

TOWN OF CAROLINA SHORES
Planning and Zoning Board
(Joint Meeting with Board of Commissioners)
Meeting Minutes
July 23, 2012
3:00 p.m.

At 3:00 p.m. Chairman, Mark Brown called the July 23, 2012 Planning & Zoning Board Meeting to order. Mayor Goodenough called the July 23, 2012 Board of Commissioners Special Called Meeting to order.

The following members attended: Kathryn Powell, Ellen Pecina, Dan O'Reilly, Ruth Ann Campbell-Grothe and Carol J. Schwarz. Also present: Mayor Goodenough, Commissioners: Joyce Dunn, Joe Przywara, John Russo, Bill Brennan and Greg Davis, Mike Hargett; Town Administrator, Chuck Riggins; Building Inspector and Nicole Marks, Town Clerk

Absent: Member John Manning

Chairman, Mark Brown turned the meeting over to Mr. Dale Holland from Holland Consulting Planners.

Presentation by Holland Consulting Planners:

Mr. Holland gave an overview presentation of Article 9, Parts VI – Sign Regulations and VII – Subdivision Regulations and Article 10, Parts I – Flood Damage Prevention Ordinance, II – Stormwater Control Ordinance and III – Sedimentation and Erosion Control Ordinance. **(A complete copy of this overview is on file at Town Hall).**

Revisions that were reviewed in the overview:

- Title changed from Tree Preservation to Tree Resource Management.
- Added the following to Tree Advisory Committee duties: To develop recommendations pertaining to policies and regulations related to tree resource management.
- Application for permit submitted to and approved by the Building Inspector, assisted by staff and volunteers as needed.
- Roadway acceptance procedures added to Article 5, Development Review Process.
- Request for street dedication submitted to UDO Administrator
- Town is not obligated to accept streets for maintenance.
- If town agrees to accept dedication, it will be obligated to maintain the street.
- Warranty period runs for a minimum of one year from date of acceptance by Board of Commissioners.

Format and clarity revisions that were reviewed in the overview:

- Section 2.7, page 2-3
- Section 3.1, pages 3-2 and 3-3
- Section 3.3.5, page 3-5
- Section 3.4.2, page 3-9
- Section 4.1, pages 4-2 and 4-3
- Section 4.4.8, page 4-11
- Article 5, pages 5-1 to 5-28 (section edited and reorganized)
- Section 9.15, page 9-22
- Section 9.23, page 9-30
- Section 9.40.18, page 9-43
- Appendix B, Installation Details

Additional revisions to be added that were reviewed in the overview:

- Article 7, Supplemental Regulations
 - ❖ Add Section 7.19, Golf Courses – golf courses may include clubhouses, swimming pool(s), and tennis courts as accessory facilities. Clubhouses may not include a restaurant without a conditional use permit for the restaurant. The restaurant must be intended to primarily serve patrons of the golf course.
- Appendix A, Definitions
 - ❖ Add definition of Flag Lot – A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip connecting the main building site with the frontage street.

CRD Conservation Recreation District - reviewed in the overview:

- Preserve essential open space areas, by protecting/preserving natural resources such as floodplain areas, existing and proposed residential areas, and recreational resources.
- Permitted Uses:
 - ❖ Accessory structures
 - ❖ Accessory uses
 - ❖ Fences and walls
 - ❖ Swimming pool
 - ❖ Bona fide farm
 - ❖ Golf courses
 - ❖ Parks, private
 - ❖ Publicly owned or operated park, open space, recreational facility or use
 - ❖ Public/private conservation areas
- Conditional Uses:
 - ❖ Arboretums and botanical gardens
 - ❖ Cemetery
 - ❖ Golf and driving ranges, par 3
 - ❖ Dwellings, single-family excluding manufactured homes (1 acre lots or larger)

The proposed zoning map was reviewed in the overview.

Items discussed by the Planning and Zoning Board and Board of Commissioners regarding proposed UDO:

- Reference/clarification on State or Town law.
- Discussion on height of signs. May be liberal at 30 feet but there are topography issues within the Town, especially on highway 17. Consensus to leave at 30 feet.
- Discussion on Home Occupational Signs. Consensus to leave it as written.
- Connectivity between communities. Consensus to keep connectivity.
- Speed limit signs discussed. Must be approved by NC DOT standards.
- Discussion on driveways and water run-off. Have to be approved by NC DOT standards.
- Discussion on downspouts. Have to be approved by NC DOT standards.
- Helipads – Put as Conditional Use in Industrial District. Consensus to keep it that way.
- Under 9.13.1.1.3 – “To development” should be changed to: “To develop”.
- Under section of 9.13, should have a definition of DBH in the beginning so people know what it is.
- Under section 9.13 – Tree Resource Management all areas that read (3) inches should be changed to (2) inches. Consensus to read (2) inches.
- Height of tree replacement discussed.
- Discussion on parking issues especially at eating establishments.
- Discussion on page 9-40 should allow 3 flags per pole. Consensus to have 3 flags per pole.
- Thoroughfare Plan – The document does exist.

Public Comment:

Dave Pflaster, 23 Swamp Fox Drive – Mr. Pflaster referenced political signs and Commissioner Dunn said it’s a Federal Law. Mr. Pflaster asked why put residential in the Conservation Recreation District.

COMMISSIONER BRENNAN MADE A MOTION TO ACCEPT ARTICLES 9 AND 10 AS RECOMMENDED BY THE PLANNING AND ZONING BOARD WITH THE PROPOSED MODIFICATIONS. COMMISSIONER RUSSO SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY FURTHER DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER DUNN MADE A MOTION TO ACCEPT ALL ARTICLES OF THE PROPOSED UDO WITH THE PROPOSED MODIFICATIONS. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY FURTHER DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

MEMBER PECINA MADE A MOTION TO ADJOURN THE PLANNING AND ZONING BOARD JULY 23, 2012 MEETING. MEMBER O'REILLY SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND THE MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER DAVIS MADE A MOTION TO ADJOURN THE BOARD OF COMMISSIONERS SPECIAL CALLED MEETING OF JULY 23, 2012. COMMISSIONER DUNN SECONDED THE MOTION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson Mark Brown

Submitted by:
Nicole L. Marks, Town Clerk

