



**TOWN OF CALABASH  
PLANNING AND ZONING BOARD  
REGULAR MEETING  
Monday, May 7, 2012  
6:00 pm-SANBORN HALL**

**AGENDA**

**CALL TO ORDER & PLEDGE TO FLAG:**

**APPROVAL/ADJUSTMENT OF AGENDA:**

**APPROVAL OF MINUTES:**

1. April 2, 2012-Regular Meeting

**PUBLIC COMMENTS:**

**CLERK'S REPORT:**

**OLD BUSINESS:**

1. **Discussion/Action** to consider making a recommendation to the Board of Commissioners regarding amending setback provisions for corner lots, pie-shaped lots, lots located in cul-de-sacs, and other irregular shaped lots; could affect Articles 10 and 11 of the UDO.
2. **Further Discussion and review** of the Planning & Zoning Board training hosted by Cape Fear COG in March.

**NEW BUSINESS: none**

**BOARD COMMENTS:**

**ADJOURN:**

**TOWN OF CALABASH  
PLANNING & ZONING BOARD  
REGULAR MEETING  
Monday, May 7, 2012 Sanborn Hall 6:00 PM**

**MINUTES**

The Calabash Planning & Zoning Board (PZB) held a regular monthly meeting on Monday, May 7, 2012, 6:00 PM in Sanborn Hall, located at Town Hall, 882 Persimmon Rd, Calabash.

**MEMBERS PRESENT:** Chairperson Sonia Climer, Vice Chair John Thomas, Commissioner Emily DiStasio, Clare Leary-ETJ Member, and Charlie Daniels.

**MEMBERS ABSENT:** Josh Truesdale

**STAFF PRESENT:** Town Administrator Chuck Nance, Town Clerk Kelley Southward, and Building Inspector Stanley Dills.

**GUESTS:** Commissioner Charles Walton was in the audience.

**CALL TO ORDER/PLEDGE:** Madam Chairman Climer called the meeting to order at 6:00 PM and led everyone in the Pledge of Allegiance to the Flag.

**APPROVE/ADJUST AGENDA:** *Commissioner DiStasio moved to approve the agenda, as written, seconded by Mr. Daniels and unanimously carried.*

**APPROVE/ADJUST MINUTES:** *Commissioner DiStasio moved to approve the minutes of April 2, 2012 as presented, seconded by Mr. Daniels and unanimously carried.*

**PUBLIC COMMENTS:** none forthcoming

**CLERK'S REPORT:** written report attached hereto and made a part of these minutes.

**OLD BUSINESS:**

- 1. Discussion/Action to consider making a recommendation to the Board of Commissioners regarding amending setback provisions for corner lots, pie-shaped lots, lots located in cul-de-sacs, and other irregular shaped lots; could affect Articles 10 & 11 of the UDO.**

Based upon direction of the PZB in April, Mr. Dills provided, in their packets, a revised copy of the proposed revisions. He also had added some minor language to help clarify some of the thoughts expressed in April. The only change in language he added that changed the substance of a provision was in #9; which he directed the Board's attention to. In April the PZB had formulated language to state: "Height of patios, ground decks, etc. which are 12" or less in height at all points may encroach into any setback without restriction." Mr. Dills changed #9 to read as follows: "Height of patios, ground decks, etc. which are 12" or less in height at all points

may encroach up to 75% into any setback, except the front setback, without restriction.” The Board noted that they had requested he come up with a reasonable percentage; which he felt was 75% for rear and side yards; the Board agreed to this. He noted that you might not want a patio or ground deck to encroach into a front setback that far. The normal required front setback might be most reasonable for this situation. It was noted that most of the time, patios are not located in a front yard any way. *Commissioner DiStasio moved that the Planning & Zoning Board recommend approval of these provisions allowing relief from normal required setbacks for odd shaped lots to the Board of Commissioners, seconded by Mr. Daniels and unanimously carried.*

**2. Further Discussion and review of the Planning & Zoning Board training hosted by Cape Fear COG in March.**

Commissioner DiStasio provided copies of the handouts from the training to those who were unable to attend. Mrs. Leary noted they had also provided some websites that may be helpful; those were administered as well.

**BOARD COMMENTS:** none forthcoming

**ADJOURN:** *Commissioner DiStasio moved to adjourn the meeting at 6:10 PM, seconded by Mr. Daniels and unanimously carried.*

(SEAL)

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Sonia Climer, Chairperson

Attest:

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Kelley Southward, Town Clerk