

**Town of Swansboro
Planning Board
Regular Meeting Minutes
March 1, 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, Laurent Meilleur, Edward Binanay, Sherrie Hancock, and Ed McHale.

Minutes

On a motion by Mrs. Ramsey, seconded by Mr. Binanay, the minutes for the December 7, 2021, Regular Meeting were approved unanimously.

Business

The board discussed and agreed to hold a Special Meeting on the third Monday of the month through September, for the purpose to further review Land Use Plan implementation items.

Building Standards

Planner Ansell reviewed that in April 2021, the Board reviewed the Program of Work goals related to the overall appearance of commercial, industrial and mixed-use development, and tying square footage to the use of higher quality materials and additional stormwater control measures.

In response to inquiries from the Board Mrs. Ansell clarified that stationary/abandoned vehicles were addressed in the Town Code under Chapter 92.

With three new board members coming on, it was determined that there were sufficient details included for this agenda item and that all board members would review the items in depth for further discussion to occur at the next meeting.

Zoning Map and Table of Uses

Mrs. Ansell reviewed that one of the items on the Planning Board's Program of Work was to consider amendments to the zoning map and Table of Uses to reflect the Future Land Use designations. At the last meeting, it was discussed to create a commercial node at the intersection of Queens Creek Road and Highway 24, which relates to this discussion.

Mrs. Ansell explained that aligning the current Table of Uses and Zoning Map of the UDO with the Future Land Use Plan's designations would result in the creation of many non-conforming uses. She believed it was not the intent of the plan to create non-conformities, however, as an example, several areas were currently zoned B1 and businesses were operating in those zones but the Future Land Use plan has the areas identified as Low Density/Suburban Neighborhood (the Bailey Center as an example). Additionally, this would result in the Planning Board's findings on rezoning applications, special use requests etc. in such areas as being inconsistent with comprehensive plans.

Following discussion, the Board agreed to review the areas throughout town in sections and would start with the west end of Town to review at the next meeting.

Adjournment

On a motion by Mr. Meilleur, seconded by Mr. McHale, the meeting adjourned at 6:14 pm.