



DRAFT MINUTES
Planning Board Meeting
Tuesday, May 7, 2024
Pender County Hampstead Annex
7:00 PM

MEMBERS PRESENT:

Delva Jordan, Chairman
Jeffrey Pitts
Norman “Ken” Teachey
John Gruntfest
Jeff Beaudoin
Margaret Mosca

MEMBERS ABSENT:

Damien Buchanan, Vice-Chairman

OTHERS PRESENT:

Daniel Adams, Planning Director
Justin Brantley, Deputy Planning Director
Tucker Cherry, Current Planner
Adam Moran, Long Range Planner
Tracy Sholders, Administrative Specialist
Trey Thurman, County Attorney
Members of the Public

1 CALL TO ORDER

Chairman Delva Jordan called the meeting to order at 7:01 pm.

2 ROLL CALL

3 INVOCATION

4 PLEDGE OF ALLEGIANCE

5 ADOPTION OF AGENDA

Motion to move agenda item 8.1 from the first public hearing to the last public hearing made by Mr. Gruntfest, seconded by Mr. 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.

Motion to adopt the amended agenda made by Mr. Teachey, seconded by Mr. 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.

6 ADOPTION OF MINUTES

Mr. Gruntfest made a motion to approve the April 3, 2024, minutes, seconded by Mr. 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.

7 PUBLIC COMMENT

No public comment

8 PUBLIC HEARINGS

a) REZONE 2024-62

Tucker Cherry, Current Planner, presented the staff report.

Seth F. Stroud, applicant on behalf of Stroud Holdings, LLC, owner, is requesting approval of a Zoning Map Amendment to rezone one parcel totaling approximately 4.91 acres of land from the GB, General Business zoning district to a CZ, Conditional District zoning district. The proposed request would permit a covered 93-unit storage facility for boats and recreational vehicles. It will operate in conjunction with StroudCraft Marine, boat manufacturing, which currently operates on the property.

The subject property is located approximately ¼ mile west of the intersection of NC Highway 210 and US Highway 117, between NC Highway 210 and Carr Avenue, in the Rocky Point Township and may be further identified by Pender County PIN 3235-61-3629-0000.

Mr. Teachey asked what kind of fence would be required. Mr. Cherry stated a six-foot wooden fence would be required on the east side.

Mr. Jordan asked if the area between building C and Hwy 210 is currently graveled. Mr. Tucker responded affirmatively.

Mr. Jordan asked if a Stormwater Permit was needed. Mr. Cherry stated that there is a proposed stormwater pond.

Mr. Jordan asked what buffer would be required on the west side. Mr. Cherry stated that buffering C1 will be required.

Mr. Cherry clarified that the east side of the property that borders residential properties is where the 6-foot fence is located.

Mr. Jordan asked if there are any residential homes located on the west side. Mr. Cherry stated that there are none to his knowledge. Audience members stated that there are homes located on the western border with Mr. Jordan agreeing with the audience.

Mr. Beaudoin asked for clarification as to the difference between obtaining a Special Use Permit and a Conditional Rezoning for Boat Storage in zoning district GB, General Business. Mr. Cherry stated that the main reason for the Conditional Rezoning request in this situation is to bring the historic use into compliance.

Mr. Beaudoin asked if this Conditional Rezoning would cover anything that may take place on the property in the future or is this rezoning just for the uses being requested. Mr. Cherry stated that the rezoning would be just for the uses being requested.

Mr. Jordan asked if there is a driveway entrance on Carr Avenue. Mr. Cherry stated that there is a gated entrance off Carr Avenue for the boat manufacturing facility and another entrance on Hwy 210 for the storage facility.

Mr. Gruntfest asked if there will be stackable storage on site with Mr. Cherry responding negatively.

Mr. Teachey asked if there will be a height restriction. Mr. Cherry stated that there will be the height maximum of forty feet.

Mr. Jordan asked if buildings A, B & C are covered structures. Mr. Cherry stated that the buildings are covered with building B being more of a flex covered structure. He stated that the storage will take place in buildings A and C and both of those buildings will be covered. Mr. Jordan stated that the buildings will basically be one level carport type of buildings with Mr. Cherry responding affirmatively.

Mr. Jordan asked if the members had any additional questions for staff and no questions were presented.

Mr. Jordan asked if the applicant has a presentation. Mr. Adams and Mr. Cherry both responded that there is no applicant presentation, but the applicant is available to answer any questions the Planning Board may have.

Tony Hubbard, 318 Carr Avenue, stated that he was under the impression that the pond was going to be located closer to the road. He stated that where the pond is located now is near his house and the standing water in the pond will cause mosquitos and he will not be able to enjoy sitting out on his deck. Mr. Hubbard also stated his concern for the smell that is coming from buildings which he thinks is maybe the glue that is used. He feels there should be a way to filter the smells.

Seth Stroud, 13991 Hwy 210, stated that he bought the facility approximately three years ago, but the business has been there about thirty years. He stated that they have expanded the business a little bit but now would like to utilize the entire property. Mr. Stroud stated that with all the expansion in the area, the boat storage use will be needed. He stated that the pond location is handled by the Engineer, but he does not think the pond will always have water in it. Mr. Stroud stated that he thinks the pond will mostly be dry but is there to collect water during heavy rains and storms. He stated that the property had not been maintained as it should have been so once he bought it, the property has been cleaned up and the appearance is better overall. Mr. Stroud stated he will work with the Board and community members with any issues that may be of concern, such as the smell that Mr. Hubbard spoke of.

Mr. Jordan asked the members if there are any questions of the applicant, and no questions were presented.

Mr. Adams stated that due to this request being a Conditional Rezoning, the Board does have the option to consider conditions if there is a motion to approve.

Mr. Pitts asked if Carr Avenue is maintained by NCDOT. Mr. Cherry responded affirmatively. Mr. Pitts asked if primary egress and ingress for the manufacturing facility will be off Carr Avenue. Mr. Cherry responded affirmatively.

Mr. Teachey spoke to the Applicant about Mr. Hubbard's smell concern. Mr. Teachey stated that the applicant is already approved for the activity that is taking place on the property currently and this Conditional Rezoning will not change that. Mr. Stroud agreed with Mr. Teachey's statement.

Mr. Stroud stated that the carport type storage buildings cannot physically be stacked due to their design. He stated that each storage space is enclosed on three sides with the front side uncovered to allow entrance and exit abilities. Mr. Stroud stated that they may consider enclosing the fourth side in the future if this is a request by the paying users. He stated that due to the one side being open, it is considered outdoor storage, which requires a Conditional Rezoning and not a Special Use Permit.

Mr. Beaudoin asked Mr. Stroud if there is fencing along Hwy 210 where building C is located. Mr. Stroud responded that there is a wood fence located on this property boundary. Mr. Stroud stated for security purposes, he may install a chain-link fence inside the wooden fence in the future.

Mr. Gruntfest asked if bushes in a buffer will be planted along Hwy 210. Mr. Stroud responded affirmatively.

Mr. Teachey stated that he is familiar with how the property has looked in the past and any improvement to it will be beneficial. He stated that the site used to look not maintained and made the whole community look bad.

Mr. Jordan asked about the design of the buildings. Mr. Stroud stated that building A is a single slope design and building C is a A-Frame design with the slope being low pitch.

Mr. Jordan asked if Mr. Stroud knows the dimensions of the buildings. Mr. Stroud stated that he believes building A is 276 feet long by 52 feet wide and building C is 443 feet by 72 feet.

Ms. Mosca asked what the hours of access will be. Mr. Stroud stated that they have not determined whether the storage facility will be available twenty-four hours a day or only during regular business hours. Mr. Stroud stated he prefers business hours himself but will have to consider the feedback from the storage renters.

Ms. Mosca asked if the storage will be strictly for boats or will other items be considered such as trailer, motorcycles, or recreational vehicles. Mr. Stroud stated that the facility is designed for boats and RVs with no living within the RVs permitted.

Mr. Jordan asked if there were any additional questions for the applicant and no questions were presented.

Mr. Jordan asked Mr. Thurman if the Board has the authority to regulate the hours of operation of the storage facility. Mr. Thurman stated that the hours of operation can be a condition if the Board decides to approve the request. Mr. Pitts asked if a condition for hours of operation is for the manufacturing facility or storage facility. Mr. Jordan stated that the manufacturing facility has had established hours since in the 1980's and he is referring to the storage facility. Mr. Jordan stated that the neighbors need to be taken into consideration.

Mr. Stroud stated that they have located the main egress and ingress entrance on Hwy 210 to eliminate disturbing the surrounding neighborhoods using Carr Avenue.

Mr. Gruntfest asked if the other members would like to discuss the potential of stacking of boats in the future or put a height restriction. Mr. Thurman stated that a condition of maximum height can be imposed by the Board.

Mr. Beaudoin made a motion to approve the request with the condition of no dry stacking. He stated that the request is consistent with the Pender 2.0 Comprehensive Land Use Plan Policies 5.1.C., 5.1.F, and 5.1.K. Mr. Teachey seconded the motion.

Mr. Jordan asked if a condition could be imposed as to the maintenance of the stormwater pond. Mr. Beaudoin stated that the stormwater pond is regulated by the Division of Water Quality with the State.

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.

b) ZTA 2024-24

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

Pender County Planning & Community Development, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance (UDO). Specifically, the changes include adjustments to the Table of Permitted Uses to add “Personal Structure (non-commercial)” as a permitted use with standards in the Rural Agricultural (RA) and Residential Performance (RP) zoning districts. The use standards for this addition would be added as 5.3.12.R, Personal Structure.

Mr. Beaudoin asked if a landowner were wanting to place a shed on a piece of property without a primary structure located on the property first, would a site plan need to be submitted indicating where the shed would be located and a potential future home. Mr. Moran stated that the language will be presented to the Board further into his presentation and that should help respond to Mr. Beaudoin.

Mr. Beaudoin asked why this ZTA is only targeted to the RA and RP zoning districts and not any zone which is considered residential. Mr. Moran stated that it was determined that this request would be a good incremental approach as most residential properties in Pender County are zoned RA and RP.

Ms. Mosca stated that if a piece of property does not perk in a residential property and the landowner is allowed to put a garage on the property knowing that a primary

structure will never be located on the property, won't that allow the peppering of properties with garages only. Mr. Moran stated that is a possibility.

Mr. Gruntfest asked if a landowner has two properties side by side and one property does not perk, are there currently any restrictions in the RA and RP zoning districts that will not allow the landowner to combine the two lots into one. Mr. Moran stated there are no restrictions that he is aware of, and recombining is one of the only ways currently in place that will allow an Accessory structure to be placed on a piece of property without a primary structure.

Mr. Gruntfest stated that he does not feel the recombining process is overly complicated for a landowner who really wants to fully utilize the property that they paid for. He stated that the County has an Ordinance in place to protect landowners.

Mr. Teachey stated that many landowners do not have the money to recombine property and by requiring a recombination is putting an additional financial burden on the landowner.

Ms. Mosca asked how does the County regulate a landowner putting an Accessory structure on a lot and having parties there on a regular basis. Mr. Teachey stated the County cannot regulate where citizens party and a building does not need to be present for people to have a party.

Mr. Teachey stated that the Board is always talking about property rights but tell landowners that they cannot place a shed on a piece of property that adjoins their primary residence, and he feels that is wrong.

Mr. Jordan stated that this amendment will allow landowners to put a structure on a property regardless of where it is in RP and RA zoning districts.

Ms. Mosca asked Mr. Thurman if Bona-fide farms are exempt from zoning requirements. Mr. Thurman stated that Bona-fide farms are exempt from zoning but not from all inspections, such as electrical.

Mr. Teachey asked if a landowner has a two-acre garden and wants to set up a small fruit and vegetable stand, would that be considered commercial. Mr. Adams stated that the UDO does allow for temporary/seasonal fruit and vegetable stands.

Mr. Beaudoin asked Planning staff to rank the top three residential zoning districts pertaining to land area. Mr. Moran stated the first one would most likely be RA and then followed by RP. Mr. Beaudoin stated he would speculate PD as being the third to which Mr. Adams agrees, though he does not have any actual data in front of him to confirm.

Mr. Thurman stated that requirement number two states "must" and if the Ordinance is not making something mandatory, then the word "must" should not be in the language.

Mr. Adams stated that a frequent situation the Planning staff encounters is trying to permit Accessory structures after they have already been placed on the property. He stated that Planning staff wants to make sure the applicant is thinking of future plans for placing a home on the property also. Mr. Gruntfest stated that this could also pertain to a future landowner if the current one decides to sell or if a property owner passes away and the heirs decide to sell the property. Mr. Adams stated that the language is there to keep property owners thinking of what they may do with the property in the future.

Mr. Adams stated that the language can be changed. Mr. Thurman stating that an acknowledgment from the applicant is necessary so that someone can't come back and state they were never told.

Mr. Gruntfest stated that North Carolina is a buyer beware state and it is up to the buyer to do their due diligence before buying a piece of property. He also stated he is uncomfortable with the RP zoning district portion of this request.

Mr. Jordan asked if the members had any additional questions for the Planning staff and no questions were presented.

Olive Hollinger, 2530 Piney Woods Road, stated that she is appreciative of the Planning staff addressing this issue that many residents have raised with the Board of Commissioners. She stated that the Planning staff has done a good job in evaluating what is a difficult situation for many landowners in Pender County. Ms. Hollinger stated she has been on family property for many years and when she found out that she could not build a barn on one of the pieces, it astounded her. She stated that this amendment addresses her concerns. Ms. Hollinger stated that she was given the option of combining her property but did not feel she should have to pay to have her land surveyed again because she has no issues with how it is surveyed now or the amount of acreage that she has. She stated that the landowner should not face the financial burden of resurveying their property if no issues with the property exist.

Larry Bolick, 2525 Penderlea Highway, agrees with the comments that Ms. Hollinger stated and is requesting the Planning Board to approve. He stated that the concern with partying is that it can be done anywhere, regardless of what structures may or may not be on the property. Mr. Bolick stated that partying can take place on a vacant lot just as easy as one with a structure. He stated that landowners should not have the extra expense of having their land surveyed again just to place an Accessory structure on it.

Debbie Crews, 4768 Horsebranch Rd, stated she purchased her property in 2020 then her husband became sick and passed away. She stated before he passed, they bought tractors and other equipment to maintain the property but was told she could not build an Accessory structure on the property without a primary structure, so they had nowhere to store their equipment. Ms. Crews stated she would like to see this change to the Ordinance so that other landowners will be able to build an Accessory structure on their property if they have the desire to do so.

Barbara Eiler, 4112 Englishtown Road, stated that she wants to thank the Planning staff for coming up with this amendment to the Ordinance. She stated that she owns and farms two adjoining lots approximately six and a half acres each and has had to build all her barns and sheds on the piece of property where her house is situated due to not be able to place any of them on the adjoining parcel. Ms. Eiler stated that she would like to put her bee hives and bee shed on the adjacent piece of property and this amendment would allow her to do so.

Mr. Adams stated that he has drafted up language per the request of the members. He stated that the new language is as follows: "Applicant must acknowledge that the personal structure will be placed on the parcel in such a manner that at such time the structure becomes an accessory structure to a primary structure, it is compliant with all the requirements for accessory structures, consistent with Section 5.3.3. of the UDO:"

Mr. Gruntfest stated that he feels that many residents located within the RP zoning district are being glossed over but will be greatly impacted by this amendment.

Mr. Teachey stated that it is wrong to tell the citizens of Pender County that they can't use their property like they want to.

Mr. Pitts stated that he feels the Planning Department has taken a good approach to the situation. He stated he feels this amendment would work very well for both the RA and RP zoning districts.

Mr. Teachey made a motion to approve the Zoning Text Amendment with the amendment that states "Applicant must acknowledge that the personal structure will be placed on the parcel in such a manner that at such time the structure becomes an accessory structure to a primary structure, it is compliant with all the requirements for accessory structures, consistent with Section 5.3.3. of the UDO." and to make a finding that the approval is consistent with the Pender County Unified Development Ordinance's purpose and intent, and advances the public health, safety, or welfare and is consistent with two policies, 5.1.G and 5.1.EE, of the Pender 2.0 Comprehensive Land Use Plan. Mr. Pitts 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	1	0	1

CARRIED.

c) ZTA 2024-25

Daniel Adams, Director, presented the staff report.

Pender County Planning & 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 Section 7.9 Stormwater Management, to require the submission of calculations and specifications for stormwater infrastructure with the submission of development proposals.

Ms. Mosca asked if the UDO requires the calculations to be signed and sealed to which Mr. Adams responded affirmatively.

Mr. Jordan stated that the Engineer is basically being asked to explain his work, which should not be that difficult, but is this a stepping stone for asking the Engineer to certify other items in the future. Mr. Adams stated that if the Planning Department solely relied on the Engineer to provide this information, the potential of mistakes or misunderstanding of the Ordinance could occur.

Ms. Mosca stated that this would essentially allow for a second set of eyes to review and see the data.

Mr. Jordan asked if there were any additional questions for staff and none were presented.

Ms. Mosca made a motion to approve the Zoning Text Amendment and to make a finding that the approval is consistent with the spirit, purpose, and intent of the Pender County Unified Development Ordinance and the Policies 3.1.D and 5.1.G of the Pender 2.0 Comprehensive Land Use Plan. Mr. Pitts 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			
	6	0	0	1

CARRIED.

d) MDP 2024-65

Justin Brantley, Deputy Planning Director, presented the staff report.

Capital Asset Development, LLC., applicant, on behalf of Signature Top Sail NC, LTD., and Lewis, Richard Alann Successor Trustee, owners, is requesting the approval of a Master Development Plan within the Planned Development, PD, zoning district for the construction of a 39-lot single family residential community with a private boat storage facility and amenity center.

The subject properties consist of approximately 27.8 acres and are located east of Sloop Point Loop Road and between Roberts Road and Cole Drive in the Topsail Township and may be further identified by Pender County PIN(s): 4213-49-8163-0000, 4213-59-0181-0000, and 4214-40-5134-0000. Mr. Brantley also presented Master Development Plan case MDP 2024-64, which was submitted simultaneously by the Applicant. This project is in the RP, Residential Performance, zoning district, adjacent to MDP 2024-65 and is subject to staff review and approval.

Mr. Jordan asked for clarification as to the PD and RP acreage. Mr. Brantley stated that the PD portion is 27.8 acres with the RP portion being 33.85 acres.

Mr. Brantley verified that there are 39 proposed lots consisting of 10,000 square foot each in this request.

Mr. Jordan asked if there were any additional questions for the Planning staff at this time and no questions were presented.

Richard Collier, McKim & Creed, 243 N. Front Street, stated he is representing Capital Asset Development. He stated that he is requesting that the Master Plan Development proposal be approved this evening.

Mr. Collier stated that they are requesting a total of eighty-seven lots, which would be thirty-nine lots in the PD zoning district and forty-eight in the RP zoning district.

Mr. Collier stated that both the federal and CAMA Wetlands are shown on the Master Plan, a boundary Topography map has been completed by a surveyor, and a tree survey has been completed also.

Mr. Collier stated that they will preserve and save as many trees as possible on both pieces of property. He stated that a custom home builder will be building in this subdivision and will work with each home builder to conserve and save trees on each individual lot.

Mr. Collier stated that they are improving both Roberts Road and Oak Circle. He stated that Oak Circle will be a twenty-foot paved road and Roberts Road will be twenty-two-foot paved road.

Mr. Beaudoin asked if the portion of Cole Drive shown is a dirt road with Mr. Collier responding affirmatively.

Mr. Collier stated that the water source will be Pender County Utilities and sanitary sewer would be provided by Pluris.

Mr. Collier stated that there will be a stormwater pond that will handle all the stormwater runoff from the lots and roads contained in the PD zoning district portion.

Mr. Beaudoin asked how many boat slips are being proposed. Mr. Collier stated seventy-five, which is less boat slips than lots. He stated that a person must own a lot in the subdivision in order to own a boat slip.

Mr. Jordan asked if there were any additional questions for the applicant and no questions were presented.

Muriel Raker, 430 Roberts Road, stated that the area where Mr. Collier is indicating for the marina is wetlands with lots of wildlife living in it. She stated her concern as to what will happen to the wildlife that currently exists on this property. Mr. Beaudoin asked for clarification as to where Ms. Raker's property is located to which Ms. Raker provided.

Joan Kelly, 431 Roberts Road, stated one of her main concerns is the wildlife. She stated that Roberts Road has approximately forty families that live on it with two or more vehicles which would be over one hundred vehicles utilizing it. Ms. Kelly stated her concern as to the damage that would happen to Roberts Road if this Master Plan was

approved. She stated she has spoken to Justin Brantley, Amy Burton, and Chris Plafferd with Capital Assets and the consensus was to have the road paved from Sloop Point to Oak Circle. Ms. Kelly stated she is unclear as to what improvements will be made to both Roberts Road and Oak Circle and the residents are wanting assurance that it will be paved and maintained.

Ms. Kelly stated that she is not opposed to growth and development but does feel there is a much greater need for thoughtful planning when it pertains to natural resources. She is proposing that forty percent of all trees that are cut down are replaced with trees native to this area. Ms. Kelly provided the Board with a list of plants native to the coastal NC area. The list is recognized as **Exhibit A** and was accepted into record.

Lawrence Dello Russo, 371 Hickory Point Road, stated one of his concerns is traffic in the area, especially in the morning. He stated one of the main exits from this area is across from another exit which will only increase traffic if more homes are being built. Mr. Dello Russo stated that the roads need to be rebuilt to handle the additional volume of traffic.

Gary Gray, 469 Hickory Point Road, stated that the area where he lives will be the runoff area for stormwater from this subdivision and is concerned with how it will be controlled during a tropical storm. He also stated his concern with additional traffic that this development will bring.

Mike Musser, 412 Cole Drive, stated that he lives at the end of Cole Drive and if this development is approved, the road is going to have to be improved. He stated his desire in trying to preserve nature and if a twenty-foot buffer is required on Roberts Road than that same buffer should be required on Cole Drive. Mr. Musser stated he has a safety concern regarding the elementary school located near this area.

Louise Shrum, 407 Roberts Road, stated that she grew up in that area and still lives there and does not want to see the environment and wildlife destroyed. She stated that for the developer to put a marina in the wetland area, they would need to dredge from the Intracoastal Waterway all the way back. Ms. Shrum stated that the schools are already over capacity and adding more children to the area will only make the overcrowding worse. She is asking the Board members to really consider what the developer is requesting before deciding.

Mr. Jordan asked if there were any questions for Planning staff and none were presented.

Mr. Pitts asked for clarification as to whether the portion closest to the ICW is not up for discussion tonight due to that being an Administrative Decision approval. Mr. Brantley responded affirmatively and stated that even though the Planning Board is not being asked to approve the RP portion of the project, the information has been shared with the Board so that the big picture of the project can be visualized.

Mr. Pitts asked if there is a turn lane into Wyndwater. Mr. Brantley stated that there is a turn lane on the Wyndwater side but not on this side.

Mr. Pitts asked for clarification as to Roberts Road being paved or not and maintenance of the road. Mr. Brantley stated that he was under the impression that the gravel road would be improved but not paved but it now appears as though the applicant intends on paving the road.

Mr. Beaudoin asked if Oak Circle is paved. Mr. Brantley stated that it is not paved but is rather dirt and gravel.

Mr. Jordan asked if Roberts Road is a private road. Mr. Brantley stated that it is private and is not maintained by NCDOT.

Mr. Beaudoin asked if Sloop Point is a state-maintained road. Mr. Brantley responded affirmatively.

Ms. Mosca stated that if Roberts Road and Cole Road are private roads, who owns the roads. Mr. Brantley stated that ownership of a road is more of a legal question and Mr. Thurman may be better person to respond. Mr. Thurman stated he has not researched ownership of these roads but can state it may become a civil matter between the developer and landowners.

Mr. Jordan asked if Sloop Point Road is the main access to the parcel of land that is zoned PD. Mr. Brantley responded affirmatively. Mr. Jordan asked if there needs to be two access points for emergency vehicle purposes. Mr. Brantley stated that he is not with Emergency Management but working with Deputy Fire Marshall Amy Burton in the past, his understanding is that if a single project has over one hundred lots, a second full access is required.

Mr. Jordan asked if there were any additional questions for staff and no questions were presented.

Mr. Jordan asked Mr. Collier if they intend of paving Roberts Road. Mr. Collier stated that both Roberts Road and Oak Circle will be paved. He stated that Roberts Road will be twenty feet wide, and Oak Circle will be twenty-two feet wide.

Mr. Jordan asked if Roberts Road will be paved until it branches off to Oak Circle. Mr. Collier responded affirmatively.

Mr. Gruntfest asked if the developer intends on paving the road to NCDOT standards. Mr. Collier stated that he is not paving it to NCDOT standards but rather to subdivision standards.

Mr. Gruntfest asked who will maintain the road. Mr. Collier stated that there will have to be a maintenance agreement between the HOA and the people who own property on Roberts Road. Mr. Collier stated that they will pay one hundred percent of the fee for having it paved but will not be responsible for maintaining the road in the future.

Mr. Pitts asked if any of the lots being developed in the PD zoning district are fronting Roberts Road. Mr. Collier stated that none of the thirty-nine lots will front Roberts Road.

Mr. Collier stated that the developer has no issues using species native to the area to replace any trees that will be removed. He asked for a copy of the list that is known as Exhibit A.

Mr. Thurman clarified for the Board and public the definition and meaning of “by-right” or “of-right” in the RP zoning district.

Mr. Pitts made a motion to approve the Master Development Plan, MDP 2024-65, and to make a finding that the approval is consistent with Policies 4.2.I, 5.1.C, 5.1.D, and 5.1.V of the Pender 2.0 Comprehensive Land Use Plan. Mr. Gruntfest 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			
	6	0	0	1

CARRIED.

Mr. Brantley stated that this approval is for the Master Development Plan and the next step for the developer is the Preliminary Plat Review and any landowner who received mail notice of this hearing, will also receive a notice when the Preliminary Plat is submitted to staff.

9 DISCUSSIONS

Mr. Gruntfest stated that at one time, Planning staff provided the Board with street view photos in their package for projects and requested that continue being done.

Mr. Adams stated including the requested photos would not be an issue.

Mr. Teachey made a motion to hold the June 4, 2024, meeting in Hampstead with a starting time of 7:00 p.m. with Mr. Beaudoin 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			
	6	0	0	1

CARRIED.

10 NEXT MEETING DATE

June 4, 2024, at 7:00 p.m.
Pender County Hampstead Annex
15060 US Hwy. 17
Hampstead, NC 28443

11 ADJOURNMENT

Mr. Pitts made a motion to adjourn with Ms. Mosca 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			
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CARRIED.

Native Plants for Coastal NC Landscapes

This Native Plant list was developed to assist Homeowners and Landscapers to locate Native plants that are readily available in our area. While plants are seasonal, the attached list of local Nurseries were visited, physically checked for plant availability and are listed in **bold** below.

There are many challenges to planting in residential and urban spaces in Coastal North Carolina. Compacted soil, sand, drought, flooding, and poor plant selection can lead to short life spans for newly installed plants. Many native plants can perform well in these conditions and provide a host of ecosystem service and wildlife benefits. Right Plant for the right location should be taken into consideration when choosing a plant. Please note the Scientific Name is ve

ry important when selecting a plant, as common names may apply both to native and nonnative, alike. Excellent information on these plants and care can be found in the **North Carolina Extension Gardener Plant Toolbox**: <https://plants.ces.ncsu.edu/>

**** Denotes this species has cultivars available**

Tall Trees – 30'+

Common Name	Scientific Name
Arborvitae – American Arborvitae	<i>Thuja occidentalis</i>
Birch - River Birch	<i>Betula nigra</i>
Cedar - Eastern Redcedar	<i>Juniperus virginiana</i>
Cypress - Bald Cypress	<i>Taxodium distichum</i>
Cypress - Pond Cypress	<i>Taxodium distichum</i> var. <i>imbricarium</i>
Gum - Black Gum	<i>Nyssa sylvatica</i>
Gum - Sweetgum	<i>Liquidambar styraciflua</i> **
Hornbeam - American Hornbeam/Ironwood	<i>Carpinus carolinana</i>
Maple – Red Maple	<i>Ace rubrum</i>
Oak - Cherrybark Oak	<i>Quercus pagoda</i>
Oak - Laurel Oak/Darlington Oak	<i>Quercus hemisphaerica</i>
Oak - Live Oak	<i>Quercus virginiana</i>
Oak - Overcup Oak	<i>Quercus lyrata</i>
Oak - Pin Oak	<i>Quercus palustris</i>
Oak - Shumard Oak	<i>Quercus shumardii</i>
Oak - Swamp White Oak	<i>Quercus bicolor</i>
Oak – Willow Oak	<i>Quercus phellos</i>
Pine - Long Leaf Pine	<i>Pinus palustris</i>
Poplar - Tulip Poplar	<i>Liriodendron tulipifera</i>

Understory Trees – under 30'

Common Name	Scientific Name
Dogwood – Flowering Dogwood	<i>Cornus florida</i>
Fringe - American Fringetree	<i>Chionanthus virginicus</i>
Holly - American Holly (can get tall with age)	<i>Ilex opaca</i>
Holly - Dahoon Holly	<i>Ilex cassine</i>
Holly - Tinga Holly	<i>Ilex x attenuate **</i>
Laurel - Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Magnolia - Ashe Magnolia	<i>Magnolia ashei</i>
Magnolia - Southern Magnolia	<i>Magnolia grandiflora **</i>
Magnolia - Sweetbay Magnolia	<i>Magnolia virginiana</i>
PawPaw	<i>Asimina triloba</i>
Redbud	<i>Cersis canadensis</i>
Serviceberry	<i>Amelanchier arborea</i>

Shrubs – Tall Evergreen – over 10'

Common Name	Scientific Name
Anise	<i>Illicium parviflorum **</i>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Titi	<i>Cyrilla racemiflora</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Wax Myrtle	<i>Myrica cerifera</i>
Weeping Yaupon	<i>Ilex vomitoria</i>

Shrubs – Tall Deciduous – over 10'

Common Name	Scientific Name
Arrowwood Viburnum	<i>Viburnum dentatum</i> 'Blue Muffin'
Buttonbush	<i>Cephalanthus occidentalis</i>
Elderberry	<i>Sambucus canadensis</i>
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>
Possumhaw Holly	<i>Ilex decidua</i>
Red Buckeye	<i>Aesculus pavia</i>
Red Chokeberry	<i>Aronia arbutifolia</i>
Swamp Highbush Blueberry	<i>Vaccinium formosum</i>

Sweetshrub	<i>Calycanthus floridus</i> **
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Shrubs – Small Evergreen – medium 4-10'

Common Name	Scientific Name
Adam's Needle	<i>Yucca Filamentosa</i>
Dwarf Chokeberry	<i>Aronia melanocarpa</i> **
Dwarf Palmetto	<i>Sabal minor</i>
Dwarf Wax Myrtle	<i>Myrica cerifera</i> **
Dwarf Yaupon Holly	<i>Ilex vomitoria</i> **
Inkberry Holly	<i>Ilex glabra</i> **
Shining Fetterbush	<i>Lyonia lucida</i>
Yucca – Adam's Needle	<i>Yucca filamentosa</i>
Yucca	<i>Spanish needle</i>

Shrubs – Small Deciduous – medium 4-10'

Common Name	Scientific Name
American Beautyberry	<i>Callicarpa americana</i>
Annabella Hydrangea	<i>Hydrangea arborescens</i> **
Coastal Sweet Pepperbush	<i>Clethra ainifoli</i>
Florida Flame Azalea	<i>Rhododendron austrinum</i>
Hearts-a-Bustin'	<i>Euonymus americanus</i>
Oconee Azalea	<i>Rhododendron flammeum</i>
Silverleaf Hydrangea	<i>Hydrangea radiata</i>
Swamp Azalea	<i>Rhododendron viscosum</i>
Sweet Pepperbush	<i>Clethra alnifolia</i>
Virginia Sweetspire	<i>Itea virginica</i> **

Shrubs – Small Evergreen – under 4'

Common Name	Scientific Name
Coastal Doghobble	<i>Leucothoe oxillaris</i>

Shrubs – Small Deciduous – under 4’

Common Name	Scientific Name
Blueberry	<i>Vaccinium angustifolium</i>
Coastal Azalea	<i>Rhododendron atlanticum</i>
Myrtle-leaf St. John’s Wort	<i>Hypericum myritifolium</i> **
St. John’s Wort	<i>Hypericum frondosum</i> **
Witch-Alder	<i>Fotherfilla gardenii</i>

Ferns & Grasses

Common Name	Scientific Name
Christmas Fern (shade)	<i>Polystichum acrostichoides</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Maidenhair Fern	<i>Adiantum capillas -veneris</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Narrowleaf Whitetop Sedge	<i>Rhynchospora colorata</i>
Purple Lovegrass	<i>Eragrostis spectabilis</i>
River Oats	<i>Chasmanthium latifolium</i>
Royal Fern (Shade)	<i>Osmunda regalis</i>
Sensitive Fern (Shade)	<i>Onoclea sensibilis</i>
Southern Shield Fern (Shade)	<i>Thelpteris kunthii</i>

Carnivorous Plants

Hooded Pitcher Plant (1-2’)	<i>Sarracenia minor</i>
Venus Flytrap (Upt to 1.5’)	<i>Dionaea muscipula</i>

Ground Covers

Creeping Phlox	<i>Phlox nivalis</i> ’Eco Flirty Eyes
Frog Fruit	<i>Phyla nodiflora</i>
Green and Gold	<i>Chrysogonum repens</i> **
Mouse Ear / Ladies tobacco	<i>Antennaria plantaginifolia</i>
Partridgeberry	<i>Mitchella repens</i>
Spreading Bellwort	<i>Uvularia sessilifolia</i>

Vines

Common Name	Scientific Name
Carolina Jessamine	<i>Gelsemium sepervirens</i>
Climbing Aster	<i>Ampelaster Carolinianus</i>
Coral Honeysuckle	<i>Lonicera sempervirens</i>
Crossvine	<i>Bignonia capreolata</i>
Leatherflower	<i>Clematis viorna</i>
Passion Flower	<i>Passiflora incarnata</i>
Virgin's Bower	<i>Clematis virginiana</i>

Perennials for Shade

Common Name	Scientific Name
Height to 1 ½'	
Foamflower	<i>Tiarella cordifolia</i>
Lance Leaf Blanket Flower	<i>Gaillardia aestivalis</i>
Woodland Phlox	<i>Phlox divaricate</i>
Height 1.5-2'	
Indian Pink	<i>Spigelia marilandica</i>
Height 2-3'	
American Alumroot (Coral Bells)	<i>Heuchera americana</i>
Eastern Columbine	<i>Aquilegia canadensis</i>

Perennials for Sun

Common Name	Scientific Name
Height to 1 ½'	
Moss Pinks, Thrift	<i>Phlox subulata</i>
New England Aster	<i>Symphyotrichum novaeangliae</i>
Poppy Mallow	<i>Callirhoe involucrata</i>
Verbena	<i>Verbena canadensis</i>

Height 1.5-2'	
Butterfly Weed	<i>Asclepias tuberosa</i>
Mouse Ear Coreopsis	<i>Coreopsis auriculata</i>
New England Aster	<i>Symphyotrichum novaeangliae</i>
Southern Sundrops	<i>Oenothera fruticosa</i>
Stokes Aster	<i>Stokes laevis</i>
Threadleaf Coreopsis	<i>Coreopsis Coreopsis verticillata</i>
Turtlehead	<i>Chelone glabra, Chelone obliqua</i>
Height 2-3'	
Aromatic Aster	<i>Symphyotrichum laeve</i>
Eastern Columbine	<i>Aquilegia canadensis</i>
Eastern Smooth Beardtongue	<i>Penstemon laevigatus</i>
False Sunflower	<i>Heliopsis angustifolius</i>
False Wild Indigo	<i>Baptisia australis;...alba;...tinctoria;...hybrids</i>
Fireworks Goldenrod	<i>Solidago rugosa</i> **
Garden Phlox	<i>Phlox paniculata</i>
Gaura	<i>Oenothera lindheimeri</i>
Rudbeckia, Orange; Coneflower	<i>Rudbeckia fulgida</i>
Smooth Aster	<i>Symphyotrichum laeve</i>
Height 3-5'	
Arkansas Blue Star; Arkansas Amsonia	<i>Amsonia hubrichtii</i>
Bee Balm	<i>Monarda</i>
Boltonia	<i>Boltonia asteroides</i>
Blue Star	<i>Amsonia tabernaemontana</i>
Cardinal Flower	<i>Lobelia cardinalis</i>
Carolina Lupine	<i>Thermopsis villosa</i>
Hardy Hibiscus, Mallow Rose	<i>Hibiscus moscheutos</i> **
Heath Aster	<i>Aster ercoides</i>
Purple Coneflower	<i>Echinacea purpurea</i>
Seashore Mallow	<i>Kniphofia uvaria</i>
Swamp Milkweed	<i>Asclepias incarnata</i>

Height 5' plus	
Coral Bean	<i>Erythrina herbacea</i>
Green Head Coneflower	<i>Rudbeckia laciniata</i>
Joe Pye Weed	<i>Eutrochium fistulosum;...dubium</i> **
Swamp Sunflower	<i>Helianthus angustifolius</i>
Wild Ginger	<i>Asarum arifolia</i>
Wild Petunia	<i>Ruellia caroliniensis</i>
Wood Sorrel	<i>Oxalis violacea</i>

Area Nurseries, Garden Centers and Supplies

This listing is not inclusive of all services provided in the area nor is any recommendation intended.

Please contact retailers for hours and availability

****Sells native plants**

Five Oaks Nursery and Tree Farm**

2120 Old Winter Park Rd., Wilmington 28405

910-762-8637

fiveoaksnursery.com

Tinga Nursery Inc.**

2918 Castle Hayne Rd., Castle Hayne 28429

910-762-1975

tinganursery.com

Ash's Japanese Maple Nursery

421 Rowen Rd., Hampstead 28443

910-270-4723

japanesemaplefarm.com

Lewis Nursery and Farms, Inc.

6517 Gordon Rd., Wilmington 28411

910-452-9659

lewisfarms.com

Phillips Nursery, Inc.

1082 Towncreek Rd. NE, Leland 28451

910-253-6692

philipsnursery.org

Johnson Nursery**

985 Johnson Nursery Rd., Willard 28478

800-624-8174

johnson-nursery.com

Farmers Supply Company

2025 Oleander Dr., Wilmington 28403

910-763-4664

Japanese Maples of Wilmington

5114 Clear Run Drive, Wilmington 28403

910-799-5828

Carolina Greenery

1768 State Hwy 57 N, Little River, SC 29566

843-390-1985

Carolina Girl Gardens**

7026 Market St. Wilmington 28411

910-650-7832

carolinagirlgardens.com

The Plant Place

6114 Market St., Wilmington 28405

910-791-9594

theplantplacewilmington.com

Purple Pepper

27200 Andrew Jackson Hwy E.

Delco, NC 28436

910-655-8400

purplepeppergardencenters.com

Shelton Herb Farm**

340 Goodman Road

Leland, NC 28451

910-253-5964

www.sheltonherbfarm.com

Penderlea Farms

1225 Stag Park Rd. Burgaw, NC 28425

910-259-0523

www.penderleafarms.com/

Craft American Hardware

7002 Wrightsville Ave., Wilmington 28403

910-256-4782

Pender Pines Garden Center**

20949 US Hwy 17 N, Hampstead 28443

910-270-2706

penderpines.com

Bloomin Crazy Nursery

47 Waterford Business Center Way Leland, NC

28451 / 910-408-9754

<https://www.bloomincrazynursery.com/>

Mulch

Mulch and More

39 Edgewood Lane NE
Winnabow, NC 28479
910-253-7663
mulchandmorenc.com

Evergreen Products, Inc. (Mulch)

2605 Blue Clay Rd, Wilmington, NC 28405
910-762-9156
evergreenmulch.com

Stone Garden

5726 Market St., Wilmington, NC 28405
910-452-1619
stonegarden-nc.com

Jet Mulch

6144 Carolina Beach Rd., Wilmington, NC 28412
910-686-5111
jetmulchwilm.com

Sod

Superior Sod and Garden Supplies

7340 Market St., Wilmington 28411
910-686-5296
superiorsodnc.com

Turf Master Sod Farm

1721 N Kerr Ave, Wilmington 28401
910-452-5133
turfmastersodfarm.com

Water Garden Contractors

Creative Cascades, LLC

316 N 15th St
Wilmington, NC
910-431-1011
creativecascades.com

Seaside Mulch

201 N Green Meadows Dr., Wilmington, NC 28405
910-791-2100
seasidemulch.com

Mike's Mulch and Stone

6512 Carolina Beach Rd., Wilmington, NC 28412
910-793-9111
mikesmulchandstonenc.com

Wilmington Compost Company

7336 State Hwy 210, Rocky Point, NC 28457
910-660-9117
wilmingtoncompostcompany.com/

NHC Environmental Management

3002 US Hwy 421 North Wilmington, NC 28401
910-798-4400
recycling.nhcgov.com/services/food-waste-composting/

Oakland Plantation Turf Farm, Inc.

120 Bermuda Dr., Council, NC 28434
910-669-2991
ncturfgrass.com

Quality Turf

1540 Pinkney Rd., Burgaw, NC 28425
910-259-3064
qualityturfnc.com

Cape Fear Water Gardens

910-200-6053
drew@capefearwatergardens.com