



MINUTES
Planning Board Meeting
Wednesday, April 7, 2021
Hampstead Annex
7:00 PM

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

MEMBERS ABSENT: Jeff Beaudoin

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 7:06 PM

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

Moved by Jeffrey Pitts, seconded by Damien Buchanan

Agenda 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	0	1

CARRIED.

6 ADOPTION OF MINUTES

- a) Planning Board Special Meeting Minutes for March 16, 2021

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	0	1

CARRIED.

7 PUBLIC COMMENT

8 PUBLIC HEARINGS

- a) REZONE 2021-22

Evolve Acquisitions LLC, applicant on behalf of Lanwillo Development Co. and Headwaters Properties LLC, owners, is requesting the approval of a Conditional Zoning Map Amendment from PD, Planned Development to CZ-4, Conditional Zoning District 4 for four (4) parcels to allow for two-hundred and ninety-four (294) multi-family residential units and three commercial outparcels, with numerous potential commercial uses to be allowable within the proposed conditional zoning district. The proposed development is located on the east side of US HWY 17 between the intersections with Hughes Road (SR 1618) to the south and Deerfield Drive (SR 1673) to the north, and approximately ±0.5 miles south of the intersection of US HWY 17 and NC HWY 210 in the Topsail

Township. The subject properties may be further identified by the following Pender County PINs: 3282-74-3515-0000; 3282-74-1001-0000; 3282-74-6231-0000; and 3282-74-8862-0000.

Travis Henley, Director, presented the request on behalf of the applicant. He gave a brief overview of the request and the history of Headwaters Town Center and the conflicts of school capacity and traffic issues. Mr. Henley went over the conditions of approval. He noted the planning staff respectfully requests denial of the proposed conditional zoning amendment.

The board asked Mr. Henley to clarify what the buy right for a land owner is in the Planned Development zoning district. Mr. Henley stated that due to all Master Development Plans having to receive approval from the planning board that buy right really does not come into play in the Planned Development district.

Michael Lee, gave a brief presentation on behalf of the applicant.

Trey Thurman, Attorney, addressed the audience and explained what a conditional rezoning consist of.

Pat Donovan-Brandenburg, 201 Creekview Dr., addressed traffic concerns and school over crowding and disturbance to the natural habitat in opposition of this project.

Curtis Shrenquest, 324 Creekview Dr., pointed out what he considered an error in the engineering plans. He also addressed school issues and traffic concerns as well.

Doug Holdstein, 313 Creekview Dr., spoke on behalf of the Deer Field home owners association.

David Libson, 629 Hughes Rd, voiced concerns over more traffic, overcrowded schools and road maintenance in regards to this development location.

Scot Ricks, 121 Deerfield Dr., expressed concerns about the collector roads and increased traffic and the safety of people.

Mark Burns, 1542 Washington Acres Dr., addressed the storm water concerns of the Washington Acres community.

Dennis Wehrle, 329 Hughes Rd., shared his concerns with run off water and flooding and contaminating Mill Creek.

George League, 56 Stemwood Ct., opposed the project with concerns of increased traffic and school overcrowding.

Shehla Korff, 116 Center Dr., expressed her concern with the traffic study being slighted with less traffic on the road due to Covid. Discussed run off water and school overcrowding as well.

Jason Clinch, 103 Date Palm Ct., discussed the overcrowding schools, traffic and well and septic contamination due to development.

Elizabeth Jordan, 406 E Creekview Dr., expressed opposition to the development.

Harry Walsh, 101 Hughes Dr., complained to the board about the traffic in Hampstead and the decreased quality of life more development is causing.

Michael Lee on behalf of the applicant addressed the board again with some clarification on some comments that were made by the audience in regards to schools, traffic and storm water.

The board asked for clarification on the existing flow of storm water runoff. Tim Clinsches, civil engineer at Paramount addressed the storm water flow and retention ponds.

Mr. Lee addressed the board again in regards to traffic impact study and initial site plan questions.

The board asked Tim Clinsches, civil engineer if the Pluris pump station will handle the capacity and could possibly be designed for upgrades. He confirmed the pump station could be expanded to service the surrounding communities if needed.

Mr. Gruntfest made a motion for denial and Mr. Teachey seconded it. Mr. Buchanan requested some clarification on the school capacity email sent from the Pender County school board.

Moved by John Gruntfest, seconded by Norman K. (Ken) Teachey

Motion to recommend denial of the conditional zoning map.

Break at 9:00

Meeting called back to order 9:07

	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) REZONE 2021-20

Riley Alber, applicant, on behalf of Piney Run Farms, LLC, owner, is requesting the approval of a Conditional Zoning Map Amendment for one (1) tract totaling approximately ±72.2 acres from RA, Rural Agricultural to CZ-2, Conditional Zoning district 2. This request is to allow for a compost facility, with requested uses including Compost Manufacturing (NAICS 325314), Other Non-Hazardous Waste Treatment and Disposal (NAICS 562219), Farm Supplies Merchant (NAICS 424910), General Combination Crop Farming (NAICS 111998), and Soil Testing Services (NAICS 541380). The proposed development is located on an easement approximately ±380 feet east of NC Hwy 210, ±0.32 miles south of the intersection of NC Hwy 210 and Sheep Ford Rd (Private) in the Topsail Township and may be further identified by Pender County PIN 3265-61-7071-0000.

Travis Henley, Director, presented a brief overview of the proposed project on behalf of the applicant and planning staff.

Riley Alber, the applicant, shared a brief presentation with the board giving an overview and history of the compost business.

Matt Collogan, horticulture agent with the Cooperative Extension group in New Hanover County. Mr. Collogan spoke in support of the compost facility.

Dave Borowski, 102 S Gristmill, spoke in support of the facility as a Pender County resident and farmer.

Anna Campbell, Cape Fear Sierra Club, spoke in support of the facility.

Moved by Jeffrey Pitts, seconded by Damien Buchanan

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	0	1

CARRIED.

9 DISCUSSION

10 NEXT MEETING DATE

April 13, 2021
Hampstead Annex
15060 US Highway 17 Hampstead, NC 28443

11 ADJOURNMENT

Chairman adjourned the meeting at 9:46 PM