

**Town of Swansboro  
Planning Board  
Special Meeting Minutes  
July 11, 2023**

**Call to Order**

The meeting was called to order at 5:30 pm. Board members in attendance were, Scott Chadwick, Christina Ramsey, Edward Binanay, Ed McHale, and Joseph Brown. Members absent were Sherrie Hancock and Clara Abalos.

**Business**

*Text Amendment to 152.179 Table of Permitted/Special Uses*

Projects/Planning Coordinator Brehmer reviewed the Town received a request from Swansboro High School to allow the replacement of the existing band tower in the front yard of the High School. Since 2000, accessory structures had not been permitted in front yards. However, in 2020 Ordinance 2020-06 was passed to allow accessory structures in the front yard on lots two (2) acres or greater. The purpose of this amendment was to include Government/Educational (G/E) properties to be permitted as a use in that category.

In response to inquiries from the board, Christine Thompsom representing Swansboro High School clarified the following:

- The height of the current tower was 20 feet, the new tower would be 35 feet.
- The tower would be three levels.
- The contractor estimated that construction could take up to two weeks to complete.
- The materials that will be used should withstand a storm/hurricane.
- Materials used will be wood and steel.

On a motion by Mr. Chadwick, seconded by Mrs. Ramsey, the text amendment related to 152.179 Table of Permitted/Special Uses was unanimously recommended for approval to the board of commissioners.

*Amendment to the CAMA Land Use Plan*

Planner Correll reviewed that the land use amendment was to clarify the recommendations from Appendix A concerning environmentally sensitive areas. The goal in doing this was to include not only all wetlands, but all environmentally sensitive areas in the CAMA Land Use Plan. These discussions were the result of the recent Supreme Court Case 21-454 Sackett v. EPA, which limited the regulatory power of the EPA. This limited protection to wetlands only connected to other water sources. Text amendments to further protect environmentally sensitive areas by incorporating business cluster development to the Town UDO would follow at a later date.

In response to inquiries from the board the following Planner Correll clarified the following:

- On page 30 of the Swansboro CAMA Land Use Plan, updated changes have been made in order to clarify environmentally sensitive areas.
- This is the policy we are developing to protect the Wetlands.
- After the amended Land Use Plan has been approved by the Board of Commissioners, the update will be forwarded to CAMA.
- The creation of a Wetland Review Board would be considered if necessary.

After acknowledgement of attendance, Mayor Pro Tem Frank Tursi stated that the change of language from Isolated Wetlands to Environmentally Sensitive Areas is acceptable, as long as Environmentally Sensitive areas are clearly defined.

On a motion by Mr. Chadwick, seconded by Mr. Binanay, the amendment to the CAMA Land Use Plan was unanimously recommended for approval to the Board of Commissioners.

### **Board Comments**

Mr. McHale was approached prior to the board meeting in regards to the recommendations made to the Board of Commissioners on the Table of Permitting and wanted to state for the record that he was not coerced into making any decisions by the Chairman of the Planning Board and further stated a subcommittee was appointed by the Board of Commissioners to consist of two members of the Board of Commissioners, two members of the Planning Board, and staff worked together on recommendations.

Mr. Chadwick was unaware of the comments generated from the recommendations made by the subcommittee and thanked Mr. McHale for his comments.

### **Adjournment**

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