

**Town of Swansboro
Planning Board
Regular Meeting Minutes
July 5, 2022**

Call to Order

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

Minutes

On a motion by Mr. Meilleur, seconded by Mr. Binanay, the minutes for the April 5, 2022, Regular Meeting were approved unanimously.

Business

Building design and compatibility-MI Materials

At the June 20, 2022, meeting, the Board directed Staff to prepare an amendment to consider an allowance for metal as an approved primary surface material in the MI, Light Industrial, zoning district.

In 2016, Mr. Richard Peterson constructed a metal building at 146 Seth Thomas Lane for E.L. Jones Development. In review of the file, there is no indication as to why metal was allowed as the primary material. Most of the buildings along Seth Thomas Lane in the MI zone are metal buildings, however some do have brick or stucco facades.

§ 152.560 ARCHITECTURAL CHARACTER.

(C) *Entryways.*

(4) *Building materials/colors.*

- a) Each building shall be constructed with approved primary surface materials.
 - b) Approved primary surface materials shall include:
 1. Brick or glazed brick;
 2. Wood;
 3. Fiber Cement (Hardiplank);
 4. Stucco or synthetic stucco;
 5. Tinted and textured concrete masonry;
 6. Concrete (Pre-Cast or Cast-in-place);
 7. Glass;
 8. Split face block; and
 9. Concrete block may be permitted on interior sides and rears provided it matches the color of the corresponding surface materials; and
 - 10. Metal (MI zoning district only).**
 - c) If renovating the structure, brick, stone, or wood facades shall not be covered or replaced with artificial siding or panels. Synthetic materials that resemble or match the original façade can be used.
 - d) Secondary materials may be used to add architectural interest. They may consist of one or more primary materials, or any other (appropriate) material that adds architectural interest.
 - e) Façade with main entrance may be glass (including windows and doors) or combinations of glass and materials listed in item division (C)(4)(b) of this section.
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- f) Variations of materials and textures are encouraged with each storefront in multi-tenant buildings.
 - g) It is recommended that primary surface materials shall be natural colors including primary colors, or have “earth” tones (i.e. gray, white, beige, brown, or brick) (See [Figure 152.560.7](#)).
 - h) For secondary materials, additional colors may be used.
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In response to inquiries from the board, Planner Ansell clarified

- Most of the buildings are metal on Seth Thomas Lane.
- The only exception in the MI zone is that it allows 25 percent of the primary surface material and does not have to continue for the full side of the building.
- Mrs. Ansell clarified the MI zone was located only on Seth Thomas Lane.
- The front would still have architectural requirements of entryway features currently there is a minimum of three.

After discussion, the Board inquired on how easy it would be to make the text amendment that would allow metal on the sides and rear of the building but that on the front it would still be required to follow the 2013 ordinance requirements?

Planner Ansell explained that item 10 would be moved to secondary material it would be stated that in the MI zone metal is allowed as a secondary material.

On a motion by Mrs. Hancock, seconded by Mr. Favata the amendment to section 152.560 Architectural Character was unanimously recommended for approval.

Window sign and lighting

Mrs. Ansell reviewed that window signage and lighting were only regulated if they were on the outside of the window. The ordinance regarding lighting only applies to light fixtures to illuminate a sign, not signs that are on windows.

The signs we see on the windows are there to advertise sales those are temporary signs. The town has never regulated Temporary signs, on windows.

After discussion, the board has decided to wait until they get more direction from the Board of Commissioners to explore further.

Adjournment

On a motion by Mr. Meilleur, seconded by Sherri Hancock the meeting was adjourned at 5:58