

**TOWN OF CALABASH
PLANNING & ZONING BOARD
REGULAR MEETING
Monday, March 2, 2009—7:00 pm**

MINUTES

The Calabash Planning & Zoning Board held a Regular Monthly Meeting on Monday, March 2, 2009, 7pm at Town Hall, 882 Persimmon Road, Calabash, NC.

MEMBERS PRESENT: Chairman J.W Brown, Ms. Mildred DeMarco, Ms. Alinda Lewis Meares, Mr. Marty Keefe, and Mr. Alton Watts; a quorum was present.

MEMBERS ABSENT: Vice Chairman Gary Cooper and Mr. John Thomas.

STAFF PRESENT: Kelley Southward, Town Clerk and Stanley Dills, Building Inspector.

GUESTS PRESENT: none.

CALL TO ORDER/PLEDGE: Chairman Brown called the Meeting to order at 7:00 pm and led the Pledge of Allegiance to the flag.

APPROVE/ADJUST AGENDA: *Ms. Lewis Meares motioned to approve the agenda, as written, seconded by Mr. Keefe and carried unanimously.*

APPROVAL OF MINUTES:

1. February 2, 2009-Regular Meeting: *Ms. DeMarco motioned to approve the Minutes of February 2, 2009, as written; Ms. Lewis Meares seconded the motion and there was a discussion. Mr. Keefe asked that the second sentence of the Clerk's Report from the Minutes of February 2nd, be changed to read: "The majority of the people who spoke were from Calabash businesses and were against passing the UDO without some minor changes." The Board briefly discussed this minor change to the minutes; there were no objections to Mr. Keefe's requested amendment. Ms. DeMarco then motioned to approve the minutes of February 2nd, as amended (above); seconded by Ms. Lewis Meares and carried by way of a unanimous vote.*

PUBLIC COMMENTS: none forthcoming.

TOWN CLERK'S REPORT: The Town Clerk reported that during the February Board of Commissioners Meeting, Mayor Clemmons appointed an Ordinance Review Committee (ORC) to review and make recommendations regarding the current Code of Ordinances and the proposed UDO. Mayor Clemmons oversees the ORC, which consists of a Commissioner, a member of the PZ Board, 2 residential citizens, 3 town merchants, and the Town Administrator; there are two alternate members and eight regular members. The ORC meets weekly; Tuesday evenings from 5:30 to 7:00 pm at Town Hall (except the 2nd Tuesday of the month). Ms. Southward relayed that the UDO did not receive a vote at the February 10th Board of

Commissioners meeting; the item was removed from the agenda and the ORC was appointed instead. Ms. Southward also informed the P/Z Board that Shallotte Partners has received their Conditional Use Permit to construct the proposed multifamily project at the corner of Old Georgetown and Clariday Roads (interior parcel zoned R-8); the CUP allows for 216 units to be constructed on the 22.56-acre parcel; structures are not to exceed 35' according to the CUP.

OLD BUSINESS:

- 1. Discussion/Action of the definition of height in the UDO—Make a recommendation to the Board of Commissioners and Ordinance Review Committee (matter was tabled in January).** The P/Z Board noted that they felt their recommendation for height has been made clear in the past by what is included in the proposed UDO and what was adopted in the Land Use Plan; the P/Z Board was key in drafting both documents. After some discussion, the Board decided to recommend a clarification to the definition of height in order to terminate any confusion. *Ms. Lewis Meares motioned to recommend to the Board of Commissioners that, in regards to height in the UDO, height of a structure shall not exceed 35-feet to the soffit with an additional 10-feet from the soffit to the peak of the structure permitted for roofing for a maximum height of 45-feet to the ridge of the roof; vaulted ceilings shall be considered as uninhabitable space. The motion was seconded by Mr. Keefe and carried by way of a unanimous vote.*
- 2. Consider re-recommending to the Board of Commissioners that the Town allow temporary portable signs on a trial basis (original recommendation was made in January).** The Town Clerk explained that the P/Z Board's recommendation to allow temporary portable signs for businesses to advertise special sales or events on a 6-month trial basis was forwarded to the Board of Commissioners in January and, in fact, appeared as an action item on the January 13th Board of Commissioners Agenda. However, at the start of their Meeting on January 13th, the BOC removed the item from the agenda with the preface that the UDO would be on the February BOC agenda for a vote and the UDO addresses (permits) these types of signs so, there would be no sense in the BOC moving forward to amend the current ordinance at this time. Since the UDO did not receive a vote in February, the temporary, portable business signs are still prohibited by the Town's current zoning code. The P/Z Board noted that many businesses are currently utilizing these types of signs in Town and, for the most part, they look terrible and appear to be possible traffic hazards. The P/Z Board relayed sympathy for the businesses in Town, especially given the current state of the economy. However, overall, the P/Z Board felt these types of signs were dangerous and unsightly and trying to regulate them would be a nightmare for town staff. The P/Z Board suggested contacting the Merchants Association; perhaps they would be interested in regulating themselves in utilizing temporary, portable signs. *Ultimately, Mr. Watts submitted a motion to not make any recommendation regarding temporary, portable signs at this time; seconded by Ms. Lewis Meares and carried by way of a unanimous vote.*

NEW BUSINESS:

- 1. Discussion/Action to make a recommendation to the Board of Commissioners regarding a proposed Subdivision of Tax ID # 2410000102 (Ocean Isle Development Company is looking to break out 10-acres from the 94-acre parcel).** The P/Z Board discussed the proposed subdivision and determined that it met the definition of an exempt

type of subdivision contained in the Town’s Code of Ordinance and G.S 160A-376 (a)(2)—“The division of land into parcels greater than 10-acres where no street right-of-way dedication is involved.” *Based on that determination, Mr. Keefe motioned to recommend to the Board of Commissioners, approval of the proposed subdivision for Tax ID# 2410000102; seconded by Mr. Watts and carried by way of a unanimous vote.*

BOARD COMMENTS: The P/Z Board briefly discussed different points of view associated with the proposed UDO. Then, Mr. Dills sparked a conversation relating to federal telecommunication towers and asked if the Board would be interested in having someone present information relating to this issue to the Board at a future meeting. There were mixed feelings about the matter and the Board did not answer the question about addressing the matter in the future. There was also a brief discussion of general code enforcement issues, specially keeping vacant lots bush hogged.

ADJOURN: *At approximately 8:00 pm, Mr. Keefe motioned to adjourn the meeting, seconded by Mr. Watts and the motion carried unanimously.*

(seal)

J.W Brown, Chairman

Attest:

Kelley Southward, Town Clerk