

Strategic Planning Committee Meeting Minutes

January 3, 2024

Call to Order

Chairman McClellon called the meeting to order at 3:00 PM and welcomed all in attendance.

Members Present: Chairman Robert McClellon, Mayor John Brodman, Jeanne Biddle
Commissioner Robert Cox, Commissioner John Ferguson, Christine Voss, Michelle Powers,
Jimmie Beckom

Members Absent: Ryan Thompson, Vice Chairwoman Suzanne Wheatcraft, Member Michelle Powers.

Staff Present: Leslie Yarbrough, Deputy Town Clerk, Manager Julie Anderson

Others Present: None

Approval of Agenda

Commissioner Cox made a motion to accept the agenda with a second by Mayor Brodman. The motion passed unanimously.

Approval of Absentees

Commissioner Cox made a motion to excuse those absent. The motion passed unanimously.

Approval of the Minutes

Member Biddle made a motion to accept the December meeting minutes with a second from Member Voss. The motion passed unanimously.

Liaison Updates

- **Board of Commissioners – Robert Cox**

Commissioner Cox updated the group on the continued discussion about the UDO and the timing of the UDO, the general consensus being that there was a preference from the prior board, as it was constituted, to try to get the UDO done before Ted and Clark left. The level of effort required on the part, not only of the board, but also on Neil's part, the time that was given to him to work on it, just meant that it wasn't going to get done. Going forward this year, particularly talking about two months now, with the budget process already beginning within the staff side and the Commissioners starting the bi-monthly meetings on the budget, that may push the UDO out. And it may not. The Board can have as many meetings of the Commissioners as wanted during the month, but it has to be incorporated now, public hearings and the process that it may take. All of that to say, it may be a number of months before we can get around to the UDO. Commissioner Cox does not believe that is necessarily a bad thing because the consensus of the Board is that they want to do it right. Neil's focus is making sure there aren't unintended consequences in this document that we are now going to approve and make our rules and regulations to live by. Commissioner Cox felt having the UDO by early to

mid-Spring would be a good timeframe to shoot for.

Commissioner Cox updated the group on the Offset. The Offset will be Thursday, February 1st and Friday, February 2nd at the Beach House at the Trinity Center. It is an open forum, open to the public. The public can come listen or they can come speak during Public Comment. The agenda will be published as the dates get closer.

- **Planning Board – Jeanne Biddle**

At the last meeting, Town Planner, Charlie Rocci, informed the Planning Board that the UDO is in the lawyer's hands, and he is looking at the document and scrutinizing it because his goal is to be able to defend anything that is in there. There were several things in the document that Neil and the consultant, Rick Flowe, are disagreeing on. There is a visionary aspect, and Rick is seeing things that we have included in it taking place in other communities. So they are going back and forth on it.

Member Biddle expressed concern regarding protecting the zoning of the Trinity Center, currently zoned Institutional, and the Golf Course, currently zoned Recreational. The intent of the UDO is to change the zoning to Civic. They are wanting to change the zoning for the 4.5 acres the Trinity Center sold, which is now in the developmental stage of single-family homes. Member Biddle stated the lawyer suggested that we would rezone, causing concern to some of the Planning Board members. A suggestion was made to ask Charlie to write a letter or a memo to the attorney and Rick Flowe and find out if we could do such a thing as to let them submit a permit that was not going to be accepted but it would give them a date to grandfather them in. It was Member Biddle's understanding there may be changes to the UDO that would not come back to the Planning Board. It would all be based on the lawyers' decisions. Commissioner Ferguson explained the Roosevelt Trust would have to be broken to change from Recreational. Neil is looking at how to align this. It's not just the club, but the Maritime Forest is under that trust. Commissioner Ferguson felt the land was pretty well protected under the Roosevelt Trust. Commissioner Cox stated that the types of buildings that could go in the Civic Zoning District would be something the BOC would want to look at.

Town Manager explained the current zoning for the Trinity Center is Institutional, which allows for residential homes. In the proposed Civic definition, none of the remaining 44 acres of the Trinity Center would lose the ability to have any single-family home on it without rezoning. The developer would not be able to submit a completed application to build on the 4.5 acres the Trinity Center sold before the UDO was completed, which would then make them non-compliant because they are putting single-family homes in the Civic District, which doesn't allow them. It was not known at the time that the proposed Civic Zone would take the use away from the Trinity Center in the UDO. In conversations with Town Planner, Charlie Rocci, there were heavy discussions about the golf course not being able to have homes built on it. The golf course has restrictive covenants that require it to be 100-acre golf course. The Roosevelt Natural Area has a revertible deed, that if you do anything else with it besides what it is, it reverts back to the Roosevelts. There is no court case. It just automatically reverts. The town attorney is

trying, as the town has done historically with everything else, to make its zoning match already existing restrictive covenants that go along with the parcels to begin with. Where Rick and Neil are head bumping a little bit is Rick is putting a template on the Town of Pine Knoll Shores that is used in all kinds of areas but does not necessarily fit the Town of Pine Knoll Shores with all of the unique restrictive stuff we already have. Neil is trying to make the definition for golf course mirror the restrictive covenants that exist for that. It is the Manager's view we can go ahead and rezone to an R District the little property that was sold off two years ago, but we should not be taking away an allowable use to a historically very good partner with the town that they've had for forever without some clear involvement of them because that is just not being a good partner.

After Member Biddle expressed concern about the Trinity Center selling off more land as it is currently zoned, Commissioner Ferguson discussed the need to talk to the Trinity Center ahead of time, so they know what the rules of the game are. Commissioner Ferguson felt that once the zoning is locked in, it is going to be extremely difficult, and should be very difficult, to make those changes and should be made right from the very beginning.

Mayor Brodman expressed concern that changing the land that the Trinity Center still owns to something like Civic would really restrict what they could do with it in the future compared to what they have now, without their knowing about it, would put the town in some type of legal jeopardy.

Commissioner Cox agreed with the Mayor and stated that is what Public Hearings are all about; his point being, we are telling the citizens we are engaging you one on one through our Public Hearings and that is the process, but in the case of the Trinity Center and the club, because they have so much property, it was his thought there was an exception that the Trinity Center and the club absolutely should be brought in from the beginning. Commissioner Cox agreed with the Town Manager regarding what is the best way to protect the current deed restrictions or to mirror as best as possible the deed that is currently in place? He did not know if that was recreational, civic, or something new. Referring the committee to a prior comment made by Rick Flowe, Commissioner Cox inquired, do we want to preserve ourselves and those things that we feel are unique about our town and we'll take the risk of legal action in the future or do we want to just conform to whatever the rest of the state does?

Discussion was held regarding the Roosevelt Trust and making the changes to the UDO as clean as possible and the least confusing as possible when you are looking at any piece of property in town by having the zoning mirror as closely as possible the restrictive covenants that already exist. That way there is no confusion. There is not another understanding of what the Civic means over the Roosevelt Trust that restricts that area and then 20 years from now somebody else in this building is trying to tell them what it means. That's what Neil's goal is, to make it less confusing. You're not looking at zoning and restrictive covenants. They are parallel.

Commissioner Cox stated that he felt it was worth it, at least in these two areas, to have within a commissioner's meeting a discussion by Charlie about these specific properties and how we are going to go forward so the commissioners don't burp on it later on if it comes before them. Mayor Brodman requested that if Charlie did that, he would also update the Board where his discussions with Rick and the attorney are, what they are

looking at as potential solutions. And maybe the potential solution at some point should be approved by the commissioners. Commissioner Cox stated that if we do that, particularly on the club, it will be imperative for Charlie or the attorney to explain why what we have now is worse than what we are proposing. If the commissioners can understand why what we are proposing is better than what we have and it provides greater protection, then it would make sense to the people that own that property. If it doesn't make sense, then we have to have some continued discussion.

- **Appearance Commission – No Update**

- **Town Staff Update – Town Manager Julie Anderson**

1. Job offer has been made and accepted for Finance Officer. Heidi Anderson will start the beginning of February.
2. The Public Safety Building roof replacement should begin this month.
3. Bids should be in, in the next two weeks for the equipment building for Sonny behind Town Hall.
4. Sand Fencing project will be underway in February. The Board is going to approve the contract for that next week.
5. Mimosa repaving should start in two weeks. The contractor has given us a timeline of the week of January 14th.
6. We have been working on a Recycling Grant with Suzanne Wheatcraft's crew to submit shortly. That is due in February.
7. We also have a grant we are submitting for Stormwater Phase III Construction, that comes through Emergency Management.
8. The Water Main Project is virtually complete. We got the blessing from the state that our water samples are good. The contractor is going to start with customer-to-customer connections in the coming week.

New Business

- **Roles and Assignments – Chairman McClellon**

Member McClellon was selected as Chairman for the upcoming year and Vice Chairwoman Wheatcraft will retain her position. Vice Chairwoman Wheatcraft will be writing the Shoreline Articles.

Member Biddle has expressed a desire to serve as the transportation liaison to monitor what is going on, on a county basis. Chairman McClellon requested she expand that to the state basis because of everything that is going on. Member Biddle will monitor those organizations and keep the Committee apprised of things that happen or don't happen this year.

Chairman McClellon requested anyone who had any interest in a certain area of expertise that they wish to monitor on the SPC's behalf on a county and state level to please step forward and take the leadership on that, there being a lot going on that affects the strategic plan of our town.

- **Finalize Off-Site Key Points – Chairman McClellon**

Discussion was held about how the BOC would like to hear, as far as the process or just the recommendations, to the BOC. Commissioner Cox responded that the focus should be whether the SPC needs something from the Board or if they really don't need anything but just want to educate them on what the SPC has done through the year. He did not think the BOC wanted to be involved in the process necessarily. Mayor Brodman agreed with Commissioner Cox, stating further that we want the BOC to understand the new areas of emphasis that came out of our year-long review. The committee discussed presenting objectives to the Town Manager and the Town Manager prioritizing those objectives and presenting prioritized goals to the BOC for the coming year. The SWAT packet should be received in advance of the Off-Site and the plan will be approved at the Off-Site.

- **2024 Goals and Objectives –**

1. Outreach – sharing the SPC's plans with other organizations in town and possibly soliciting input from them.
2. Re-invigorate the Speaker's Bureau. Have speakers from outside PKS come in and communicate what is going on in other parts of the County or beyond.
3. Reaching a timeline for updating the SPC's plan.

- **Addition of new member to SPC – Member McClellon**

Unfinished Business

- **Update on responses from BOC –** Postponed until February Meeting.

Next Meeting

Chairman McClellon noted the next regular meeting would be on February 7, 2024 at 3:00pm.

Motion to Adjourn

A motion was made by Member Biddle to adjourn the meeting. Motion was unanimous and the meeting was adjourned at 5:02 PM.

Leslie B Yarbrough, Deputy Town Clerk