

**Town of Swansboro
Planning Board
Regular Meeting Minutes
June 6, 2023**

Call to Order

The meeting was called to order at 5:30 pm. Board members in attendance were, Christina Ramsey, Edward Binanay, Ed McHale, Sherrie Hancock, and Clara Abalos. Scott Chadwick was absent.

Minutes

On a motion by Mr. Binanay, seconded by Mr. McHale, the minutes for the April 4, 2023, Regular Meeting were approved unanimously.

Business

Wetland Policy Discussion

Projects/Planning Coordinator Rebecca Brehmer introduced discussion on further implementation of a wetland policy and possible UDO amendments needed for the continued implementation of the adopted CAMA Land Use Plan Update. In addition, several sections of the CAMA LUP, specifically Appendix A titled, *Existing Protection of Isolated Wetlands Report* were referenced for discussion and attached hereto. Staff would like to change the title to, *Existing Protection of Environmentally Sensitive Areas Report*.

In connection with proposed amendments, Planner Andrea Correll spoke on the residential cluster development process and used Swansgate subdivision as an example. Developers of the subdivision gave part of the open space that contained 404 wetlands to the Town as part of the cluster development process.

Currently, there are many wetlands in the business zone of Highway 24. The Corps of Engineers can allow developers to buy wetlands in different locations (not necessarily in Swansboro) where there is a request to displace wetlands for development. Another method is to create open space using wetlands and/or marsh areas. The Baily Center was an example where the developer displaced wetlands to assist where the development was challenged. North Myrtle Beach, Alligator Landing was an example where business development used wetlands and marsh to create open space, leaving the natural hydrology alone.

The Town provides residential standards for cluster development. Business cluster requires a minor special use, but no specific standards are in place.

In response to inquiries from the Board, the following clarifying points were made by Planner Correll:

- There are two types of wetlands; 401 Wetlands are isolated, not interconnected, and regulated by NCDENR, 404 Wetlands are regulated by the Army Corps of Engineers
- Isolated 401 Wetlands can only be regulated by giving people choices and incentives
- Conservation easements can be offered to the Town by developers

Staff was to continue working to obtain sample language from other municipalities and the School of Government to address business cluster standards. Once that language is developed, a

UDO amendment would be brought forth for recommendation to implement policy standards that are consistent with the Land Use Plan.

At the next regular meeting, staff will bring forth amendments to clarify recommendations to the CAMA LUP concerning environmentally sensitive areas. The goal being to include all environmentally sensitive areas, not just wetlands.

Board Comments

On a motion by Christina Ramsey and second by Mr. Binanay the July 4, 2023 regular meeting was rescheduled for July 11, 2023. Unanimous.

Adjournment

There being no further business, the meeting was adjourned at 6:15 pm.