

**Town of Swansboro  
Board of Commissioners  
March 13, 2023, Regular Meeting Minutes**

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

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**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**

Citizens were offered an opportunity to address the Board regarding items listed on the agenda. No comments were given.

**Adoption of Agenda and Consent Items**

On a motion by Commissioner Turner, seconded by Commissioner Conaway, the amended agenda to add discussion for Emergency Services and Onslow Soil & Water presentation were approved unanimously.

**Public Hearing**

*Text Amendments related to Demolition by Neglect and Enforcement*

Planner Correll shared that following review of Demolition by Neglect draft ordinances and specific statues related to such, and in working with the Town Attorney, a text amendment to Sections 152.485 through 152.488 was recommended. The Planning Board recommended approval of the proposed text amendment at the regular meeting on December 6, 2022.

The public hearing was opened at 5:35 pm then closed, no comments were offered.

On a motion by Commissioner Conaway, seconded by Commissioner Philpott, Ordinance 2023-O1 amending Sections 152.485 through 152.488 related to Demolition by Neglect was approved unanimously.

**Business Non-Consent**

*Zoning Map Amendment to Rezone Parcels Along Water Street from B2HDO to R6SF*

Planner Correll reviewed that the Town of Swansboro Board of Commissioners has expressed interest to down zone the parcels along Water Street from Drudy Lane to Casper's Marina from B2HDO to R6SF. Following the public hearing held on December 12, 2022, the board tabled voting on the rezoning until after the Demolition by Neglect and Massing Text amendments were heard and approved.

On a motion by Commissioner Conaway, seconded by Commissioner Turner, Ordinance 2023-O3 to rezone the parcels on Water Street from Drudy Lane to Casper's Marina from B2HDO to R6SF was approved unanimously.

In response to inquiries from the board, Planner Correll confirmed that this rezoning would not affect the recommended future plans for a sidewalk along the street in the Waterfront Plan.

#### *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:

- Review of the Watershed Plan was added as a possible future agenda item.
- EOC/PSB update would be given on April 10th.

#### *Emergency Services Discussion*

Commissioner Philpott shared that he had requested this item be added for discussion so that the board could provide clear direction to the Town Manager on what to pursue.

Manager Webb was directed to contact the Onslow County EMS director and find out what the issues were with response times for Swansboro as well as obtain a report of their response times. The results of her findings would determine if the Town needed to pursue obtaining their own EMS services.

Commissioner Conaway shared that consideration should be given to returning the fire department back to the county.

Mayor Davis shared that the Mayor of Jacksonville offered to meet with Town staff to discuss how they handle EMS services. He also stated that he did not agree with Commissioner Conaway's comment with regard to returning Fire back to the county and the Town should find a way to increase pay in order to keep personnel in Fire and Police.

#### *Onslow Soil & Water Conservation District Presentation*

Commissioner Philpott shared that he had requested this item be added for discussion so that clarification could be provided for what Mr. Johnson would give as a presentation.

In making contact with the Director for the district in an attempt to get ahold of Mr. Johnson, town staff were informed that any information provided by Mr. Johnson would be of his own info and not representative of the district.

Mayor Davis shared that Mr. Johnson offered to explain what he could do.

Board members were in support of a presentation by Mr. Johnson, and the staff was directed to inform him that he would need to familiarize himself with the town's watershed plan before he presents. The board then agreed that they as a whole needed to review the plan prior as well.

### **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**

Manager Webb reviewed the following items not covered in her Managers report.

- Reminded the board of the upcoming Advisory Board Appreciation Banquet and to RSVP.
- One way sign for Church Street were in place and a press release would be issued before they were uncovered and enforced.
- Repair on the cross pipe at Hammocks Beach Road by NCDOT was almost complete.
- An update on Fire Fighters and Police Officer's pay as requested by the board had been provided along with Overtime pay out considerations.

### **Board Comments**

Commissioner Turner shared that the Fire Department's visit to her grandson's birthday party was a big hit and thanked them for their visit.

Mayor Davis shared that the poles for the Queen Creek Road traffic light at the High School had been installed.

### **Adjournment**

On a motion by Mayor Pro Tem Tursi, seconded by Commissioner Philpott, the meeting adjourned at 6:10 pm.

# Regular Meeting March 13, 2023



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1. Please turn cell phones to “off” or “vibrate”.
2. The Board offers the public three opportunities to speak during the meeting:

A comment period is offered at the beginning and end of the meeting. Please note that a separate opportunity is provided for those items requiring a public hearing.

Public Hearing(s) – There is 1 public hearing scheduled for this meeting.

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# PUBLIC COMMENT

Citizen opportunity to address the Board for items listed on the agenda.

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# PUBLIC HEARING

## Text Amendments related to Demolition by Neglect and Enforcement

Following review of Demolition by Neglect draft ordinances and specific statues related to such, staff prepared UDO text amendments to Sections 152.485 through 152.488. The Planning Board recommended approval of the proposed text amendment at the regular meeting on December 6, 2022. Planning staff worked with the Town Attorney making his recommended changes found in the attached ordinance.

***Recommended Action:*** 1. Hold a public hearing;  
2. Motion to approve Ordinance 2023-O1 amending Sections 152.485 through 152.488 related to Demolition by Neglect to the Town Unified Development Ordinance.

**Presenters: Andrea Correll – Planner**

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# NEW BUSINESS/NON-CONSENT

## Zoning Map Amendment to Rezone Parcels Along Water Street from B2HDO to R6SF

The Town of Swansboro Board of Commissioners has expressed interest to down zone the parcels along Water Street from Drudy Lane to Casper's Marina from B2HDO to R6SF. Following the public hearing held on December 12, 2022, the board tabled voting on the rezoning until after the Demolition by Neglect and Massing Text amendments were heard and approved.

***Recommended Action:*** Motion to approve Ordinance 2023-02 to rezone the parcels on Water Street from Drudy Lane to Casper's Marina from B2HDO to R6SF.

**Presenter: Andrea Correll – Planner**

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REZONING LOCATIONS SHOWN WITH A WHITE STAR

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# NEW BUSINESS/NON-CONSENT

## Future Agenda Items

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

***Action Needed:*** Discuss and provide any guidance

**Presenter: Alissa Fender – Town Clerk**

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# PUBLIC COMMENT

Citizen opportunity to address the Board.

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## MANAGER'S COMMENTS

Paula Webb, Town Manager

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## BOARD COMMENTS

Mayor John Davis  
Mayor Pro Tem Frank Tursi  
Commissioner Pat Turner  
Commissioner Harry "PJ" Pugliese  
Commissioner Larry Philpott  
Commissioner Jeffrey Conaway

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ADJOURN