



**DRAFT MINUTES
Planning Board Meeting
Tuesday, March 4, 2025
Hampstead Annex
7:00 PM**

MEMBERS PRESENT: Damien Buchanan, Chairman
Ron Satterfield, Vice Chairman
Delva Jordan
Jeffrey Pitts
Brett Keeler

MEMBERS ABSENT: Margaret Mosca
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
Members of the Public

1 CALL TO ORDER

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

2 ROLL CALL

3 THE INVOCATION

4 THE PLEDGE OF ALLEGIANCE

5 THE ADOPTION OF AGENDA

Mr. Satterfield asked if there were any signups for the agenda item, 9.2, REZONE 2025-83. Mr. Adams stated there were no signups. Mr. Satterfield made a motion to move agenda item 9.2 to be heard first. The motion was seconded by Mr. Jordan.

Motion to approve agenda with changes

	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			

CARRIED

6 THE ADOPTION OF MINUTES

Mr. Keeler made a motion to accept the February 4, 2025, meeting minutes and seconded by Mr. Satterfield.

Motion to approve minutes

	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			

CARRIED

7 THE PRESENTATION

Presentation from Dr. Jefferey Dorfman, Economics of Land Use Decisions

He spoke about economic benefits of greenspace, development by building type, balancing of business buildings and residential buildings. Dr. Dorfman asked about impact fees and if Pender County uses them. Mr. Buchanan answered we do not. Mr. Keeler asked if the data presented was from Georgia or certain states. Dr. Dorfman stated the data was taken nationally.

8 PUBLIC COMMENT - NONE

9 PUBLIC HEARINGS

9.2

CASE REZONE 2025-83

Daniel Adams, Planning Director, Presented the Staff Report

Request to rezone approximately 30.93 acres from the Rural Agricultural zoning district to a conditional zoning district to allow for new hangars to be installed at the existing Stag Air Park facility.

Mr. Adams addressed the Board and gave background information on Stag Air Park and explained why they are requesting a conditional zoning district. Previously, Stag Park was approved under a special use permit and with changes to the UDO, airports are no longer permitted via special use permit in the RA zoning district. Mr. Adams read from the Comprehensive Land Use Plan stating that this expansion is consistent with the Comprehensive Land Use Plan. Staff recommends approval including the 5 conditions of approval.

Mr. Jordan asked how many hangars they are proposing. Mr. McGee stated 30. Mr. McGee, representative for Stag Air Park, addressed the Board. The air park is also used for public use and educational purposes providing information on aviation. Regarding the hangars, they are using the nesting format type hangars which will allow them to have more hangars. Mr. Jordan made a statement that he lives about a half mile from this facility. He added that it is a great resource to the community and he is in favor of this expansion.

Mr. Satterfield made a motion to approve the conditional zoning map amendment. Seconded by Mr. Pitts.

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			

CARRIED

Mr. Buchanan announced that this case would be presented to the Board of County Commissioners on April 22, 2025.

9.1

Case REZONE 2024-82

Daniel Adams, Planning Director, Presented the Staff Report

Request to rezone the Hawthorne Headwaters at Hampstead development to add 84 apartment units and unify adjacent developments under one zoning district.

Mr. Adams addressed the Board and gave a disclaimer regarding this development for the awareness of the public and Board members. There is ongoing development on this site as it has gone through the approval process and they have the proper approvals to complete what they are developing. What the Board decides tonight, or the Board of County Commissioners decides in the future has no impact on what they currently have approval to do. This case is a modification to the existing project.

Mr. Adams presented to the Board a layout of the site showing 49 single family homes with a conditional zoning of RM-CD4 and the multi-family portion of the property that was approved in the PD zoning district under the Master Development Plan approved by this Board. If this request is approved, it would unify the site under one conditional zoning district. Mr. Adams stated this expansion does not include the commercial outparcels on US Highway 17. Mr. Adams showed photos of the multi family structures, single family homes and the site where they are proposing the 84 units to be built. On the current approved site plan for this project, the area of proposed expansion is shown as passive open space and is approved to include 172 mitigation trees. Mr. Adams showed slides regarding density and traffic data. Mr. Satterfield asked if the trips on the traffic data included the commercial parcels. Mr. Adams answered yes it includes the full build out. Mr. Adams showed a slide with road capacity data between Deerfield Drive and Headwaters Drive with the volume for that part of the street being over the capacity. Pender County Schools is a part of the Technical Review Committee and the comments they made were that the schools that would serve this site, Annandale Elementary, Topsail Middle and Topsail High are currently over capacity. Mr. Adams showed the Comprehensive Land Use Plan, Regional Mixed use and Coastal Residential descriptions.

Staff Recommendation: - Denial

1) The infrastructure required to support the increased residential density is not available

2) The proposal conflicts with an objective and two policies in the Comprehensive Plan

a) Objective 4.6: Adequate School Capacity

- b) Policy 5.1.C: Coordination with infrastructure/services
- c) Policy 5.1.D: Focused Growth and Development

If the Board were to recommend approval, Staff is requesting that these conditions be added to the 19 conditions of approval that were added to the two previously approved projects.

- 1) Development on the site shall comply with all requirements of the Pender County Unified Development Ordinance.
- 2) Development on the site shall meet all other local, state, and federal regulations.
- 3) A five-foot sidewalk shall be installed that runs from Path View Way to Deerfield Drive along the east side of Marisol Pathway.
- 4) The developer shall coordinate with the North Carolina Department of Transportation (NCDOT) on the installation of a cross walk at the intersection of US Highway 17 and Boardwalk way and shall pay for the cross walk if its installation is approved by NCDOT.

Sam Potter, Attorney for the applicant, Addressed the Board. The applicant is proposing a condition to be added regarding 1/3 of the total multifamily units only being leased to residents aged 55 and older. With this added condition it should drop the school's impact totals. Mr. Potter stated that the storm water runoff and flooding issues have been worked out by the owner and DOT. Mr. Potter stated the breakdown of the multifamily density in the staff report is not correct, the total for the multifamily the density allowed is 311 and they will be 49 units less than what is allowed and that in the staff report denial the 3 objectives point to the infrastructures not being available and specifically the schools. Mr. Potter stated he was unable to find the data quoted by Mr. Adams regarding multifamily per unit per child. Their client has a similar sized complex just north of Hampstead called Hawthorne at the Bend. Mr. Potter provided actual numbers from that development, that 5 to 8% of the units have school aged children versus the 30% that Pender County Schools estimates, and this is without to a set number of aged 55 and over. Mr. Potter estimates the expansion of the 84 units at Headwaters would be 4.2% to 6.7 % with children in them and results in a significant difference in the Pender County School numbers. Mr. Potter read an article from Port City Daily regarding the Pender County Superintendent stating the capacity is not the problem with the school district. They do not have enough bus drivers to shuttle the children and that is why the children are picked up and dropped off late. Mr. Potter advised the Board on tax information of around \$56,000 more to the county by adding the 84 units versus keeping this area open space and receiving no tax dollars at all.

Mr. Jordan asked how many of the proposed 84 units are 1-, 2-, or 3-bedroom apartments and how many 1-, 2-, or 3-bedroom apartments are in the Hawthorne at the Bend. 1-bedroom apartments typically do not house school aged children, and

the 2- and 3-bedroom apartments are more likely to house school aged children. Mr. Potter stated he would need to speak with the applicant.

Mr. Keeler asked if there would be a reduction in open space. Mr. Potter stated that Mr. Cirello, the Landscape Architect, would answer the questions regarding open space and regarding the 172 trees. He stated they are proposed to be placed throughout the development, and added they are not removing any other trees.

Mr. Potter received information from his client that the breakdown of the units is 50% 1-bedroom units, 40% 2-bedroom units and 10% 3-bedroom units. Mr. Buchanan asked if the applicant is willing to agree on an added condition regarding this. Mr. Potter state the applicant said he would.

Mr. Buchanan asked if Mr. Potter would go back to the stabilization part of the condition and explain it in more detail. Mr. Potter stated the industry standard stabilization of a project is 90%. It takes time to lease, and it is not until the units are being occupied, when the time period begins to run and the 3-year time period starting from stabilization was proposed for this condition and they did not receive any counter proposal from Staff or anyone else in the Planning Division. Mr. Keeler questioned the narrative given that it states 85% stabilization. Mr. Potter stated that was an error and will be corrected. Mr. Keeler asked where is the onus on Hawthorne to be accountable for this 3-year time period, is the onus on the County or other taxpayers to ensure they are compliant. Mr. Potter stated the development would supply a quarterly affidavit to Pender County that they are complying. Mr. Keeler asked if the aged 55 and above were going to be limited to only the 1-bedroom units or to other types of units and does only the tenant need to be 55 or older or does everyone residing in the unit need to be 55 or older. Mr. Potter stated the tenant needs to be 55 and over to lease. Mr. Satterfield asked why 3 years. Mr. Potter said 3 years is a proposal and they had not received any counter proposals or anything else from the Planning Division Staff. Mr. Potter stated that they meet the Comprehensive Land Use Plan and the only thing that is concerning is the schools. Mr. Keeler replied and traffic. Mr. Potter explained that current TIA numbers given by Mr. Adams were for the whole development once completed. Mr. Adams stated that was correct and after meeting Mr. Cirello he was trying to reconfigure the number for the new proposed units. Mr. Satterfield stated that the numbers would come out to 4 to 5 trips per unit, which to him seems low as it is usually 7 to 8 trips per unit. Mr. Satterfield asked at what point does the traffic light be installed and Mr. Potter stated when the commercial is built out.

PUBLIC COMMENTS

Ron Whitacker, 411 Hughes Road, addressed the Board. He provided pictures of the ditch area called a retention pond on the parcel that has flooded and the stormwater runoff containing dirt has built up under his pier. Please deny.

Doug Holdstein, 313 Creekview Drive, on behalf of Deerfield HOA, addressed the Board. Deerfield HOA is asking for this request to be denied. Stormwater runoff, flooding of properties on Deerfield Drive and Deerfield Drive itself. The Deerfield HOA have spoken with the engineer for the project, and he stated that the sites

stormwater drainage plan is complete and nothing more can be done. Traffic is going to be worse not better and the school system over capacity now and with school bus issues.

Brian Lynch, 442 E Creekview Drive, addressed the Board. He has lived in the Deerfield Subdivision for 28 years. He has attended 2 meetings regarding the additional units and every time the Hawthorne Team has the same story. Drainage releasing on neighboring properties and the Hawthorne Team says the flood plan was approved by the army corp. of engineers which changed the landscape and is now causing flooding in the Deerfield subdivision.

Milt Packard, 518 Hughes Road, addressed the Board. This request is not a good idea. Washington Acres residents are concerned with uncontrollable stormwater runoff and flooding. The space where the proposed buildings will be built will not absorb water. Highway 17 is already at capacity as is the schools with less teachers, bus drivers and overcrowded classrooms. Please deny this request.

John Redlich, 501 Hughes Road, addressed the Board. He asked the Board to deny this request as Highway 17 is a problem. He has seen the decline of water quality and the drainage ponds that do not hold the water effectively.

James Long, 121 Leeward Lane, school bus driver, addressed the Board. The schools are overcrowded now and the infrastructure will not accommodate these new units.

Bob Jerabek, 118 Deerfield Drive, addressed the Board. He asked for the Board to deny the request as the Hawthorne team has built 50 homes instead of the 49 that were approved. The 50th home was built where the dog park was to be. They have filled in the wetlands, there is no drainage, and the patios added onto the homes are too large.

Curtis Shrecengust, 324 Creekview Drive, addressed the Board. The Hawthorne Team is disrespectful to neighboring homeowners, they disregard their neighbors and trespass on their properties. He added that there are construction defects and design errors.

Hans Benford, 308 Headwaters, addressed the Board. He has many questions regarding the design and upkeep of the site, stormwater plan, tree mitigation and open space area.

Randy Kelly, 206 Broadview Lane, addressed the Board. He has been through 11 hurricanes/storms at his location and the water has never been as bad as it is now from storms as the mitigation pond at the Hawthorne development does not work. Traffic is worse for their development due to people coming through Washington Acres to use the stop light to turn left. He asked that we go slow with development and be reasonable.

Deborah Clark, 413 E Creekview Drive, addressed the Board. Having been a teacher for 25 years and trying to get to school on time like other teachers is hard to do because of traffic. Crowded classrooms and fighting the traffic to drop off the children is a concern. Be happy with what you have and quit being greedy.

Shehla Korff, 116 Center Drive, addressed the Board. The children are getting home after 5 pm due to traffic and school bus issues. Hawthorne has not been good neighbors.

Mr. Adams stated that was all for public comment.

Mr. Satterfield had a question regarding schools and new developments already approved and asked how it all fits together. Mr. Adams stated he does not have data with him this evening, but in terms of coordination it's beneficial for the school system to be involved with Technical Review Committee and to be aware of the upcoming projects. You have brought up a good point, there are a lot of projects in the proverbial pipeline where homes are not on the ground, and we have had discussions with the school system, and they have a person that forecasts the future impacts.

Mr. Jordan commented on TIA numbers and the data showing the schools being over capacity. Mr. Keeler has concerns also regarding traffic and schools.

Mr. Keeler made a motion to deny and seconded by Mr. Satterfield.

Motion to Deny

	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			

CARRIED

Mr. Buchanan advised the public in attendance that this denial will be presented to the Board of County Commissioners.

10 **DISCUSSION**

Mr. Adams did want to tell the Board that tonight would be Ms. Davis's last meeting as she has accepted a new position and next Friday is her last day with the

Planning Division. Mr. Buchanan praised Mr. Adams for having a great staff. He congratulated Ms. Davis on her new adventure, thanked her for her hard work and dedication and said she would be missed. Ms. Davis thanked everyone for their well wishes and said she would miss them also.

Mr. Adams asked the Board if they would be interested in going over the Cost of Community Services report that Pender County had completed. Mr. Buchanan answered yes. Mr. Adams said he would prepare this for the May meeting.

11 NEXT MEETING DATE

Mr. Adams advised there would be two rezonings and a Master Development Plan. There was discussion on where the meeting would be held, it was decided it would be held in the Hampstead Annex Building on April 1, 2025, at 7:00 PM.

12 ADJORNMENT

Motion made by Mr. Pitts to Adjourn, seconded by Mr. Jordan.

	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			

CARRIED

Meeting adjourned at 9:02 pm