



MINUTES
Planning Board Meeting
Tuesday, April 13, 2021
Hampstead Annex
7:00 PM

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

MEMBERS ABSENT: John Gruntfest

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

1 CALL TO ORDER

Chairman called meeting to order at 7:02 PM

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

a) Motion to adopt the agenda

Moved by Norman K. (Ken) Teachey, 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.

6 ADOPTION OF MINUTES

- a) Planning Board Minutes for March 2, 2021

Moved by Jeff Beaudoin, 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.

7 PUBLIC COMMENT

8 PUBLIC HEARINGS

- a) REZONE 2021-21

Tribute Investment and Development, Inc, applicant on behalf of Wilbur R. Corbett Trust, owner is requesting the approval of a Conditional Zoning Map Amendment for 14 single-family homes, 148 multiplex units, 8 upper-story residential units over 6,240 sq. ft. of commercial space and a 3,600 sq. ft. commercial building intended for a restaurant or a healthcare facility's. The subject property is approximately ±20.38 acres in size. The proposed development is located on the east side of US Hwy 17 directly across from Christian Chapel Rd (SR 1587) in the Topsail Township. The subject property is currently zoned PD, Planned

Development zoning district and may be further identified by Pender County PIN 3281-29-4277-0000.

Travis Henley, Director, presented on behalf of the applicant and planning staff. Mr. Henley noted that while the request on balance is consistent with the Pender 2.0 Comprehensive Land Use Plan, its inconsistencies lie in the infrastructure needed to support such a proposal. Based upon the initial review of the proposal by various entities through the Technical Review Committee, Pender County Schools communicated to Planning Staff that the school system does not currently have the capacity to serve the proposed development, nor are there any plans currently adopted to increase capacity in the system at this time. Therefore Planning Staff is recommending denial.

Amy Schaefer, Lee Kaess, spoke on behalf of the applicant. She noted that an additional condition was added that all residents be 55 and older for 10 years. She also noted a variation in apartment unit due to the age restrictions. Ms. Schaefer shared a brief overview of the plan to include potential conditions for approval and details on infrastructure.

Doug Holdstein, 313 Creekview Dr., spoke to the board on behalf of the Deerfield Home Owners Association in protest of the development.

Micki Tanbouz, 531 Northline Dr., addressed the board in regards to the school overcrowding that more development will cause.

Elizabeth Jordan, 406 E Creekview Dr., spoke to the board in opposition of the project in regards to the negative impact on the schools, traffic and drainage issues.

Rose Boone, 710 Azalea Dr., addressed the board against the development, discussing traffic and overcrowding.

Darrin Madore, 220 Mare Pond Place, stated he is opposed to the project due to increased traffic, and overcrowding and decrease in value of his home.

Julie Ayala, 806 S Green Tee Rd., owner of the Montessori school located near the proposed development site. She addressed the board on plans to expand the school facilities and that this development will impede on any expansion.

Travis Henley, Director, readdressed the board in regards to the 5th condition in the proposal. He explained that since the condition was just

added a few days before the meeting that staff had not yet had the opportunity to evaluate the condition and have not heard back from the school board in regards to the new condition.

Trey Thurman, Attorney, stated that there are currently no contracts in place to purchase land for schools in Pender County and there would be no way for the county to enforce the age condition for the development.

The board and Mr. Henley discussed the impact of having more age restricted developments in Pender County.

Amy Schaefer, Lee Kaess, stated that the infrastructure of the plan has not changed and would like to proceed with a vote at this meeting. Ms. Schaefer explained how the homes plans will be laid out and stated the single family plans have not been confirmed.

Debbie Harden, Mare Pond Place, came in late and was unable to sign in to speak. Chairman granted her the opportunity to speak. She addressed the board in regards to school overcrowding and the traffic more development will bring.

Andrew Smith, 66 Resting Bluff, spoke in favor of the rezoning project.

Amy Schaefer, clarified that the plan is townhomes and the age condition would be laid out in the conveyances and deed restrictions.

The chairman expressed concern with moving forward with a vote at this time to allow staff more time to follow up on the conditions.

The board and Mr. Henley and the county attorney discussed the best way to continue the discussion and have the opportunity to hear from the Pender County School Board.

The board discussed continuing the proposal until a date uncertain or certain to give the school board time to follow up and for staff to review changes in conditions of approval.

Moved by Damien Buchanan, seconded by Delva Jordan

Motion to continue the case to a date uncertain.

	For	Against	Abstained	Absent
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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) ZTA 2021-13

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 sections throughout the ordinance to conform to updated North Carolina General Statutes associated with the adoption of Chapter 160D. A detailed description of the proposed changes is available in the Pender County Planning and Community Development Department Offices.

Travis Henley, Director, presented on behalf of the planning staff the request for zoning text amendment. Mr. Henley gave a brief explanation on 160D and the changes in land use regulation.

The board was asked for any discussion and or a motion.

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

Motion to approve text amendment made by Damien Buchanan and seconded by Ken Teachey seconded.

	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
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CARRIED.

9 DISCUSSION

Mr. Henley advised that as of right now there are no projects scheduled for May or June. The board had a discussion on any updates to purchasing land for schools and if there is any projection studies available.

10 NEXT MEETING DATE

May 4th, 2021
805 S. Walker St
Burgaw, NC 28425
BOCC Chambers

11 ADJOURNMENT

Chairman adjourned meeting at 8:35 PM