

Town of Swansboro
Planning Board
Special Meeting Minutes
May 24, 2022

Call to Order

The meeting was called to order at 5:30 pm. Board members in attendance were Michael Favata, Christina Ramsey, Scott Chadwick, Edward Binanay, Sherrie Hancock, and Ed McHale. Absent Laurent Meilleur

New Business

Barnes Special Use Permit – 522 W. Corbett Ave

Planner Ansell reviewed the property at 522 W Corbett Ave zoned B-2, General Business. Single-family Dwellings are allowed in the B-2 Zone with a Special Use Permit. The dwelling at this location was constructed in 1948 and had been used as residential until July 2020, when the water was disconnected due to a leak. Ms. Barnes is applying for a Special Use Permit to allow the reinstatement of the dwelling use at this location.

In response to inquiries from the board, the following was clarified by Mrs. Ansell:

- The house is under contract and the leak was repaired two weeks ago.
- Leak happened in July 2020 and because of the time frame, they could not find anyone to repair the leak.
- Under section B it states that if service has been discontinued for less than two years and the discontinuance was based on factors beyond anyone's control it is allowed.
- Dwellings are allowed in the B2 zone by special use.

The Board reviewed and finds true following facts.

§ 152.210 PROCEDURE FOR SPECIAL USE PERMITS.

A) Special use permits may be issued by the Administrator, after approval by the Board of Commissioners, for the uses as designated in the table of regulations for special uses. Applications shall include all of the requirements pertaining to it as specified in this section. A hearing shall be held, and all interested persons shall be permitted to offer relevant comments. The Town Board of Commissioners shall consider the application and may approve or deny the requested special use permit.

B) In granting a special use permit, the Board of Commissioners shall give due regard to the nature and state of all adjacent structures and uses, and the districts within which the proposed use is to be located, and shall make written findings of fact concerning the existence or absence of the following criteria:

- 1) The special use is allowed pursuant to § 152.210 and meets all the required conditions and specifications, including without limitation, those set out in § 152.211. The special use, "Dwelling, single-family", is allowed by the Table of Uses in the B-2 zoning district. There are no specific conditions required under Section 152.211.
- 2) The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. The property has traditionally been used as a dwelling, since at least 1948 based on the tax records.
- 3) The special use will not substantially injure the value of adjoining or abutting property, OR the special use is a public necessity. The request is to reinstate the residential use, therefore, there will be no effect on adjacent property values.

4) The location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is located. The special use shall demonstrate conformance to the Land Use Plan or other plan in effect at the time and address impacts of the project as required by G.S. §160A-382(b). The CAMA Land Use Plan Update (2019) identifies the property as Coastal Traditional Neighborhood (CTN):The Coastal Traditional Neighborhood designation is defined as primarily single family residential, but with multi-family structures sprinkled throughout, this high-density district is walkable and its residents primarily support the businesses in the Traditional Town Center (TTC). This community type is based on historical and existing densities found in the oldest residential sections of Swansboro. It is not uncommon to have a variety of residential products, including accessory dwellings or garage apartments, duplexes, quadplexes, patio or garden apartments, and small or context sensitive apartments. This walkable district is the “old town” residential neighborhood that surrounds the historic central business district. It is walkable and dense, with small lots clustered on regular blocks that create a cozy and neighborly feel. While it is not uncommon for a non-residential use to occupy a previously residential structure, most non-residential uses occur in the nearby mixed use activity node, which is within a short walk. The historic development pattern has narrow streets and rights-of-way, with sidewalks generally only on one side of the street. Lots are narrow, but porches are wide.

On a motion by Mr. Chadwick, seconded by Sherrie Hancock the Special Use Permit was unanimously recommended for approval to the Board of Commissioners.

Staff Comments

Mrs. Ansell shared that the joint meeting with the Board of Commissioners that they wished to have could possibly be held June 27, 2022. She would provide notice when confirmed. There had not been and submittals for the June 7, 2022. Could possibly be cancelled.

Board Comments

Mr. McHale reminded the board the importance of being prepared to review agenda packets and reach out to Mrs. Ansell for any questions.

Adjournment

On a motion by Mrs. Ramsey, seconded by Mr. Binanay, the meeting adjourned at 5:45 pm.