MINUTES
Planning Board Meeting
Tuesday, February 6, 2024
Hampstead Annex Auditorium
7:00 PM

MEMBERS PRESENT:	Delva Jordan, Chairman Damien Buchanan, Vice-Chairman Jeffrey Pitts John Gruntfest Norman "Ken" Teachey Margaret Mosca
MEMBERS ABSENT:	Jeff Beaudoin
OTHERS PRESENT:	Daniel Adams, Planning Director Justin Brantley, Deputy Planning Director Taylor Davis, Current Planner Adam Moran, Long Range Planner Donna Sayre, Planning Technician Trey Thurman, County Attorney Members of the Public

1 CALL TO ORDER

Chairman Delva Jordan called the meeting to order at 7:04 pm.

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

Motion to approve agenda made by Jeffrey Pitts, seconded by Ken Teachey.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan	X			
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman (Ken) Teachey	X			
	6	0	0	1

CARRIED.

6 ADOPTION OF MINUTES

Motion to approve the January 3, 2024, minutes made by Margaret Mosca, seconded by John Gruntfest.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan	X			
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman (Ken) Teachey	X			
	6	0	0	1

CARRIED.

7 APPROVALS AND RESOLUTIONS

7.1 Revision to the 2024 Planning Board Meeting Calendar

Daniel Adams, Planning Director, stated the calendar that was presented to the Board included a meeting on Tuesday, April 2, 2024, and due to the County being closed on Monday, April 1, 2024, to observe the holiday, the Board of County Commissioners chose to push their normal Monday meeting to Tuesday, April 2, 2024. He stated that he prepared a revised calendar with the Planning Board having a meeting date of Wednesday, April 3, 2024.

Damien Buchanan made a Motion to approve the revised meeting calendar amending the April 2, 2024, meeting to April 3, 2024, which was seconded by Jeffrey Pitts.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan	X			
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman (Ken) Teachey	X			
	6	0	0	1

CARRIED.

8 PUBLIC COMMENT

No public comment.

9 PUBLIC HEARING

a) REZONE 2024-63 & REZONE 2023-59

Taylor Davis, Current Planner, presented the staff report.

Rhetson Companies Inc., applicant, on behalf of Livvie R. Lewis, owner is requesting the approval of a Conditional Zoning Map Amendment to rezone approximately 2.37 acres of a 5.65 acre tract from the RA, Rual Agriculture zoning district to the CZ-5, Conditional Zoning District 5. Specifically, the request is for a 12,480 square foot general retail store classified under NAICS code 453, Miscellaneous Store Retailers. A request is also being made for the property for the approval of an amendment to the Future Land Use Map within the Pender 2.0 Comprehensive Land Use Plan from the Medium Density Residential Future Land Use category to the Neighborhood Mixed Use Future Land Use category. The subject property is located across from the intersection of Clarks Landing Loop Road where NC HWY 133 merges with NC HWY 210. The property fronts Little Kelly Road and NC HWY 210 in the Long Creek Township and may be further identified by Pender County PIN 3214-28-8318-0000.

Riana Smith, Attorney for Applicant, stated that the rezoning request does meet the requirements of the Unified Development Ordinance for the Neighborhood Mixed Use category.

Ms. Smith stated that the Applicant will go through the necessary approval processes pertaining to all local, state, and federal agencies.

Ms. Smith stated that they will comply with all the conditions set by the Planning Board.

Ms. Smith stated that this request will not change the character of the neighborhood as there are several commercial properties currently located in the near vicinity.

Mr. Jordan asked if the members have any questions for Ms. Smith. Mr. Gruntfest asked what factors made the Applicant choose this area. Ms. Smith stated that the area is already commercial in nature and that there are two major roads intersecting, which will help with commercial traffic. She stated that initial soil testing indicates petroleum which the landowner did verify there was a gas station in this location in the past. Ms. Smith stated that if remediation is necessary, commercial uses will have less conditions to be met than if a person chose to develop the land for residential use.

Brian Morrison, 46 Russel Court, stated that there is currently not a gas station across the street. He stated that the traffic numbers are not accurate due to the number being for 2020 during the pandemic when there was very little traffic. Mr. Morrison stated that he attended the meeting on the 20th, and most of the people attending opposed a dollar store at this location. He stated that a dollar store would increase the amount of traffic greatly and there are already frequent accidents at this intersection. Mr. Morrison stated the area residents have dollar stores in Burgaw, Rocky Point, Castle Hayne, and at Johnson Corner to utilize.

Nick Blair, 17785 NC HWY 210, stated that traffic is a major concern and he bought property in the County to be away from commercial businesses and does not want a business at this location. He stated that he does not agree with the statement that this rezoning and potential store will not change the area. Mr. Blair stated that there is no reason for a store in this location due to a convenience store already located at the intersection.

Kate LaSala, 91 Grand Oaks Blvd., stated that she previously emailed the Planners multiple articles from different agencies. She stated she is requesting a denial of this request as it is not in the best interest of the public due to safety issues. She stated many issues were brought up at the Riley's Creek meeting but feels the developers are not being honest with the Board members by not presenting all the input to the Board. Ms. LaSala stated that there are three other dollar stores within a ten-minute ride and does not feel one is needed in this location.

Amie Beegle, 743 Clarks Landing Road, stated that she has done her research and wants to see both sides. She stated she understands Pender County wants to grow and expand but does not feel this location is the right area for a commercial development. Ms. Beegle stated that crime is a concern, and the Pender County Sheriff's Department is already overwhelmed and understaffed.

Sonya Herring, 440 Clarks Landing Loop Road, stated that she is opposed to the rezoning and the dollar store due to the extra traffic and crime a dollar store will bring to the area. She stated the ingress and egress plan that has been presented is an accident waiting to happen. Ms. Herring stated that there are three other dollar stores in the nearby area and does not want to have one built outside her back door.

Janet Higgins, 4912 Trellis Court, stated that she is the owner's youngest daughter and grew up on this piece of property. She stated that her parents did everything necessary to start a strawberry farm in this location. Ms. Higgins stated that it was her parents wish that the farmland would become something useful for the neighborhood. She stated her mother was a wonderful neighbor who cared deeply for all living in the neighborhood. Ms. Higgins stated that a store is needed in this location and is not going to hurt anyone or anything.

Mr. Jordan asked if the Board had any questions for the Planning staff. Mr. Gruntfest asked what the speed limit was in that area. Mr. Adams stated that the speed limit on Hwy 210 is 55 miles per hour.

Mr. Buchanan stated that there are no roads maintained by Pender County. The roads are either maintained by NCDOT or are privately maintained. He stated that the County relies on DOT for funding and their studies concerning possible infrastructures that would be needed. Mr. Buchanan stated that Pender County has little control over roads.

Mr. Buchanan asked if the Board could require conditions pertaining to the roads. Mr. Adams stated that the Board could impose a condition concerning egress and ingress but would not be able to impose a condition pertaining to a turn lane or stop light. Mr. Thurman stated that the Planning Board does not have the authority to impose conditions on the behalf of NCDOT.

Mr. Teachey stated that if the access is located on Little Kelly Road, then there would be traffic backed up in that situation also.

Mr. Gruntfest asked if NCDOT has seen the proposal to which Mr. Adams affirmed that it was seen by a representative of DOT at the Technical Review Committee meeting that the County held. Mr. Adams asked Ms. Davis if DOT had any specific comments concerning the project to which Ms. Davis responded negatively.

Ms. Smith stated that they had already submitted the plans to DOT for preliminary approval and no modifications were required. She stated that access to the highway is dictated by DOT, and they have no say in the decision. Ms. Smith stated that she understands the concern about the traffic numbers being older but with the percentages only being twenty-four and twelve, there is still plenty of room for a traffic increase.

Mr. Buchanan asked about the access point on Little Kelly Road. Ms. Smith stated that DOT will dictate where access to the property will be located. Mr. Adams stated that DOT is the entity that issues driveway permits.

Mr. Thurman asked Ms. Smith if they submitted a preliminary plan to DOT with additional access points. Ryan Gallagher, Engineer, stated that the preliminary site plan was submitted to DOT and the only requirements were the access is to be located one-hundred feet off the radius of HWY 210 and for a thirty-foot access into the site for easier access for larger trucks.

Mr. Teachey asked Mr. Gallagher if they ever asked DOT if Little Kelly Road could be used as the access point. Mr. Gallagher stated that they did present a plan with Little Kelly Road being the access point, though DOT preferred the HWY 210 access location.

Greg Stewart, Applicant, stated that they are not opposed to working with DOT on a second entrance if that is something the Board feels strongly about. He stated he is uneasy about a condition being placed but is willing to work with the Planning staff and Planning Board on different conceptual plans. Mr. Stewart stated that they did present different access options to DOT and due to the large amount of roadwork that would need to be done to have the access point on Little Kelly Road, DOT recommended the access be located on HWY 210.

Mr. Buchanan stated that the Board needs to address issues and concerns of the citizens and try to find potential options.

Mr. Pitts asked Mr. Stewart if he would be open to conditions being imposed concerning the construction of the building. Mr. Stewart stated that they are willing to work with the Planning staff to meet any requirements stated in the UDO and to make sure the building blends in with the community.

Mr. Buchanan asked why the Applicant is requesting a sign large enough to require a Variance. Mr. Stewart stated that the sign on Little Kelly Road meets the UDO standards but the sign on HWY 210 would not and would need a Variance.

Mr. Thurman stated that the Planning Board does not grant Variances. The Applicant would need to apply to the Board of Adjustment for a Variance. He also stated that the Planning Board can recommend conditions to the Board of Commissioners and if the Applicant does not agree to the conditions, the rezoning would not be granted.

Mr. Gruntfest asked Mr. Thurman if a condition could be placed pertaining to the hours of operation. Mr. Thurman responded affirmatively.

Mr. Thurman stated that the requirements of the UDO are just a starting point. If conditions are recommended by the Planning Board and the Commissioners agree with those conditions, the Applicant would either need to agree to comply with the conditions or the rezoning would not be granted.

Mr. Pitts stated he has a concern with the twenty-five-foot pylon sign. Mr. Buchanan stated he is not in favor of a pylon sign in this location.

Mr. Buchanan asked what business is wanting to be located at this site. Mr. Stewart stated that they work with over fifteen clients and his company signs an NDA with each client which means he legally is not able to disclose that information.

Mr. Jordan asked Mr. Adams when it pertains to locating businesses at major intersections, what dictates a major intersection. Mr. Adams stated that there is not a definitive answer and that a major highway could intersect with another major highway, or a major highway could intersect with a high traffic road.

Mr. Gruntfest stated that he feels that the matter needs to be tabled for future consideration, to which Mr. Buchanan stated that he is not opposed to tabling the matter.

Mr. Buchanan stated that he agrees with the Planning staff that the area is growing, and the Future Land Use Map should be amended due to the growth. He stated that when moving forward, the best way to protect the community needs to be considered.

Mr. Buchanan asked Mr. Thurman what ability the Board has to state what type of business can be located in a particular area. Mr. Thurman stated that the Board would have limitations as to what type of business could be in a particular area.

Mr. Buchanan asked if the members want to discuss tabling the matter or does the Board want to move forward. Ms. Mosca stated she agrees with tabling the matter.

Ms. Smith stated that they do not know who the client is at this point, but all the clients they work with are willing to be good stewards to the community, including selling needed household items and food products. She stated that they are willing to work with the Planning staff on additional conditions but that there are already plenty of conditions in place that they must comply with.

Ms. Mosca stated that since they are requesting a Conditional Rezoning, the Board can add additional conditions above and beyond the requirements of the UDO.

Mr. Gruntfest stated that the Board does not meet in private, and that tonight is the first time the Board has openly discussed this matter. He stated that to be fair to both the Applicant and the public, if the Board feels strongly about tabling the matter, it would be done to benefit all parties involved. Mr. Gruntfest stated that it is the Board's right to table any matter brought before them.

Mr. Buchanan made a motion to table the matter until the March 2024, meeting to allow further research for ingress and egress options with DOT, the proper way to address uses allowed at this location, and for the staff to work with the Applicant concerning signage, siding, lighting, building height and the hours of operation.

Mr. Teachey stated his concern with limiting the hours due to big corporations having all their businesses on the same time schedule and may not want to have shorter hours.

Mr. Buchanan's motion was seconded by Mr. Pitts and the vote was unanimous.

Motion to approve

	For	**Against**	**Abstained**	**Absent**
Delva Jordan	X			
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman (Ken) Teachey	X			
	6	0	0	1

CARRIED.

Mr. Brantley informed the public that since the matter was tabled to a definite date, notices will not be mailed out again.

b) REZONE 2023-61

Mr. Adams, Planning Director, presented the staff report.

TW & AG Timber, LLC., applicant and owner, is requesting approval of a Conditional Zoning Map Amendment to rezone two parcels totaling approximately 6.21 acres from the GB, General Business zoning district to the CZ-6, Conditional Zoning District 6. The proposed request would permit commercial and light industrial uses, including machinery and equipment rental and leasing, and septic tank and related services, in addition to all uses currently permitted by right in the GB zoning district. The subject parcels are located approximately 0.15 miles west of the intersection of US Highway 17 and NC Highway 210 in the Topsail Township and can further be identified by Pender County PINs 3282-87-3771-0000 and 3228-88-1093-0000.

Mr. Pitts asked for condition clarification pertaining to the Peanut Road gate and driveway. Mr. Adams stated that the gate on Peanut Road will be permanently closed, and the Applicant has stated that the entrance on HWY 210 will be the primary entrance for truck traffic.

Mr. Jordan stated he is not feeling well and needs to leave with Mr. Buchanan leading the meeting. Mr. Pitts made a motion to excuse Mr. Jordan with Mr. Gruntfest seconding the motion. The vote was unanimous.

Motion to approve

	For	**Against**	**Abstained**	**Absent**
Delva Jordan				
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman (Ken) Teachey	X			
	5	0	0	1

CARRIED

Mr. Gruntfest asked if the Board can impose stricter conditions for ingress and egress for large truck traffic than what DOT may impose. Mr. Thurman stated that due to the roads being state maintained roads, the Board can't impose regulations, only DOT has the authority to do so.

Mr. Buchanan asked if this location ever had an Industrial use on it in the past.

Mr. Adams stated that his presentation included a statement that a rental equipment company storing their equipment at this location would not be very different than the previous business storing boats.

Attorney Sam Potter who is representing the Applicant stated that there is a new tire shop being permitted on the property and United Rentals is the Applicant's client that is interested in occupying the rest of the location.

Mr. Potter stated that previously a boat repair, sales, and storage business was located on the property from 2014 until June of 2023.

Mr. Potter stated that the tire business is permitted by right but having a United Rentals business located here is what is prompting the rezoning request.

Mr. Potter stated that during the community input meeting, the concern of stormwater issues was brought up. He stated that there will be no additional impervious space added to what is already existing.

Mr. Potter stated that the first two conditions that the Planning staff set compose of complying with the Unified Development Ordinance and the law, which his client will adhere to both. He stated that the third condition pertains to the cleaning of portable toilets on site with Mr. Potter stating that there will be no emptying of sewage on site and only the outside of the portable units will be cleaned. Mr. Potter stated that they agree with all the setback requirements except for the distance on the western property line. He stated that the Planning staff is recommending fifty feet while the Applicant is requesting twenty-five feet. Mr. Potter stated that they agree with the security and screen fencing and the shield lighting though the Applicant is requesting for the hours of operation to allow trucks to enter the property to drop off the rental units after hours. Mr. Potter stated that if the gates must be removed, it is on the order of NCDOT, which is the Department who should be handling that decision. He stated that the last condition of the Planning staff is that the mobile units can only be stacked two high and not three. Mr. Potter stated that the Applicant is requesting three high with a licensed Engineer stating would kind of anchors would need to be used and what actions would need to be taken within twelve hours of a named storm.

Mr. Potter stated that Joe Smith with Atlantic Seafood would like to speak but was not able to arrive at the meeting in time to sign up. Mr. Buchanan stated that Mr. Smith would be allowed to speak at the appropriate time.

Wesley Wooten, Applicant, expressed his happiness at having a national company interested in putting a facility in the Hampstead area. He stated that United Rentals has numerous business locations and operates not only in the United States but in other countries as well.

Mr. Wooten stated that United Rentals intends on using this site for primarily the rental of mobile type portable bathroom and offices.

Mr. Wooten stated that industrial type truck traffic has surrounded this property for years. He stated that in the past, a peanut processing plant was located there, then a lumber supply company, a hunting and fishing store, and churches.

Mr. Wooten stated that Topsail Tire will be located in the building to the right of where United Rental's proposed location will be but is not included in this rezoning request due to that type of business being a by-right business.

Mr. Wooten stated that United Rentals will increase the value of the tax base and will bring good paying jobs to Pender County.

Mr. Wooten stated that the uses they are requesting will decrease traffic in relation to what is there currently and in the past. He stated that there are residential properties around this piece of property, but businesses were in this area long before residential homes were.

Mr. Potter called witness Joe Smith to the stand. Mr. Smith stated he has lived in Hampstead for seventy-one years and is in support of United Rentals locating in this area as he does not see any disadvantages. He stated that once the traffic comes off the new Bypass, it would be helpful if some of the traffic could use Peanut Road instead of Hwy. 210.

Mr. Buchanan asked if Mr. Potter had any additional witnesses to which Mr. Potter responded negatively but would be happy to answer any questions. Mr. Buchanan asked the Board members if they had any questions currently for Mr. Potter and no questions were presented.

Michael Moody, 55 Aspen Road, stated that his issues with septic and smell have already been answered by Mr. Wooten and Mr. Potter but is still concerned about traffic and noise. He stated that there is no easy way out of Peanut Road and truck traffic should be kept on Hwy. 210. Mr. Moody also stated that he would like to see a higher cover wall/fence on Peanut Road.

Ms. Mosca stated that portable restrooms and offices are more industrial uses and do not serve the community or area. She stated that the residents of Pender County would not frequent this business daily. Mr. Teachey stated that he does not own a business but has used United Rentals many times.

Mr. Teachey asked what the reasons were for limiting the hours of operation.

Mr. Adams stated that the residential areas nearby were a big factor when considering the hours of operation.

Ms. Mosca stated that she feels the average citizen will not benefit from this rezoning request.

Mr. Gruntfest stated that stacking mobile offices three high is a major safety concern.

Mr. Pitts stated that if the mobile office units are allowed to be stacked three high, then buffering would be difficult no matter what was required. Mr. Adams stated that the Planning staff does not support stacking three high. Mr. Adams also stated that the intention of the fifty-foot buffer was to keep that type of activity more in the center of the site and not on a property boundary with residential homes.

Mr. Pitts asked if a unit is rented out and goes to another county besides Pender, who receives the sales tax from that transaction. Mr. Adams and Mr. Thurman both stated that they would have to investigate further to get a correct answer. Mr. Potter stated the county where the transaction takes place will be the county that receives the sales tax revenue.

Mr. Potter stated that this property will still be General Business concerning all the possible uses except for the two that are being requested that are not permitted in the GB zoning district. He stated that this property will not be considered industrial if this request is permitted. Mr. Potter stated that this request only allows the rental of particular types of equipment.

Mr. Potter stated that if the Board can agree with their other requests, then United Rentals would agree to only stacking the mobile offices two high. He stated that the policy of United Rentals is that if a named storm occurs, the stacked mobile units will be placed singularly on the property, and nothing will be left stacked.

Mr. Gruntfest asked who would be responsible for making sure that none of the portable toilets would be cleaned and sprayed out at the location. Mr. Wooten stated that portable toilets are transported empty and are filled with liquid chemicals on site. He stated that the toilets are then pumped before leaving the site and will return to the lot empty. Mr. Wooten stated that they are governed by standards concerning any chemicals mixed with water to fill the toilets.

Mr. Gruntfest asked if an MSDS sheet had been given to the Planning staff to which Mr. Wooten responded negatively. Ms. Mosca stated that the powder is toxic until it is diluted with water. Mr. Gruntfest asked if there were any regulations of how much powder can be stored at a location. Mr. Wooten stated he is not aware of any regulations on that matter.

Mr. Buchanan asked the Board members if there were any other questions for Mr. Wooten. Mr. Pitts stated that it has been stated that the nicer portable toilet units will be stored at the site but will there also be the individual ones that are commonly seen on construction sites. Mr. Wooten stated that there will be some kept on site, but they will not be seen over the fencing.

Ms. Mosca stated that Pender County can benefit from any business that generates tax money but is concerned this is not the right business for this location.

Mr. Teachey stated that he does not feel this request will be detrimental or harmful to the community and that Pender County needs the revenue that the business will bring in.

Mr. Potter asked the Board not to table this matter but to decide whether to deny or approve, if possible. He stated he has been working with both Mr. Adams and Mr. Thurman for months on this request and he does not feel continuing it will change anything. Mr. Thurman stated that they have indeed been working together for months and does not know if anything will change if they discuss it further but that it is the decision of the Board as to whether they table the matter.

Ms. Mosca made a motion to deny the Conditional Zoning Map Amendment and to make a finding of denial due to the proposal being inconsistent with the Pender 2.0 Comprehensive Land Use Plan, said denial is reasonable and in the public interest and does not further the goals of the Pender 2.0 Comprehensive Land Use Plan.
Ms. Mosca stated that the proposed industrial uses are not consistent with the current pattern growth in the area and would create a land use conflict, the average resident will not benefit from the site being developed in this manner, the Future Land Use Map does not support the industrial uses and is concerned the cleaning and maintenance of the equipment is industrial in nature. Mr. Gruntfest seconded the motion.

Motion to deny

	For	**Against**	**Abstained**	**Absent**
Delva Jordan				X
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman (Ken) Teachey		X		
	4	1	0	2

CARRIED.

Mr. Pitts made a motion to recess the meeting with Mr. Teachey seconding the motion.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan				X
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman (Ken) Teachey	X			
	5	0	0	2

CARRIED.

c) ZTA 2024-22

Mr. Moran, Long Range Planner, presented the staff report.

Pender County Planning and Community Development, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. Specifically, the request is to amend Article 3: Review Procedures in several places to streamline and codify existing processes that adhere to North Carolina General Statutes Chapter 160D regarding requirements for the following: public hearings, public input meetings, and notification of the public through mailed, posted, and published notices related to development applications' public meeting dates.

Mr. Moran stated that there will be a new Section, 3.22, of the Unified Zoning Ordinance that will provide a chart containing information pertaining to public hearings, public input meetings, and notification of the public all in one location instead of several locations.

Mr. Buchanan asked if there was any change to how the public is notified. Mr. Moran stated that there will be no change as to how the public is notified.

Mr. Pitts made a motion to approve the Zoning Text Amendment and to make a finding that the approval is consistent with state law and the spirit, purpose, and intent of the Pender County Unified Development Ordinance. Ms. Mosca seconded the motion.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan				X
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman (Ken) Teachey	X			
	5	0	0	2

CARRIED.

10 DISCUSSION

Uses Permitted via Special Use Permit

Adam Moran, Long Range Planner, presented the report.

The Planning Board and Board of Commissioners held a joint meeting to discuss land use topics in the County. One of the discussion points from that meeting was an analysis of existing uses that are permitted via Special Use Permit in the County. Planning staff is preparing a text amendment to address this topic and is seeking feedback from the Planning Board.

Mr. Adams stated the Table of Permitted Uses defines which uses in which districts can be permitted by a Special Use Permit. He stated that a Conditional Rezoning can be pursued for any use in any zoning district whereas a Special Use Permit has specific uses in specific districts.

Mr. Buchanan asked if conditions can be placed on a Special Use Permit. Mr. Thurman stated that conditions can be placed but are limited.

The Board, Planning staff, and Mr. Thurman discussed the advantages and disadvantages of both a Special Use Permit and Conditional Rezoning.

11 NEXT MEETING DATE

March 5, 2024, at 7:00 p.m.
Burgaw, BOCC Meeting Room
Burgaw, NC 28425

12 ADJOURNMENT

Mr. Teachey made a motion to adjourn with Mr. Pitts seconding the motion. The vote was unanimous.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan				X
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca	X			
John Gruntfest	X			
Jeff Beaudoin				X
Norman (Ken) Teachey	X			
	5	0	0	2

CARRIED.