2021. He gave a brief update on GIS problems at the Hampstead Annex. Also touched base on the collector street plans committee. Introduced Carlene Shaw as a new planner I and announced Sam Shore is leaving.

11 NEXT MEETING DATE

April 07, 2021 at 7:00 PM
805 South Walker Street
Burgaw, NC 28425

12 ADJOURNMENT