

**Town of Swansboro
Board of Commissioners
December 12, 2022, Regular Meeting**

In attendance: Mayor John Davis, Mayor Pro Tem Frank Tursi, Commissioner PJ Pugliese, Commissioner Larry Philpott, Mayor Pro Tem Tursi, Commissioner Pat Turner, and Commissioner Jeffrey Conaway.

Call to Order/Opening Prayer/Pledge

The meeting was called to order at 5:30 pm. Mayor Davis led the Pledge of Allegiance.

Public Comment

Kim Kingrey & Jonathan McDaniel, both members of the Swansboro Historic Preservation Commission, shared their support for the Water Street parcels rezoning.

Adoption of Agenda and Consent Items

On a motion by Commissioner Philpott, seconded by Commissioner Turner, the agenda and the below consent items, were unanimously approved.

- June 13, 2022, Regular Meeting minutes
- June 13, 2022, Closed Session minutes
- June 27, 2022, Regular Meeting minutes
- Lease Renewal: 502 Church Street (Swansboro Historical Association)

Appointments/Recognitions/Presentations

2022 Samuel Swann Bland Community Service Award

The Samuel Swann Bland Community Service Award was created to honor the diligence, hard work, leadership, and dedication that characterized the contributions of Sam Bland to the public and the Swansboro Community. The award is made annually to a public employee, civic leader, or community volunteer that has demonstrated the qualities of outstanding dedication to the improvement of community services that were exhibited in the career and contributions of Samuel Swann Bland.

The 2022 Samuel Swann Bland Community Service Award was given to Debra Pylypiw and Mayor Davis recognized her for her dedication so Swansboro Festivals which totaled over 20 years work, most as volunteer, and as town employee for last 4-5 years. She began several successful programs to include the Wine and Food Event at the Arts by the Sea Festival, Blessing of the Fleet held on the Friday night of Mullet weekend, the Seaside Book Buzz, and the theatre trip program with Swansboro Parks & Recreation.

Mrs. Pylypiw shared that she loved the Swansboro community and she immediately wanted to be a part of it when she moved here in 1986.

Board Appointments

Town Clerk, Alissa Fender reviewed that due to expiration of terms or resignations, there were several board appointments needed. Appointments were needed for:

- Two (2) seats for the Planning Board
- Three (3) seats for the Historic Preservation Commission
- Three (3) seats for the Tourism Development Authority
- One (1) seat for the Park Board

Christina Ramsey and Sherrie Hancock were reappointed to the Planning Board.

Christina Ramsey, Kim Kingrey, and Elaine Justice were reappointed to the Historic Preservation Commission.

Randy Swanson and Jack Harnatkiewicz were reappointed, and Dusty Rhodes was newly appointed.

Public Hearing

Zoning Map Amendment to Rezone Parcels Along Water Street from B2HDO to R6SF
Planner Andrea Correll reviewed that the Town of Swansboro Board of Commissioners had expressed interest to down zone the parcels along Water Street from Drudy Lane to Casper's Marina from B2HDO to R6SF. This zoning classification is the same as other residential properties in the Historic District, including those properties across Water Street. The purpose of the down zoning was to designate the following properties as residential R6 Single Family Zoning.

Par ID 023672 (no active address)

Par ID 018369 (209 Water Street)

Par ID 011128 (211 Water Street)

Par ID 011057 (no active address)

Par ID 005673 (no active address)

Par ID 015594 (215 Water Street)

Par ID 020460 (217 Water Street)

Par ID 006144 (219 Water Street)

Par ID 010430 (no active address)

Mrs. Correll shared that she had received correspondence from the property owner David Pinsky of Par ID 023672, that he did not want his property included in the rezoning.

In response to inquiries from the board, the following details were clarified:

- Mrs. Correll shared that historically the area has been residential with commercial activities occurring at the property but not a storefront. If the area was rezoned to B-2 then development at these properties would not be able to meet the conditions/requirements such as parking. The impacts on the historic district would depend on the size of buildings that could be built on those properties. Newly built structures would be required to be elevated to meet the Flood Zone requirements. Rezoning the parcel would not affect the historic district registry status. Changing from B2HDO to R6SF would not be considered contiguous. Controlling massing (size of structures) on commercial structures was more difficult than on residential, and there are further regulations/amendments needed to protect the historic district related to massing.
- Public Works Director, Gerald Bates shared that the Water Street infrastructure is not capable of handling commercial traffic. Future maintenance of that street is undetermined, but currently awaiting to see if we will receive a grant which will study and give an analysis of stormwater infrastructure which is the main reason that the street is in poor condition.
- Attorney Cliff Parson clarified that a property can be downzoned even if an owner objects, but there would be a timeline for them to appeal the decision further.

Commissioner Philpot shared that he had concerns with massing in the Historic District. Recommended that the board and staff hold off and look at more items that need addressing in the historic district before deciding. Additionally, he had concerns with meeting the recommendation of a sidewalk along Water Street indicated in Waterfront Access and Development plan.

Commissioner Turner shared that in the Waterfront Implementation Plan on Page 18 indicated *"The Town should pursue improvements of the trail route by seeking easements, constructing dock walks or waterside walks, where feasible and constructing sidewalks along Water Street if feasible."*

The public hearing was opened at 6:12 pm and the following individuals spoke.

Charles Rawls of 22 Creekside Woods was present to represent Larry Howard, the owner of 211 Water Street. He shared that Mr. Howard was in support of rezoning his property. Mr. Rawls shared that as a prior surveyor, and having completed surveys on Water Street, there were many challenges with that street due to the different widths of Water Street from one end to the other.

Carol Lanier of 219 Water Street shared that she supported the rezoning of her property.

Rob Armstrong of 307 Elm Street shared that he did not support the rezoning and felt that the area should remain as business. He stated that once waterfront access is taken away it can't be obtained back. Additionally, he shared that there were already parking issues in that area, but not many businesses downtown have onsite parking.

Gregg Casper of 226 Water Street shared that she would love to see a dock walk completed that would go all the way to Ward Shore.

Debbie Wilson of 209 Water Street shared that she supported the rezoning of her property. She had been unable to sell the property due to the business zoning. She felt a residential zoning would be safer from a traffic aspect as well.

The public hearing was closed at 6:22 pm.

After discussion, on a motion by Commissioner Philpott seconded by Commissioner Turner, the rezoning request was tabled to March 13, 2023 to allow the Historic Preservation Commission to complete their ordinance amendments related to the Demolition by Neglect and Massing. The motion was approved unanimously.

Business Non-Consent

2023 Board of Commissioners Meeting Schedule

Town Clerk Alissa Fender reviewed that NCGS 160A-71 provides that the Board establish a time and place for its regular meetings. The 2023 meeting schedule has been prepared based on the Town's Administrative Policy 1F which states that the Board of Commissioners meeting dates fall on the 2nd and 4th Monday of each month. Once adopted, the meeting schedule will be posted on the bulletin board outside the Administrative Offices at Town Hall and on the Town website.

Two meeting schedules are provided for review. Schedule A included all 24 meeting dates based on the Town's Administrative Policy 1F. Schedule B did not include the first meeting in October and the second meeting in December. They were removed from the calendar because they were close to/or on a Town Event or Holiday.

On a motion by Commissioner Turner, seconded by Commissioner Philpott, the Board of Commissioner meeting Schedule B was unanimously approved.

Text Amendment/Town Code Chapter 74 Traffic Schedules Schedule V. One-Way Streets
Police Chief Dwayne Taylor reviewed that after conducting numerous surveys regarding traffic flow on Church Street, it is proposed that traffic on Church Street be designated as "One Way" starting at Front Street and continuing northwest to Walnut Street. The width of Church Street, along with on street parking, make it impossible for two vehicles to travel in opposite directions without causing congestion.

On a motion by Commissioner Conaway, seconded by Commissioner Philpott Ordinance 2022-O16 to designate Church Street as “One Way” starting at Front Street and continuing northwest to Walnut Street was unanimously approved.

Onslow County Interlocal Agreement-Fire Protection Services and Fire Protection Mutual Aid Manager Paula Webb reviewed that during the FY 22/23 budget process we shared information that Onslow County would approve an allocation of \$0.03 of its ad valorem tax rate collected from properties within the Town’s incorporated borders each fiscal year for fire protection services (only) beginning in FY 22/23 and thereafter for as long as the agreement remains in place. In addition to the Interlocal Agreement – Fire Protection Services, a new Fire Protection Mutual Aid Agreement is provided.

In response to inquires from the board, the following details were clarified:

- Includes fire services in general to the White Oak district and mutual aid.
- This would be received in addition to the normal funds received.
- Determining if these funds cover expenses was hard to quantify but it certainly helps

On a motion by Mayor Pro Tem Tursi, seconded by Commissioner Conway, the MOA’s as written and authorization for the Mayor, Manager and Clerk to execute as provided was approved unanimously.

Future Agenda Topics

Future agenda items were shared for visibility and comment. In addition, an opportunity was provided for the Board to introduce items of interest and subsequent direction for placement on future agendas.

The following items were addressed:

- Joint meeting with Planning Board to be scheduled for February 13, 2023
- Social District Consideration was scheduled for the March 27, 2023, meeting

Public Comment

Citizens were offered an opportunity to address the Board regarding items not listed on the agenda. No comments were given.

Manager's Comments

Mrs. Webb shared that with regard to the Water Street conditions the RCCP grant of \$45,000 to address bioretention ponds nearby would initiate some improvements to Water Street.

Board Comments

Commissioner Philpott shared that he learned at the JUMPO meeting he recently attended provided information on a Carbon Reduction Funding for sidewalks available and that could be something the town could explore. Additionally, JUMPO was still trying to remedy the culvert under Highway 24 and obtain funding.

Mayor Davis inquired if the board could review sidewalks during the 1st quarter of next year. Manager Webb shared that currently Priority 3 had challengers, Priority 4 was complete, Priority 5 had challenges, and Priority 6, 7, and 8 were all with NCDOT and she was awaiting cost estimates.

Adjournment

On a motion by Mayor Pro Tem Tursi, seconded by Commissioner Conaway and with unanimous approval, the meeting adjourned at 6:58 pm.