



MINUTES
Planning Board Meeting
Wednesday, November 6, 2024
Hampstead Annex – 15060 US Highway 17
7:00 PM

MEMBERS PRESENT:

Delva Jordan, Chairman
Damien Buchanan, Vice-Chairman
Jeffrey Pitts
Margaret Mosca
Ron Satterfield

MEMBERS ABSENT:

Jeff Beaudoin
Norman “Ken” Teachey

OTHERS PRESENT:

Daniel Adams, Planning Director
Justin Brantley, Deputy Planning Director
Tucker Cherry, Current Planner
Taylor Davis, Current 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 approve agenda made by Mr. Pitts, seconded by Ms. Mosca.

Motion to approve

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

CARRIED.

6 ADOPTION OF MINUTES

Mr. Buchanan made a motion to approve the October 1, 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			
Ron Satterfield	X			
Jeff Beaudoin				X
Norman (Ken) Teachey				X
	5			2

CARRIED.

7 APPROVALS

Mr. Buchanan made a motion to approve the 2025 Planning Board schedule, seconded by Ms. Mosca.

Motion to approve

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

CARRIED.

8 PUBLIC HEARINGS

a) REZONE 2024-76

Tucker Cherry, Pender County Planner, presented the staff report.

Dominique Simpson, applicant, on behalf of Henry Lee Hansley and Walter Hansley, owners, is requesting approval of a General Use Zoning Map Amendment to rezone two parcels totaling approximately 4.31 acres from the RA, Rural Agricultural, zoning district to the RP, Residential Performance, zoning district.

The subject properties are located to the east of the cul-de-sac at the end of Hansley Simpson Road, approximately 0.3 miles west of the intersection of Borough Road and Hansley Simpson Road in the Grady Township and may be further identified by Pender County PINs 2275-07-0721-0000 and 2275-07-2615-0000.

Mr. Buchanan stated the Future Land Use Map is RA and you have all this area around it that is zoned RP, is the idea that we are going to down zone that area in the future. Mr. Adams stated he believes it is a situation where it is in rural Pender County and the intent is to focus more on preservation of the rural character of the county rather than perhaps residential density.

Mr. Jordan asked how long the surrounding adjoining lots had been zoned RP. Mr. Adams replied he beleived since 2010 when the zoning map was adopted.

Mr. Satterfield questioned why the property needed to be rezoned. Mr. Cherry responded with a general use rezoning all uses for the zoning district must be considered. Mr. Satterfield inquired if the RA would allow a one-acre piece of property to be subdivided. Mr. Cherry replied the minimum lot size in that district is one acre so no. Mr. Adams stated that there is an easement on the property and easements do not

count towards minimum lot size, so when you factor in the easement the acreage dips below the minimum acreage.

PUBLIC COMMENT

Dominique Simpson, 5089 Blueberry Road, addressed the Board. Ms. Simpson stated the reason she is trying to get the land rezoned is because her grandfather is gifting her an acre but there is an easement on the property, and it is not enough acreage for a subdivision so the whole thing has to be rezoned.

Mr. Buchanan clarified that the only reason the applicant was there was because the rules of Pender County do not allow her family to subdivide a piece of land for her and she is trying to rezone it to allow her to have that piece of land.

Mr. Buchanan made a motion to approve the zoning map Amendment with Mr. Pitts seconding.

Motion to approve

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

CARRIED.

b) REZONE 2024-77

Justin Brantley, Pender County Assistant Planning Director, presented the staff report.

Arcuri Construction, LLC, applicant, on behalf of Arcuri Properties, LLC, owner, is requesting approval of a Conditional Zoning Map Amendment for an approximately 0.89-acre portion of a five-acre parcel from the RA, Rural Agricultural, zoning district to a CZ, Conditional Zoning district. The request would allow a specialty trade contractor business for commercial stormwater maintenance and repair.

The subject property is located on Fennell Town Road approximately 500 feet south of the intersection of Fennell Town Road and Hayes Place Lane in the Long Creek Township and may be further identified by Pender County PIN 3207-06-1257-0000.

Mr. Jordan inquired if the property was a five-acre parcel with Mr. Brantley responding yes. Mr. Jordan inquired if the portion they want a conditional zoning on was .89 of an acre. Mr. Brantley replied yes.

Mr. Satterfield asked what the sign standards are. Mr. Brantley replied they could be allowed a wall sign typically about one square foot per linear foot of the building frontage and along the road frontage they would be allowed a monument sign. Mr. Satterfield asked what is tying them to the site plan and the project narrative they must comply with. Mr. Brantley replied the site plan itself would be approved and would be what they would follow.

Mr. Buchanan asked if there were any conditions regarding the design or material of what they were proposing versus what could be done if approved. Mr. Brantley replied he thought the intent was to have more of a rural kind of building so it would blend in with the surrounding neighborhood.

PUBLIC COMMENT

Mark Arcuri, approximately 1200 Fennell Town Road, addressed the board. Mr. Arcuri state he and his wife would like to have a homestead on the property. The farming operation is okay in the RA but his business needed a rezoning. All the construction work is done offsite. This would be where he would come at the end of the day to store the trailer and excavator in the garage. There would be a desk where he could run the company and pay bills. There is one employee that would probably come twice a month on average to pick up a new tool or help load up for a job. On the North side adjacent to the triangle parcel there is a pine straw road. They would like to keep that and add a type C buffer. There would be a little sign right beside the main door.

Mr. Buchanan asked if he would need lighting on the signage. Mr. Arcuri stated no. Mr. Buchanan asked if the lighting would be on the frontage. Mr. Arcuri responded that it would not be a freestanding sign out in the street, it would just be on the front of the building. Mr. Buchanan clarified that what he was proposing was a sign secured to the side of the facade of the building. Mr. Arcuri replied yes, maybe 2 ft by 3 ft.

Mr. Buchanan inquired if the applicant was proposing any lighting in the driveways or any pole lighting. Mr. Arcuri stated no, he envisioned one light by the door and downward shining lights in between each garage door. Mr. Buchanan asked if he was talking about exterior fixtures like sconces. Mr. Arcuri replies yes.

Mr. Adams stated items 10 and 11 on the site plan address signs and lights. Mr. Arcuri stated he was amenable to adding an area light that was downward shining. Mr. Buchanan inquired why this had to go through conditional zoning, because if it was a bonafide farm, it would not have to come to the County. Mr. Adams stated it is not an agricultural use, so it is outside of that uses right.

Mr. Buchanan asked what type of structure the applicant was doing. Mr. Arcuri responded it would be metal building with multiple colors with the roof overhang the sides two feet with a cupola on the top and weathervane. There would be 14 ft garage doors.

Mr. Jordan stated the building is 2850 sq ft and asked the width and the length of the building. Mr. Arcuri replied it is 75 ft wide 38 ft deep. Mr. Jordan questioned if it was 16 ft eave height. Mr. Arcuri responded yes on the front with the doors and the back, the highest part of the roof would be about 22 ft because it would be 4:1 slope and that is why he asked for 26 ft to account for the cupola and the weathervane.

Mr. Jordan stated he thought the calculations were a little tight. I think you are kind of tight by my calculations so we will move the height allowance up to 35 ft.

Jen Arcuri, approximately 1200 Fennell Town Road, addressed the board. Ms. Arcuri stated they looked forward to building up the property and his equipment is essential for her maintaining the farm.

Ms. Mosca made a motion to approve the rezoning based on the reasons set forth and to increase the height request to 35 feet, to meet the rural agricultural conditions, and UDO regulations. Mr. Pitts seconded the motion.

Motion to Approve

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

CARRIED.

c) REZONE 2024-78

Tucker Cherry, Pender County Planner, presented the staff report.

Caison Yachts, Inc., applicant on behalf of Mark Lewis, owner, is requesting approval of a Conditional Zoning Map Amendment to rezone a portion of one parcel totaling approximately 11.35 acres from the RP, Residential Performance, zoning district to a CZ, Conditional Zoning, district. The proposed request would permit the construction of

a new building within an existing boatyard. Proposed uses include boat service, construction, sales, and office space.

The subject property is located on the east side of Lewis Road, approximately 0.3 miles south of the intersection of Lewis Road and Sloop Point Loop Road in the Topsail Township and may be further identified by Pender County PIN 4224-02-0810-0000.

Mr. Buchanan asked what was being added to the current existing use of the property. Mr. Cherry replied a building that would allow a larger work space and added that they are not adding uses.

Mr. Buchanan asked why it was not going through a straight rezoning. Mr. Cherry stated it was an RP zoning. Mr. Thurman stated if you are going to expand a non-conforming use you must get a rezoning, they want to add something and to do that they need to bring the zoning into compliance with the use.

Mr. Jordan asked for the dimensions of the building. Mr. Cherry replied it would be 60 ft by 100 ft, and 25 ft tall. Mr. Jordan inquired if it would be a dry stack with Mr. Cherry responding no. Mr. Jordan inquired if the building was to be a maintenance shop/storage building. Mr. Cherry replied yes.

Mr. Buchanan made a motion to approve based on the reasons put forth in the statement. Mr. Pitts seconded the motion.

Motion to approve

	For	Against	Abstained	Absent
Delva Jordan		X		
Damien Buchanan	X			
Jeffrey Pitts	X			
Margaret Mosca		X		
Ron Satterfield	X			
Jeff Beaudoin				
Norman (Ken) Teachey				
	3	2		

CARRIED.

10 NEXT MEETING DATE

Mr. Buchanan made a motion for the December 3, 2024 meeting to be held in Hampstead with Mr. Pitts seconding the motion.

Motion to approve

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

CARRIED.

December 3, 2024, at 7:00 p.m.
Pender County Hampstead Annex
15060 US Highway 17
Hampstead, NC 28443

11 ADJOURNMENT

Mr. Pitts made a motion to adjourn with Mr. Buchanan seconding the motion.

Motion to approve

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

CARRIED.

Adjourned at 8:14 pm.