



MINUTES
Planning Board Meeting
Tuesday, February 4, 2025
Hampstead Annex
7:00 PM

MEMBERS PRESENT: Damien Buchanan, Chairman
Ron Satterfield, Vice-Chairman
Delva Jordan
Margaret Mosca
Brett Keeler

MEMBERS ABSENT: Jeffrey Pitts
Jeff Beaudoin

OTHERS PRESENT: Daniel Adams, Planning Director
Justin Brantley, Deputy Planning Director
Adam Moran, Senior Planner – Long Range
Taylor Davis, Planner II
Tucker Cherry, Current Planner
Gail Renn, Planning Technician
Trey Thurman, County Attorney
Members of the Public

1 CALL TO ORDER

Chairman Damien Buchanan called the meeting to order at 7:00pm.

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

Motion to approve agenda made by Mr. Satterfield, seconded by Mr. Jordan.

Motion to approve

	For	Against	Abstained	Absent
Damien Buchanan	X			
Ron Satterfield	X			
Delva Jordan	X			
Margaret Mosca	X			
Jeffrey Pitts				X
Jeff Beaudoin				X
Brett Keeler	X			
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CARRIED.

6 ADOPTION OF MINUTES

Motion to approve the January 7, 2025, minutes, by Mr. Satterfield, seconded by Mr. Jordan.

Motion to approve

	For	Against	Abstained	Absent
Damien Buchanan	X			
Ron Satterfield	X			
Delva Jordan	X			
Margaret Mosca	X			
Jeffrey Pitts				X
Jeff Beaudoin				X
Brett Keeler	X			
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CARRIED.

7 PUBLIC COMMENT

None

8 PUBLIC HEARINGS

a) REZONE 2024-82

Daniel Adams, Planning Director, advised the Board of a request from the Attorney representing Hawthorne at Headwaters.

Corrie Lee, Attorney with Equitas Law Partners, addressed the Board on behalf of Hawthorne at Headwaters. They are requesting a continuance until the next Planning Board meeting. Mr. Buchanan asked if there was a reason for this request. Ms. Lee stated the attorney who has been predominantly providing services to the client was unable to attend this evening. He was attending a

rescheduled Special Use hearing with the City of Wilmington and the engineer for the project is working on finalizing the tree mitigation plan and would like to have it completed for presentation to the Board.

Mr. Buchanan asked the Board Members if discussion was needed. Daniel Adams stated the next Planning Board Meeting would be on March 4, 2025. Mr. Buchanan stated that the meeting should be in Hampstead as the Board does not want the people who came tonight to drive to Burgaw for next meeting.

Mr. Jordan made a motion to continue case REZONE 2024-82 to the next Planning Board Meeting in Hampstead on March 4, 2025. Ms. Mosca seconded.

Motion to approve

	For	Against	Abstained	Absent
Damien Buchanan	X			
Ron Satterfield	X			
Delva Jordan	X			
Margaret Mosca	X			
Jeffrey Pitts				X
Jeff Beaudoin				X
Brett Keeler	X			
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CARRIED.

b) REZONE 2024-80

Tucker Cherry, Current Planner, Presented the Staff Report

Shauna Auringer, applicant and owner, is requesting approval of a General Use Zoning Map Amendment to rezone one parcel totaling approximately 8 acres from RA, Rural Agricultural, zoning district to the RP, Residential Performance, zoning district. The subject property is located north of NC Highway 210 approximately 800 feet east of the entrance to Heide Trask High School in the Rocky Point Township and may be further identified by Pender County PIN 3235-52-4155-0000.

Mr. Buchanan asked to see the Future Land Use Map and asked how large the parcel is. Mr. Cherry stated 8 acres. Mr. Buchanan stated with 8 acres the maximum density allowed would be 8 units. Mr. Cherry stated yes. Mr. Buchanan asked if they were to have a sewer system added to this parcel what would be the density increased to. Daniel Adams stated that in the RP zoning district the minimum lot size may be reduced to 12,000 square feet with the presence of water and sewer. The logic behind this is that there would be no need to set aside areas for septic and wells. If the storm water system is designed as low impact development, you may reduce the lot size to 9,000 square feet. At 9,000 square feet the parcel would be just shy of 5 units per acre. The County calculates density based on net area after removing the right of ways, open space and storm water

systems on smaller to scale development versus the traditional gross area subdivisions.

Mr. Keeler asked in RA zone is it 1 unit per 2 acres. Mr. Cherry stated it is 1 unit per acre in RA zone.

Mr. Buchanan asked if Mr. Cherry had a use table for a comparison of RA zone uses and RP zone uses. Mr. Cherry stated he did not, but RP zone is not a general business zoning district. There are 18 uses by right in the RP zoning district, a few examples are: Home Occupation, Public Administration, Public Parks. Commercial uses are not allowed without a Special Use Permit. With a Special Use permit a few examples would be, Personal Care Services, Food & Beverage Store, and Bed & Breakfast Inns.

Mr. Buchanan asked for any questions from the Board. He entertained a motion. Mr. Jordan made a motion to approve. Ms. Mosca seconded.

Motion to approve

	For	Against	Abstained	Absent
Damien Buchanan	X			
Ron Satterfield	X			
Delva Jordan	X			
Margaret Mosca	X			
Jeffrey Pitts				X
Jeff Beaudoin				X
Brett Keeler	X			
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CARRIED

Mr. Buchanan advised the audience that this case would be presented to the Board of Commissioners on March 10, 2025.

C) REZONE 2024-81

Taylor Davis, Planner II, Presented the Staff Report

Shon Wicker, applicant, on behalf of Lynlee Properties, LLC owner, is requesting the approval of a General Use Zoning Map Amendment to rezone a 1.37-acre tract from the RA, Rural Agricultural, zoning district to the GB, General Business, zoning district. The subject property is located across from the intersection of US Highway 17 and Perkins Drive in the Topsail Township and may be further identified by Pender County PIN 4226-64-9978-0000.

Mr. Buchanan asked if the applicant was in attendance. They were and had nothing more to add. Mr. Buchanan asked if this rezoning would be consistent with Surf City Overlay Land Use map. Ms. Davis stated she did not have that information. Mr. Keeler shared a concern with the rezoning proposal as it would

be more intense near the Environmental Conservation zoned property in the rear of the property. Ms. Mosca asked if Ms. Davis had RA allowed uses. Mr. Adams stated by right uses would be single family, Duplexes, and Solid Waste Public Collection. Other businesses will require Special Use Permits. Ms. Mosca asked if this will be compatible with other previous rezoning in this area. Mr. Buchanan stated the General Business zoning has very broad uses. Mr. Buchanan commented in support as it is on a major thoroughfare through Hampstead with limited space because of Holly Shelter and the proposed district tends to support residential areas.

Mr. Buchanan asked if there any other comments and entertained a motion. Ms. Mosca made a motion to approve, Mr. Satterfield seconded.

Motion to approve

	For	Against	Abstained	Absent
Damien Buchanan	X			
Ron Satterfield	X			
Delva Jordan	X			
Margaret Mosca	X			
Jeffrey Pitts				X
Jeff Beaudoin				X
Brett Keeler	X			
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CARRIED

Mr. Buchanan advised the audience that this case would be presented to the Board of Commissioners on March 10, 2025.

d) ZTA 2025-29

Adam Moran, Senior Planner, Long Range, Presented Staff Report

Pender County Planning & Community Development, applicant, is requesting approval of a Text Amendment to the Pender County Streets Plan of 2021. Specifically, the request is to amend the plan to remove Collector Street 15 from the adopted plan. This proposed road was planned to connect the end of Harrison Creek Road to US Highway 17 at Washington Acres Road in the Topsail Township.

Mr. Satterfield asked if we remove the collector street 15, how will this impact the surrounding areas and collector streets 6 & 7. It looks like collector street 15 is a backbone to other collector streets. Mr. Buchanan asked when the first collector street plan was adopted. He was thinking it was adopted in 2012 and then revised 2021. Mr. Buchanan asked Mr. Moran if he knew when the County purchased the property. Mr. Moran did not have that information. Mr. Jordan asked if there is any scientific data regarding the potential pollutants. Attorney Thurman stated there is a 100' radius around public wells per State mandates. Mr. Adams stated this plan could be amended in the future. The Board requested more information and data

regarding the wells and Planning Department plans for future amendments to this plan.

Mr. Buchanan entertained a motion to table this to a date uncertain to give staff more time to collect specific data and information being requested by the Board. Mr. Satterfield made the motion to table to an uncertain date, Mr. Keeler seconded.

Motion to Table

	For	Against	Abstained	Absent
Damien Buchanan	X			
Ron Satterfield	X			
Delva Jordan	X			
Margaret Mosca	X			
Jeffrey Pitts				X
Jeff Beaudoin				X
Brett Keeler	X			
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CARRIED.

9 DISCUSSION

Daniel Adams gave an update on the Imagine Pender 2050 Comprehensive Land Use Plan. Mr. Adams spoke about NC Bill 382 that was approved on December 11, 2024. The Board discussed the changes and how it will affect the Pender County Planning Department.

10 NEXT MEETING DATE

Mr. Jordan made a motion for next meeting date in Hampstead Annex, seconded by Mr. Satterfield

March 4, 2025, at 7:00 pm
Pender County Hampstead Annex

Motion to Accept

	For	Against	Abstained	Absent
Damien Buchanan	X			
Ron Satterfield	X			
Delva Jordan	X			
Margaret Mosca	X			
Jeffrey Pitts				X
Jeff Beaudoin				X
Brett Keeler	X			
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CARRIED

11 ADJOURNMENT

A motion was made to adjourn by Mr. Satterfield, seconded by Ms. Mosca.

Motion to Adjourn

	For	Against	Abstained	Absent
Damien Buchanan	X			
Ron Satterfield	X			
Delva Jordan	X			
Margaret Mosca	X			
Jeffrey Pitts				X
Jeff Beaudoin				X
Brett Keeler	X			
	5			2

CARRIED

Meeting adjourned at 8:20 pm