

**Town of Swansboro
Planning Board
Regular Meeting Minutes
August 1, 2023**

Call to Order

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

Business

Text Amendment to 152.016 Definitions of Basic Terms

Projects/Planning Coordinator Brehmer reviewed a text amendment to section 152.016 Definitions of Basic Terms. It has recently been brought to Staff's attention that the definition of marinas was left out during the 2018 update during which the definition of docks was added. The purpose of this amendment was to clearly differentiate the definition of commercial docks from marinas in the Town UDO.

On a motion by Mr. Chadwick and seconded by Mr. Brown, the text amendment with Comprehensive Plan Consistency Statement was unanimously recommended for approval to the Board of Commissioners.

Business Cluster Update

Planner Correll provided an update on the research she conducted on business cluster development. She shared that Wake County had an example where they increased densities for a special use permit or a rezoning. The law professors at the school of governments recommended that the Special use permits are supported because it gave use infinite authority under North Carolina Law. However, they did not feel we had a text amendment authority for staff approval.

In doing additional research Planner Correll reached out to the North Carolina Sea Grant and she had a meeting scheduled with them on August 3, 2023. They had a law professor who was interested in working with the town on the business text amendment and would enlist law students to assist in the writing of the code.

In response to inquiries from the board Planner Correll Clarified that there were no restrictions just incentives.

Board Comments

None

Adjournment

On a motion by Mrs. Ramsey, seconded by Mr. McHale, the meeting adjourned at 5:42 pm