

**Town of Swansboro
Planning Board
Regular Meeting Minutes
May 3, 2022**

Call to Order

The meeting was called to order at 5:41 pm. Board members in attendance were Michael Favata, Christina Ramsey, Scott Chadwick, Ed McHale. Members absent were Laurent Meilleur, Edward Binanay, and Sherrie Hancock.

Minutes

On a motion by Mrs. Ramsey, seconded by Mr. McHale, the minutes for March 1, 2022, Regular Meeting were approved unanimously.

Business

Program of Work Aligning the Zoning Map with the Future Land Use Map

Planner Ansell reviewed that one of the items on the Planning Board's Program of Work for implementing the 2019 Land Use Plan Update was to "consider map amendments (zoning maps) that reflect the Future Land Use categories including Table of Uses (BOC recommendation)". See *attachment A and B*.

At the Boards March 1, 2022, regular meeting it was reviewed that such an alignment would result in the creation of many non-conforming uses. After discussion at that meeting, staff was directed to return with a list of properties starting from the west end of town up to Norris Road. The list provided contained 269 properties of which 142 properties (developed & undeveloped) would be made non-conforming if the alignment was made. Many areas are zoned B1 but identified as Low Density/Suburban Neighborhood in the Future Land Use Plan and there were many businesses already established in these areas. In some areas of the Land Use Plan, there were allowances for additional density based on distance and proximity from the areas designated as Traditional Town Center, however the Pirates Cover subdivision exceeds the density than what would be allowed, therefore an entire subdivision would be considered nonconforming if rezoned. Changing the zoning would make properties non-conforming and could result in future issues for existing properties, vacant properties, and could cause issues with mortgages/loans.

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

- Mrs. Ansell knew nothing about a development behind Tideland News/774 Corbett Ave.
- Regarding the 50% improvement rule Mrs. Ansell would have to research and get back to the board
- Special Use process would apply if the zoning was changed and a property that existed prior to the change was destroyed due to an Act of God
- Rezoning undeveloped properties would not be recommended since most of those properties were in the middle of a zoning district
- If no changes were made, the board's statement of consistency would routinely be indicated as inconsistent when they review items such as special use permits or rezonings

Mrs. Ansell recommended the board request a joint meeting with the Board of Commissioners, and the members agreed. The Board wanted to hear from the members who participated in the Future Land Use Plan updated and desired to obtain further guidance before proceeding with such an amendment. The board agreed to cancel their special meeting on May 16, 2022, for further Land Use Plan implementation items until further guidance was received for this item on their Program of Work. On a motion by Mr. McHale seconded by Mr. Favata, the May 16, 2022, special meeting was canceled. The motion was unanimous.

Adjournment

On a motion by Mrs. Ramsey, seconded by Mr. Chadwick, the meeting adjourned at 6:16 pm.



