



MINUTES
Board of County Commissioners Meeting
Tuesday, April 23, 2024 4:00 PM
Pender County Public Assembly Room

MEMBERS PRESENT: Brad George
Wendy Fletcher-Hardee
Jerry Groves
Fred McCoy

MEMBERS ABSENT: Jacqueline A. Newton

OTHERS PRESENT: Allen Vann, Assistant County Manager
Lexi Stanfield, Clerk to the Board
Pender County Planning Board
Other Staff and Members of the Press and Public.

1 CALL TO ORDER

1.1 Chairman George called the meeting to order at 4:02PM.

2 Comprehensive Land Use Plan

2.1 Consultant Introduction

Daniel Adams, Planning Director, addressed both boards. Stated the last joint meeting was six months ago. Introduced Clarion Associates as the firm working on the new Comprehensive Plan. Adams introduced Leigh Anne King, Emily Gvino, and Kathleen Rose from Clarion Associates. King took over and presented a presentation from her firm to explain the process of creating the new comprehensive land use plan. There was a kickoff meeting on April 22nd, 2024. On April 23rd, Clarion Associates held stakeholder meetings and is at this meeting. A comprehensive Land Use Plan is a 25-year vision and is not law but more of a guiding document. King discussed the differences in a Unified Development Ordinance and a Comprehensive Land Use Plan. Currently, Pender County is in phase one of the project process. There are five phases and is expected to be complete in 14 to 20 months. Boards and Communities involved in the process are the Planning Board, Board of Commissioners, Community Stakeholders, Steering Committee, Pender County Staff, and the Clarion Associates. King

discussed the next steps in the process. There were no questions from either boards.

3 Presentation from the North Carolina Department of Transportation (NCDOT) and Wilmington Urban Area Metropolitan Planning Organization (WMPO).

- 3.1 Staff from the NCDOT and WMPO will be presenting an overview of the Traffic Impact Analysis (TIA) review and Driveway Access Permit processes. Both processes follow NCDOT guidelines and policies; however, the WMPO does assist in coordinating the submittal and review of site development proposals within its planning service area. NCDOT and WMPO staff will speak to the technical aspects of both TIAs and Driveway Access Permit approvals, including when they are required, and under what authority.

Scott James from the WMPO presented to the Boards an overview of the WMPOs role in Land Use Review and Traffic Impact Analyses. James briefly covered the Service Area Map for the WMPO. The WMPOs primary audiences are Traffic Consultants, Planning Boards, Boards of Commissioners, etc. James discussed the elements of reviews and the different powers of different boards such as Planning Boards and Boards of Commissioners. James answered questions from board members.

Kirsten Spirakis from the NCDOT presented to the Board after. Spirakis discussed driveway permitting and traffic impact analysis reviews. She went over the development roadway improvement factors and the conclusion/recommendations as a part of traffic impact analysis reports. Common roadway improvements include traffic signals, lane extensions, roundabouts, and reduced conflict intersections. Traffic Impact Analyses are not necessary for Turn Lane Warrant Analyses. NCDOT must provide reasonable access to NCDOT maintained areas. Spirakis discussed private versus public roads. She answered questions regarding different intersections. Members from both boards asked questions.

4 ADJOURNMENT

- 4.1 Chairman George adjourned the meeting at 5:24PM.