

**TOWN OF CALABASH
PLANNING & ZONING BOARD
REGULAR MEETING
May 4, 2009—7:00 pm**

MINUTES

The Calabash Planning & Zoning Board held a Regular Monthly Meeting on Monday, May 4, 2009, 7:00 pm at Town Hall, 882 Persimmon Road, Calabash, NC.

MEMBERS PRESENT: Chairman J.W Brown, Vice Chairman Gary Cooper, Ms. Mildred DeMarco, Ms. Alinda Lewis Meares, Mr. John Thomas, and Mr. Alton Watts; a quorum was present.

MEMBERS ABSENT: Mr. Marty Keefe.

STAFF PRESENT: Jeremy Cribb, Town Administrator; Kelley Southward, Town Clerk; and Stanley Dills, Building Inspector/Code Enforcement Officer.

GUESTS: none.

CALL TO ORDER/PLEDGE TO FLAG: Chairman Brown called the Meeting to order at 7:00 pm and led everyone in the Pledge of Allegiance to the Flag. Chairman Brown introduced and welcomed the new Town Administrator, Jeremy Cribb.

APPROVE/ADJUST AGENDA: Chairman Brown requested that item #2, Discussion/Action to make a recommendation to the Board of Commissioners regarding government/municipal buildings and uses in all zoning districts as a permitted use, be added to Old Business. *Mr. Watts submitted a motion to approve the agenda, as amended; seconded by Ms. Lewis Meares and carried by way of a unanimous vote.*

APPROVAL OF MINUTES:

1. April 6, 2009—Regular Meeting: *Ms. DeMarco motioned to approve the minutes, as written, seconded by Mr. Cooper and carried by a unanimous vote.*

PUBLIC COMMENTS: none.

TOWN CLERK'S REPORT: The Clerk briefly reviewed her written report, which is attached hereto and made a part of these minutes.

OLD BUSINESS:

1. **Discussion/Action to make a recommendation to the Board of Commissioners regarding The Thistle's Ordinance Change Request to amend buffers in PUDs [§153.147(D)(3)] and Subdivisions [§151.46(A)] of the Calabash Code of Ordinances.** The Thistle has requested an increase to the current buffers in PUD. In addition, they

would like the ordinance to reflect that the buffer would be in addition to the setback; i.e if the required buffer were 30 feet and the required setback were 30 feet then nothing could be built within 60 feet of the property line. The PZB members felt this was extreme and would deter developers from building in Calabash. They discussed the fact that land is expensive and a requirement like this “eats up” too much valuable land. Mr. Dills noted that there are many alternatives for buffering including dense vegetative buffer strips, fences, and a combination of plantings and fences; adequate buffering can be achieved without a large area of land. *Mr. Cooper submitted a motion to recommend that the Board of Commissioners take no action regarding a change to the required buffers for PUDs; seconded by Mr. Cooper and carried by way of a unanimous vote.*

- 2. Discussion/Action to make a recommendation to the Board of Commissioners regarding government/municipal buildings and uses in all zoning districts as a permitted use.** Staff explained that the Brunswick County Sheriff’s Department has acquired an office space along Beach Drive in front of Carolina Shores Resort. Although the property is located along the business corridor, the property is zoned R-6. In 2005, the R-8 permitted uses were amended to include government/municipal buildings. The first permitted use in the R-6 encompasses all permitted uses in the R-15 and R-8. Staff wanted the PZB to render their opinion as to whether or not government/municipal buildings are permitted in the R-6. The PZB felt that the ordinance, as the R-6 (and R-8) currently read, is sufficient to allow government/municipal buildings in the R-6. However, in moving forward, the PZB felt it may be necessary to set standards for certain types of municipal buildings in residential districts; something they had discussed last year but were not prepared to get into this evening. *Mr. Watts motioned to table this matter; seconded by Mr. Cooper and carried by way of a unanimous vote.*

NEW BUSINESS:

- 1. Discussion/Action to make a recommendation to the Board of Commissioners regarding an Ordinance Amendment to §153.219 of the Calabash Code of Ordinances establishing conditions for sweepstake businesses, which are classified as “cultural, entertainment, and recreational uses not elsewhere classified”.** The proposed ordinance amendment is attached hereto and made a part of these minutes. *Mr. Cooper motioned to recommend that the Board of Commissioners approve the ordinance amendment of §153.219 establishing the conditions for sweepstake businesses once the Board of Commissioners holds a public hearing; seconded by Ms. Lewis Meares and carried by way of a unanimous vote.*

BOARD COMMENTS:

1. Mr. Cooper updated the PZB on the progress of the Ordinance Review Committee (ORC), who is reviewing the UDO. He relayed that the BOC gave the ORC a 90-day extension, which will expire the middle of July. He is confident the ORC can complete its review of the UDO by the end of the 90-days. Currently, the ORC has reviewed through Article 8.
2. Ms. Lewis Meares thanked Mr. Cribb for attending the PZB Meeting and advising the Board.

ADJOURN: *Mr. Watts motioned to adjourn, seconded by Mr. Cooper and carried by way of a unanimous vote; the meeting adjourned at approximately 7:40 pm.*

(seal)

J.W Brown, Chairman

Attest:

Kelley Southward, Town Clerk