

**TOWN OF SWANSBORO
PLANNING BOARD
REGULAR MEETING MINUTES
JUNE 1, 2021**

Call to Order

The meeting was called to order at 5:30 pm. Board members in attendance were Michael Favata, Christina Ramsey, Scott Chadwick, Jeff Conaway. Brad Buckley had contacted staff to advise he would be absent due to illness and Ed McHale was on a leave of absence and was excused. The board had 1 vacancy.

Minutes

On a motion by Mr. Conaway seconded by Mrs. Ramsey, the minutes for April 19, 2021 Special Meeting and the May 4, 2021 Regular Meeting were approved unanimously.

Business

Sherman Special Use Permit

Mrs. Ansell shared that William Sherman had applied for a Special Use Permit to allow an accessory structure in the front yard of his dwelling located at 177 Deer Island Road in Swansboro. The property is zoned R-8SF, is within the ETJ, and consists of 2.58 acres. A minor subdivision of the property was recorded in October of 2020; however, the property had not been split because a deed is required to be recorded to reference the newly recorded plat.

The Town amended the Unified Development Ordinance in August 2020 to allow accessory structures in the front yard on lots two acres or more with a special use permit.

In response to inquires form the Board, the following was clarified:

- If approved, a public hearing would be scheduled with the Board of Commissioners and abutting property owners would be notified along with posting the property, and advertising in the paper the date and time of the public hearing.
- Subdividing the property in the future would result in the accessory structure would become non-conforming until a primary structure was built on 179 Deer Island Rd.

The Board reviewed the proposed special use permit request and evaluated the application based on the criteria under Section 152.210 of the Unified Development Ordinance. The consensus was that the proposal met the criteria.

On a motion by Mr. Chadwick, seconded by Mrs. Ramsey, Sherman Special Use Permit was unanimously recommended for approval to the Board of Commissioners and was found consistent with the Comprehensive plan.

Special Meeting Schedule Discussion

The special meetings established to review the CAMA Land Use Plan Program of work were scheduled through the month of June. The board agreed to continue the special meetings for 3 more months and to cancel the July 6, 2021, regular meeting if no applications were received or other business scheduled.

Adjournment

On a motion by Mrs Ramsey, seconded by Mr. Conaway, the meeting adjourned at 6:01 pm.