

**TOWN OF SWANSBORO
PLANNING BOARD
REGULAR MEETING MINUTES
MARCH 2, 2021**

Call to Order

The meeting was called to order at 5:30 pm. Board members in attendance were Michael Favata, David Mohr, Christina Ramsey, Scott Chadwick, Jeff Conaway, Brad Buckley, and Ed McHale.

It was noted that members Jeff Conaway and Brad Buckley attended via ZOOM, an electronic platform put into place to allow virtual meetings due to the COVID-19 pandemic that had recently taken a huge toll on the United States and other parts of the world requiring social distancing and limited public appearances.

Election of Chair & Vice Chair

On a motion by Mrs. Ramsey, the Board unanimously approved for Scott Chadwick to be appointed as Chair.

On a motion by Mr. Chadwick, the Board unanimously approved for Mrs. Ramsey to be appointed as Vice- Chair.

Minutes

On a motion by Mr. Conaway, seconded by Mrs. Ramsey the October 6, 2020 Regular Meeting minutes were approved unanimously.

Old Business

Preservation of Wetlands

The Carolina Wetlands Association initiated discussion on steps we can take to revise our ordinances to protect and aid in the restoration of wetlands.

David Shouse, Rick Savage, Mackenzie Taggart, and Amanda Willis of the Carolina Wetland Association were present through the Zoom platform.

Mr. Shouse reviewed that the Town of Swansboro has 3 established plans; Watershed Restoration Plan, Economic Strategy, and CAMA Land Use plan, all speak to the conservation and recognition of wetlands and stream corridors. He shared that there could be an ability to entice landowners in many ways such as waive or reduce stormwater costs, land taxes, and other financial assistance on properties that have wetlands.

In response to inquiries from the Board the following details were clarified:

- ETJ areas could be challenging due to the boundaries of streams and wetlands having overlaps
- The Watershed Restoration Plan and the CAMA Land Use Plan identified the geographic areas of wetlands in the Town of Swansboro, of those areas the ones with most concern for protection should be identified
- Further mapping in the CAMA Land Use Plan would be needed because that plan lumps wetlands, forestry, and flood plains together
- Foreseen stumbling blocks on wetlands would occur with who owns the property more than the boundaries of the wetlands, but could also be perceived as an opportunity

- There was an application submitted for Division of Coastal Management Resilient Coast Community's Program grant and the first phase is a planning grant that includes identifying wetlands to protect the community.

During discussion, it was noted that the recently approved Swansgate Subdivision elected to use the residential cluster development regulations provided through the towns UDO and the development was able to have higher density. The provided regulation could be reviewed, and that portion of the ordinance updated to add incentives.

In response to an inquiry from the Board on how properties with wetland are evaluated, Mrs. Ansell share that the Onslow County Tax administration does have a scale they use to evaluate properties. She offered reach out and see if a representative from that department could attend an upcoming meeting to cover those protocols.

Land Use Plan Implementation-Program of Work

In February of 2019, the Planning Board established a timeline for the implementation of the CAMA Land Use Plan Update. In May of 2019, it was revised to reflect those items remaining, however a timeline was not established. At the February 3, 2020 regular meeting, the Board revised the program of work to reflect their immediate goals and forthcoming amendments. The Board of Commissioners has made implementation of the plan a high priority for this budget cycle, FY 21-22.

Mr. Chadwick shared that the board should consider having a special meeting each month over the next several months to handles items in the program of work. The Board agreed to holding a special meeting on the 3rd Monday of the month until further notice to review/recommend implementation measures for the Land Use Plan. At each meeting, the board would provide directives for which item they would review at the next meeting.

Mrs. Ansell stated she could have the Residential Cluster Development Regulations ready for review at that first special meeting on March 15th and would reach out to Onslow County Tax Administration to see if they were available to provide details to the board at that meeting as well.

Adjournment

On a motion by Mrs. Ramsey, seconded by Mr. McHale, the meeting adjourned at 6:22 pm.