

**Town of Swansboro
Planning Board
Regular Meeting Minutes
February 6, 2024**

Call to Order

The meeting was called to order at 5:33 pm. Board members in attendance were Christina Ramsey, Sherrie Hancock, Clara Abalos, and Tim Vannoy. The board had three vacancies.

Business

Election of Chair and Vice Chair

In accordance with the Planning Board's General Rules, a Chairman and a Vice-Chairman shall be elected from within the membership by the members.

On a motion by Mrs. Ramsey, seconded by Mr. Vannoy, with unanimous approval. The Election of the Chair and Vice- Chair was tabled to the March 5, 2024, meeting until board appointments for the Planning Board were completed by the Board of Commissioners at their February 13, 2023, regular meeting.

Zoning Map Amendment to rezone parcel on Swansboro Loop Road from RA to R20SF Conditional Zoning

Vice Chair Ramsey reviewed that Sand Dollar Homes was seeking a conditional rezoning for 27.287 +/- acres of land identified as Tax Parcel ID 019324, from RA (Agricultural /Residential) to R-20SF CZ (Single Family) to develop a cluster subdivision. The case was first reviewed at the planning boards January 10, 2024, special meeting and tabled to this meeting to allow time to receive a legal opinion from the Town attorney. To date that opinion had not been received.

On a motion by Mrs. Ramsey, seconded by Mrs. Hancock, the Zoning Map Amendment to rezone parcel on Swansboro Loop Road from RA to R20SF Conditional Zoning was tabled again to the next regular meeting on March 5, 2024, pending the legal opinion from the Town attorney. The motion was approved unanimously.

UDO Text Amendment to Massing Study Standards in the Historic District

Projects/Planning Coordinator Brehmer shared that during the October 17, 2023, and November 28, 2023, Swansboro Historic Preservation Commission meetings, they reviewed a request to amend the current Massing Study Standards found under Section 11 New Construction of our Historic District Design Standards, and created a proposed amendment that would exclude small additions or projects from needing massing studies.

On a motion by Mr. Vannoy seconded by Mrs. Hancock, the proposed text amendment related to Massing Standards in the Historic District was unanimously recommended for approval.

Public Comments

Andy Underseth of 110 Stillwater Dr shared that there is erosion on his ditch because the water can't flow down Swansboro Loop Rd and has to back up and go around the natural flow that is cut behind his property at 170 Swansboro Loop Rd. Mr. Underseth stated that he is concerned on where the stormwater for phase two would go.

Stephen Simmons of 407 Tasha Terr; Dustin Cline of 411 Tasha Terr; and Joseph Brown of 202 Knightheds Dr. all shared their concerns and were not in favor of the rezoning request.

The following concerns were mentioned:

- Stormwater
- School overcrowding
- Traffic

In response to inquiry from the board, Andy Underseth stated he did not have any video footage showing how Stormwater runs over Swansboro Loop Rd and Main St Ext.

Staff Comments

Planner Correll shared the following:

- Cluster subdivisions are not the problem. Swansgate has problems because of their Stormwater design and the engineer was still in the process of working to remedy it.
- Schools are not a municipal purview in North Carolina, they are a county purview.

Adjournment

On a motion by Mr. Vannoy, seconded by Mrs. Abalos, the meeting adjourned at 5:57 pm.