

**TOWN OF PINE KNOLL SHORES**  
**BOARD OF COMMISSIONERS**  
JOINT BOC AND PLANNING BOARD MEETING  
November 15, 2022— 2:00 p.m.

**Call to Order and Pledge of Allegiance**

Mayor John Brodman called the November 15, 2022 joint Meeting of the Pine Knoll Shores Board of Commissioners and Planning Board to order at 2 PM and led the Pledge of Allegiance. Also present for the meeting were Commissioners, Alicia Durham, Bill Knecht, Ted Goetzinger, Clark Edwards, and Robert Cox; Planning Board Members Paul Payne, Bob Holman, Jeanne Biddle, Ken Rozewski, David Triplett, Michelle Powers; CAC Members Steve Felch, Devan Barbour, Mary MacDonald, Clare Winslow, Eddie Stallings, Steve Sheppard, Arthur Stadiem; Planning Consultants Rick Flowe and Karen Dunn were also present. Town Manager Brian Kramer, , Public Services Director Sonny Cunningham, , Police Chief Ryan Thompson; and Town Clerk Charles Rocci were also present.

**Approval of the Agenda**

Commissioner Edwards made a motion to approve the agenda as presented, with a second from Commissioner Durham. The motion passed unanimously.

**Disclosures and Conflicts of Interest**

There were no disclosures and/or conflicts of interest.

**Discussion of Redevelopment Zoning Revisions**

Planning Consultant Rick Flowe lead discussion with background on the recent statute changes which restrict and expand certain local government authority in planning. He then asked all in attendance a series of questions guiding them to consider the long term vision of the town's goals and objectives. Following this exercise there was general discussion about the UDO process and an explanation of the public hearing process to get the document adopted. Rick and Charlie explained the UDO adoption process.

The mayor reintroduced discussion of the redevelopment ordinance by asking if Rick believed it was necessary to implement a stop gap, rather than just taking these considerations into the UDO process. Commissioner Durham commented that she now sees the urgency with the completion and streamlining the process for the UDO. Member Powers then commented that she was happy to see everyone together on this issue, because it is better to address these issues sooner rather than later. This discussion now, will make the process much more bearable once it is time to adopt the UDO. Commissioner Cox commented that he thought that the purpose of the Redevelopment Subcommittee was to research these issues and come up with the answers to this specific issue. Once the subcommittee realized this was an important issue, then they brought it forward to the entire planning board and the board of commissioners. Planning Board Member Rozewski then asked Rick if he believed this should be incorporated in the UDO or brought forward within the current zoning ordinance. Rick said that a stop gap should be included simply to remove ambiguity within the ordinance. He presented the draft language already, and this would simply stop the bleeding with what the planning board is trying to address. 74-64 should

be a binding policy which it currently isn't. Bill Knecht said that he would support the idea of not adding anything new to the policy, just strengthening our current language. Mayor Brodman asked about Emerald Isle's 35% natural preservation ordinance. Pine Knoll Shores currently does not have this language in its code. Commissioner Cox then said that the town should still consider the natural area requirement and analyze what the potential impact would be on the remaining lots in town. CAC Chairman Felch was asked about the CAC's opinion and he said that his committee would have a difficult time regulating vegetation during site visits. From his experience walking lots, it would be very difficult to build on some of these lots without removing a lot of the vegetation.

At 3:15, Mayor Brodman addressed that this joint meeting was running into the regularly scheduled planning board meeting. Commissioner Knecht made a motion to authorize Rick Flowe to draft stop gap language chapter 74 of the town code to be presented at the December 20 Planning Board meeting. The motion was seconded by Commissioner Edwards and passed unanimously.

### **Adjournment**

The Board adjourned on a motion by Commissioner Edwards with a second by Commissioner Durham that passed unanimously. The meeting adjourned at 3:20pm.

  
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Charles W. Rocci, Town Clerk