

**Town of Swansboro  
Planning Board  
Regular Meeting Minutes  
November 1, 2022**

**Call to Order**

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

**Business**

***Zoning Map Amendment to rezone Parcels Along Water Steet from B2HDO to R6SF***

Planner Correll reviewed the rezoning of the following properties from B2HDO to R6SF:

Par ID 023672 (no active address)

Par ID 018369 (209 Water Street)

Par ID 011128 (211 Water Street)

Par ID 011057 (no active address)

Par ID 005673 (no active address)

Par ID 015594 (215 Water Street)

Par ID 020460 (217 Water Street)

Par ID 006144 (219 Water Street)

Par ID 010430 (no active address)

Planner Correll explained that downzoning is consistent with the Waterfront access plan as well as the Land Use Plan which supports the small traditional single-family homes.

In response to inquiries from the board, the following was clarified by Mrs. Correll:

- Downzoning to single-family would keep the area's historical character.
- Although not part of the downzoning Casper family was informed and their concern was about the Waterfront Access Plan, Mrs. Correll clarified that the Access Plan was studied, and it was found that the plan identifies that portion of the future dock walk as a sidewalk along Water Street. The Casper's supported the residential character.
- Mrs. Correll would have to research building specifications for the board.
- A list of names of property owners who have been contacted about the downzoning was given to the board.
- The Board of Commissioners requested that staff consider and study the downzoning. The state statutes were investigated and there is an exception for local government to initiate downzoning of property.
- Staff provided this law to the Planning Board.

On a motion by Mr. Chadwick, seconded by Christina Ramsey the Board recommended approval of the rezoning from B2HDO to RS6F.

### ***Review Table of Permitted/ Special Uses***

Planner Correll reviewed the request from the Board of Commissioners to have the Planning Board review the table of permitted/ Special Uses. Focusing on residential first, there would possibly be two categories to choose from (1) staff approval with use standards in special uses. In this category, there would be standards that would be transferred into a new category if they were no longer considered special uses and staff would follow the same criteria and standards, (2) moving the special use review to the Board of Adjustments. Once recommendations are made, staff will prepare amendments for final review/ recommendation.

In response to why this task was given to the Planning Board, Planner Correll shared The Board of Commissioners would like to exercise its legislative power and allow the Board of Adjustments judicial review which is allowed by law.

On a motion by Mrs. Ramsey, seconded by Mr. Chadwick, the Table of Permitted/ Special Uses was unanimously tabled until they have a complete Board to hear the pros and cons. Three members were absent.

### **Staff Comments**

Mrs. Ramsey would like to hear from the Board of Commissioners next meeting as to why they want this change for the Permitted/ Special Uses Tables.

Mr. Chadwick felt comfortable in allowing staff to make some decisions.

### **Adjournment**

On a motion by Mr. Chadwick, seconded by Mrs. Ramsey, the meeting adjourned at 6:29 pm.