

**Town of Swansboro
Planning Board
Regular Meeting Minutes
August 6, 2024**

Call to Order

The meeting was called to order at 5:30pm. Board members in attendance were Christina Ramsey, Lauren Brown, Sherrie Hancock, Tim Vannoy, and Jerry Seddon. Clara Abalos was absent. There was one ETJ vacancy.

Approval of Minutes

On a motion by Mr. Seddon, seconded by Mrs. Hancock, April 2, 2024, Regular Meeting Minutes were approved unanimously.

On a motion by Ms. Brown, seconded by Mr. Seddon, July 2, 2024, Regular Meeting Minutes were approved unanimously.

Business

UDO Text Amendment to Section 152. 179 Table of Permitted/Special Uses and Section 152.212 Use Standards

Town Planner Brehmer shared that after a Board of Adjustment meeting for an appeal to an administrative decision involving boat/boat trailer storage on an empty residential lot, Staff had been directed to present a text amendment to allow boat/boat trailer storage in Town. All boat/boat trailer storage would be permitted in all zoning districts, as long as the use meets the criteria outlined in the proposed use standards captured below.

TITLE XV: LAND USAGE

CHAPTER 152: UNIFIED DEVELOPMENT ORDINANCE

§ 152.212 USE STANDARDS.

(Y) Use- Boat/Boat Trailer Storage. Permitted as a use standard in in CON, RA, R6, R6SF, R8SF, R10SF, R15SF, R20SF, R40SF, PUD, MHP, MHS, MHS-15SF, MHS-O, O/I, G/E, B2, B3, B2HDO.

(1) Requirements for open storage of recreational and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within the Boat/Boat Trailer Storage use, provided that the following standards are met:

- (a) The storage area shall not exceed 25% of the buildable area of the site.***
- (b) No dry stacking of boats shall be permitted on the site.***
- (c) Valid registration/tag is required on boat trailers.***
- (d) Boats shall be stored in a manner so as to prevent the collection of rainwater.***
- (e) The storage area shall be entirely screened from view from adjacent residential areas and public roads by a building and/or opaque fencing or fencing with landscaping along its exterior side.***
- (f) Storage shall not occur within the area set aside for minimum building setbacks.***

In response to inquiries from the board, the following was clarified by Town Planner Brehmer:

- The Board of Commissioners may modify the language if it deems it appropriate based on Planning board recommendations.
- All standards must be met in order for it to be considered a Permitted Use.

The Board discussed the language in section (e) and expressed concerns about the terms "entirely," and "public roads" as too astringent. Town Planner Brehmer suggested that replacing "entirely" with "encourage" could lead to insufficient follow-through on regulations. Additionally, she cautioned the issue of potentially removing "public roads" from consideration, which could negatively impact residents living nearby who might be affected by unsightly boat/ boat trailer storage across the street.

On a motion by Ms. Brown, seconded by Mr. Seddon, the proposed UDO Text Amendment to Section 152. 179 Table of Permitted/Special Uses and Section 152.212 Use Standards With the recommendation to change the language to section (e) by eliminating the term "entirely" and "public roads" was unanimously recommended for approval to the Board of Commissioners along with the Comprehensive Plan Consistency Statement.

Chairman/Board Thoughts/Staff Comments

At the July 2, 2024, meeting staff was asked to inquire if the Planning Board General Rules needed to be signed by the current chair and board members. It was clarified that the Planning Board General Rules are signed only when changes are made.

Adjournment

On a motion by Mr. Seddon, seconded by Mrs. Hancock, the meeting adjourned at 5:50 pm.