

**TOWN OF CALABASH  
PLANNING & ZONING BOARD  
REGULAR MEETING  
Monday, May 5, 2014—7:00 PM**

**MINUTES**

The Calabash Planning & Zoning Board (PZB) held a Regular Monthly Meeting on Monday, May 5, 2014 at 7:00 PM in Sanborn Hall, located at Town Hall, 882 Persimmon Road.

**MEMBERS PRESENT:** Madam Chairman Sonia Climer, Vice Chairman John Thomas, Commissioner Emily DiStasio, Mr. Charlie Daniels, Mrs. Clare Leary (ETJ Member) and Mr. Michael Herring.

**MEMBERS ABSENT:** Mr. Mark Pero

**STAFF PRESENT:** Town Administrator Chuck Nance and Town Clerk Kelley Southward.

**GUESTS:** There were 5 guests in the audience.

**CALL TO ORDER/PLEDGE/ROLL CALL:** Madam Chairman Climer called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Roll call was taken; attendance is reflected above.

**OATH OF OFFICE:** Mr. Michael Herring was sworn-in as the newest in-town member of the Board; filling an unexpired 3-year term ending October 2016.

**APPROVAL/ADJUSTMENT OF AGENDA:** *Commissioner DiStasio moved to approve the agenda as presented; seconded by Mr. Daniels and unanimously carried.*

**APPROVAL OF MINUTES:** *Commissioner DiStasio moved to approve the minutes of the April 1, 2014 Regular Meeting, as presented; seconded by Mr. Thomas and unanimously carried.*

**PUBLIC COMMENTS:** none forthcoming.

**OLD BUSINESS:** NOTE-the 11 items of Old Business are all plats regarding the Devaun Park Planned Unit Development/Subdivision. These 11 plats had been reviewed by the PZB four (4) times previously within the preceding year including an in-depth review of their contents during a Workshop on April 18, 2013. The PZB reviewed and discussed each map carefully during their meeting of May 5, 2014 but please see the Minutes of the April 18, 2013 for details of each plat. For reference, the four dates in which these plats were previously reviewed by the PZB are as follows: April 1, 2013; April 18, 2013; May 6, 2013 and October 7, 2013.

1. Recommendation Item: to consider combination of 5 parcels in Devaun Park into one parcel—Tax Parcel ID#s 255HA00103, 2550002862, 2550002802, and 2550002826 totaling 11.30 acres and designate as Common Area/Open Space (TOC Map #2)  
*Mr. Herring moved that the PZB recommend to the Board of Commissioners that they approve TOC Map #2 combining the five parcels; seconded by Mr. Daniels and unanimously carried.*
  
2. Recommendation Item: Consider subdividing a parcel of land out of the 11.30 Acres (from the combination in TOC Map #2 in Old Business Item #1 above) a total of 0.56 acres where the existing Horseshoe Clubhouse/pool is located; designate as Common Area/Open Space (TOC map #1).  
*Mr. Daniels moved that the PZB recommend to the Board of Commissioners that they approve TOC Map #1 which subdivides 0.56 acres of land around the Devaun Park Clubhouse/pool and designates the property as common area/open space; seconded by Mrs. Leary and unanimously carried.*
  
3. Action Item: Consider a revision to Lot 306/ Phase 7-1-A of Devaun Park (TOC Map #3).  
*Mrs. Leary moved to approve the revision to Lot 306/Phase 7-1-A in Devaun Park as presented on TOC Map #3; seconded by Commissioner DiStasio and unanimously carried.*
  
4. Action Item: Consider designating portions of Tax Parcel ID #s 262AA00101 & 262AA00102 in Devaun Park as Common Area/Open Space (TOC Map #5).  
*Mr. Daniels moved to approve designating the plat labeled TOC Map #5, as presenting—designating portions of Tax Parcel ID #s 262AA00101 & 262AA00102 as Common Area/Open Space; seconded by Mr. Herring and unanimously carried.*
  
5. Action Item: Consider changes in Devaun Park near Devaun Lake—(1) revising the ROW of East Lake Road; (2) establish the limits of the alley north of Lot 400; (3) combine a portion of East Lake Road ROW with parcel #262AA00101 & designate the recombined parcel as Common Area/Open Space; & (4) designate parcel #255JD00101 as Common Area/Open Space (TOC Map #6).  
*Mr. Herring moved to approve TOC Map #6, as presented, seconded by Mr. Daniels and unanimously carried.*
  
6. Action Item: Consider designation of Common Area/Open Space of Tax ID# 262AA00102 located in Phase 8 of Devaun Park and to establish ROW limits on the same parcel (TOC Map #7).  
*Commissioner DiStasio moved to approve TOC Map #7, as presented, seconded by Mr. Thomas and unanimously carried.*
  
7. Action Item: Consider combination of 4 parcels in Devaun Park into one parcel—Tax ID #s 2550002844, 2550002845, 2550002846, & 255HE011 and designate as Common Area/Open Space: Revise the right-of-way (ROW) of South River Terrace SW; and revise the ROW of Devaun Point Circle (TOC Map #8).

*Commissioner DiStasio moved to approve TOC Map #8, as presented, seconded by Mr. Thomas and unanimously carried.*

8. Action item: Consider designating 4 parcels in Phase One of Devaun Park as Common Area/Open Space; Tax ID#s 255HB00106, 255HB00108, 255HA00104, & 255HA00105 (TOC Map #10).

*Mr. Daniels moved to designate the 4 parcels included in TOC Map #10 as Common Area Open Space as presented, seconded by Mr. Herring and unanimously carried.*

9. Action Item: Consider designating 5 parcels in Phase 2-A, 2-A-1 & 6-A of Devaun Park as Common Area/Open Space; Tax ID #s 255IA00101, 255JB00103, 255JB00104, 255JB00102, & 255JB00101 (TOC Map #11).

*Commissioner DiStasio moved to approve designating the five parcels included in TOC Map #11 as Common Area/Open Space, as presented, seconded by Mrs. Leary and unanimously carried.*

10. Action Item: Consider designating Tax Parcel ID #255JB00106 as Common Area/Open Space—Dever Park 1.01 acres in Devaun Park (TOC Map #12).

*Mrs. Leary moved to approve TOC Map #12, as presented, designating Tax ID# 255JB00106 as Common Area/Open Space; seconded by Mr. Daniels and unanimously carried.*

11. Action Item: Consider plat for Revised Lot 56 & 57 of Devaun Park—Phase One, Section One (TOC Map #15).

*Mr. Daniels moved to approved the Revised plat for Lots 56 & 57 of Devaun Park located in Phase One, Section One as presented on TOC Map #15; seconded by Mr. Herring and unanimously carried.*

**NEW BUSINESS:** none.

**BOARD COMMENTS:** none forthcoming.

**ADJOURN:** *Commissioner DiStasio moved to adjourn the meeting at approximately 7:40 PM; seconded by Mr. Daniels and unanimously carried.*

(SEAL)

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Sonia Climer, Madam Chairman

Attest:

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Kelley Southward, Town Clerk