

Town of Pine Knoll Shores Board of Commissioners
First Regular Monthly Meeting
April 26, 2017
6:00 PM

Mayor Ken Jones called the April 26, 2017, Pine Knoll Shores Board of Commissioners meeting to order at 6 PM and led the Pledge of Allegiance. Also present were Commissioners John Brodman, Larry Corsello, Clark Edwards, Fred Fulcher, and Ted Goetzinger; Town Manager Brian Kramer, Assistant Town Manager/Finance Officer Julie Anderson, Public Services Director Sonny Cunningham, Town Planner Scott Sherrill, and 15 members of the public.

Agenda

Mayor Jones requested that the Agenda be amended to add a Closed Session to discuss personnel prior to adjournment; he requested that an Item VII. New Business be added after Unfinished Business to discuss the development at the intersection of Hwy 58 and Pine Knoll Blvd. and possible call for a public hearing. Commissioner Goetzinger made the motion to amend the agenda, Commissioner Brodman made the second, Town Manager Kramer recommended that someone other than Commissioner Goetzinger make the motion, so Commissioner Brodman made the motion, Commissioner Fulcher made the second, and the motion passed unanimously.

Disclosures and Conflicts of Interest

Commissioner Goetzinger disclosed that he had a conflict of interest regarding the development and recused himself from the discussion and voting on that topic.

Announcements

Mayor Jones announced that the next Board meeting will be on May 10, and that he signed a proclamation that declared April 30 through May 6 as Small Business Week. He recognized Ashley Taylor, who was attending the meeting on a civics class assignment.

Public Comment

Marsh Cobin, 103 Live Oak Ct., lamented the divisiveness of the rezoning of the 9.33 acre parcel at the corner of Hwy 58 and Pine Knoll Blvd. and guessed that the parcel would never be developed in a manner similar to what was proposed in the conditional zoning process. He concluded that second homeowners, trees, and age-friendly development can coexist.

Libby Brown, 108 Live Oak Ct., expressed her disappointment with the Planning Board meeting on April 25, contrasted her experiences working with a good and a bad developer, and said that she does not believe that the developer does not want to be put in a position to answer questions. She stated that the developer has said that he needs a certain number of units to meet his profit goals, and she stated that the most economical way to develop property is by clearcutting. She asserted that not a lot of foresight is going into this property, and inquired as to whether or not the community really needed more R-2 zoning as the Planning Board determined on April 25, while there are still a lot of properties sitting vacant.

Mayor Jones stated that even if the property were rezoned, there are still a lot of steps in the process. He also suggested that the Town's ordinances would prevent clear-cutting.

Unfinished Business

FY2017-2018 Budget

Town Manager Kramer introduced Matt Willis, a new member of Public Services Director Cunningham's department, and then briefed the Board on details from the Water Enterprise Fund Budget of \$800,000.

attendants are around \$15,000-16,000 and the balance of the revenues cover the leases—the other component of the salary line is for work that the Public Services Department does.

Town Manager Kramer briefed that the total revenues for the Beach Capital Reserve Fund will be \$411,000. *Assistant Town Manager/Finance Officer Anderson* briefed that at the end of FY17-18 the total balance in the BCRF would be approximately \$2.5 million. He also briefed that the Town's budget for Kayak for the Warriors, which is primarily a pass-through fund, is \$80,000.

New Business

Development at the Intersection of PK Blvd and Hwy 58

Commissioner Edwards requested that the Town Manager and Staff take a look at the central, environmentally sensitive portions of the parcel, for the potential of purchase by the Coastal Federation or one of the other environmental regulations and whether or not it would be feasible to conserve some of that land. Member Brodman stated that the Planning Board didn't have enough information to make a decision on the conditional zone, and now the Board is considering the R-2 request, which the Planning Board has recommended. He made the motion to call for a public hearing on the rezoning on May 10; Commissioner Corsello made the second, and in discussion it was clarified that Commissioner Edwards' request was attached to the motion. After additional discussion, the motion passed unanimously, with Commissioner Goetzinger recused.

Public Comment #2

John Mandeville, 105 Live Oak Ct., reflected on the Planning Board meeting on April 25. He stated that a lot of the citizen concerns regarding stormwater and density would be alleviated by the larger lot size, but he expressed concern about the Town Planner's estimate of the number of units that could be placed on the site, and expressed hope that the end effect would be a better net effect from having the larger lot size.

Mayor Jones reminded the audience that with the larger lots, the houses will be more spread out and less dense.

Recess

The Board took a recess from 7:13 until 7:23 PM.


Closed Session in accordance with NCGS 143-318.11(a)(5)

The Board went into closed session at 7:23PM on a motion by Commissioner Corsello with a second by Commissioner Fulcher that passed unanimously. There was discussion on personnel as applicable with NCGS(a)(5). The Board came out of Closed Session on a motion by Commissioner Brodman with a second by Commissioner Edwards that passed unanimously at 7:42 PM.

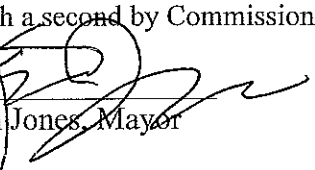
Commissioner Goetzinger asked to be excused before discussion about rezoning began. The Board agreed, and he was excused. There was discussion and clarification on zoning specifics and requests with Manager Kramer.

Adjournment

The Board Adjourned on a motion by Commissioner Brodman with a second by Commissioner Edwards that passed unanimously at 7:54 PM.


Sarah G. Williams, Town Clerk




Mayor Jones, Mayor

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Copy 2

April 2017 Petition Against Conditional Rezoning of the
Parcel at Hwy 58 and Pine Knoll Boulevard

A developer, Neuse Inc. and Baker and Smith Properties, LLC have requested conditional rezoning of a 9.33 acre parcel at the NE corner of HWY 58 and Pine Knoll Boulevard in order to build a subdivision consisting of 38 single story homes, a club house, and a commercial structure housing a coffee shop/deli with alcohol sales. This proposal is also asking to waive or modify existing PKS ordinances and zoning on lot size (sq ft), setbacks (front, back, rear), storm water mitigation, area requirements for structures, vegetative buffering requirements, impervious coverage per lot, tree density requirements, traffic patterns/impact, grading/fill requirements, wetlands mitigation and commercial w/in a residential district.

We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- 1 Lana Hathaway 106 Hemlock Court
- 2 Wendy Boss 120 Dogwood Circle
- 3 Charles Boss 120 Dogwood Circle
- 4 Don Hathaway 106 Hemlock Ct
- 5 Amory Cox 260 Oakleaf Drive
- 6 Paulette Murphy 102 Hemlock Ct. PKS
- 7 Robert Murphy 102 Hemlock Ct PKS
- 8 Martina F. Edwards 106 Carol Ct PKS.
- 9 Adrienne Giest 143 Arborvitae Dr PKS
- 10 Walt Giest " " " " " "
- 11 GEORGE J. BALOG 161 ARBORVITAE DR PKS
- 12 Mimi FORTON 102 Chestnut Ct, PKS
- 13 Amory McClure 171 Arborvitae Dr. PKS NL
- 14 Paul McClure 171 Arborvitae Dr. PKS NL

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

<u>Name</u>	<u>Address</u>	
15 <u>Mary Ann Hotham</u>	<u>121 Oakleaf Drive</u>	
16 <u>William J. Hotham</u>	<u>121 Oakleaf Dr.</u>	<u>P.K.S</u>
17 <u>Kay P. Nove</u>	<u>113 Pinewal Cr.</u>	<u>PKS</u>
18 <u>Lily Zaminer</u>	<u>160 Arborvitae</u>	<u>PKS</u>
19 <u>Barbara Bagby</u>	<u>124 Lagoon Lane</u>	<u>PKS</u>
20 <u>J B Bagby</u>	<u>" "</u>	<u>"</u>
21 <u>Uga Welsh</u>	<u>114 Walnut Circle</u>	
22 <u>John Moore</u>	<u>101 Cedar Rd.</u>	<u>PKS</u>
23 <u>John Moore</u>	<u>101 Cedar Rd.</u>	<u>PKS</u>
24 <u>Renee M. Clure</u>	<u>148 Arborvitae</u>	
25 <u>Mary Kuci</u>	<u>152 Arborvitae Dr.</u>	<u>PKS</u>
26 <u>Ryanne Kuci</u>	<u>152 " "</u>	<u>" "</u>
27 <u>Shirley M. Gilling</u>	<u>157 ARBORVITAE DR.</u>	<u>PKS</u>
28 <u>Carole M. Gilling</u>	<u>157 ARBORVITAE DR.</u>	<u>PKS</u>
29 <u>Ann M. Gilling</u>	<u>157 ARBORVITAE DR.</u>	<u>PKS</u>

April 2017 Petition Against Conditional Rezoning of the

Parcel at Hwy 58 and Pine Knoll Boulevard

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- 30 Kay Willis 112 Live Oak Ct
- 31 Mary Jane + Andy Munch - 106 Live Oak Ct.
- 32 Arlene Terrell 110 Live Oak Ct.
- 33 Janice Colvin 103 Live Oak Ct
- 34 Marshall Colvin 103 Live Oak Ct.
- 35 Harold Brown 108 Live Oak Ct
- 36 Libbey Brown 108 Live Oak Ct
- 37 Irene Beattie 106 W. Olive Ct
- 38 R Norman Beattie 106 W. Olive Ct.
- 39 Susan Walsh 135 Oakleaf Dr.
- 40 Gene Walsh 135 Oakleaf Dr.
- 41 Bruce Marshall 104 hollyhock Dr
- 42 Pauley Brown 114 Cedar Rd.
- 43 Bonnie Ferguson 615 Forest Dunes
- 44 Jean C. Lettison 101 Live Oak Ct
- 45

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- | | | |
|----|-------------------|-------------------|
| 46 | Erica Reed | 103 Juniper Rd |
| 47 | BLAIR REED | 103 Juniper Rd |
| 48 | Dorothy Steenland | 105 Hoblolly Dr. |
| 49 | Gretchen Bender | 103 Beechwood |
| 50 | Deborah Jewell | 109 Hawthorne |
| 51 | Mike Neal | 109 Hawthorne |
| 52 | Jan War | 114 Hawthorne Dr. |
| 53 | Jan War | 114 Hawthorne Dr. |
| 54 | KATHLEEN FOY | 104 HICKORY CT. |
| 55 | WILLIAM FOY | 104 HICKORY CT. |
| 56 | Elaine Holt | 131 Juniper Rd |
| 57 | Mary MacDonald | 214 Oakleaf Drive |
| 58 | Mary Macdonald | 289 Oakleaf Dr |
| 59 | La M Dink | 266 Oakleaf Dr |
| 60 | Don Wilson | 266 OAKLEAF DR |

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- 11 David Gao 260 Oakleaf Dr.
- 12 Charles R. Soper 555 Oakleaf Dr.
- 13 Jeffrey 257 Oakleaf Dr.
- 14 Sharon Harnagan 257 Oakleaf Dr.
- 15 Bonnie DeLong 105 Poplar Crt.
- 16 Charles DeLong 105 Poplar Ct
- 17 Nate McEnery 155 Hawthorne Dr
- 18 Karen McEnery 155 Hawthorne Dr
- 19 Valerie Payne 109 Ocean Glen
- 20 Pat H. Galt 103 White Ash Dr
- 21, 22 Leslie + Buddy Thomas 108 Arborvitae Dr
- 23 Mary Malhot 145 Mimosa Blvd
- 24 Jeff Ruppert Binger 187 Loblolly drive
- 25 Andrew 177 Hobbs Rd
- 26 Madeline H. Sargent 177 Loblolly Dr

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- 17 Lengia D. Marsh 132 Beechwood Drive (PKS)
- 18 Robert D. Marsh 130 Beechwood drive (PKS)
- 19 Johanna H Rosman 117 Beechwood Dr (PKS)
- 20 JIM HENCH 117 BEECHWOOD DR. (PKS)
- 21 Barbara Williams 140 Beechwood Dr. (PKS)
- 22 Barbara Williams 140 Beechwood Dr. (PKS)
- 23 Wes Klyl 105 Redwood Ct, PILS [REWOOD]
- 24 Barbara Kulynych 105 Redwood Ct PKS.
- 25 Daniel Kulynych 105 Redwood Ct. PKS
- 26 LOW FURMAN 142 BEECHWOOD DR PKS
- 27 PATRICK McANAW 151 BEECHWOOD DR PKS
- 28 Cystal McAnaw 151 Beechwood Dr PKS
- 29 Nancy BAKER 133 Beechwood Dr.
- 30 Deborah A Boudreau 143 Beechwood Dr. PKS
- 31 Jane Furman 142 Beechwood Dr. PKS

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

92	Bell & Stearns	105 Loblolly Dr.
93	Smith	158 Hawthorne DR
94	Edison	105 White Ash DR.
95	Robert Marshall	104 Loblolly Dr.
96	James DeLoe	106 Teak CT
97	Paul Pyllos	106 Teak Ct
98	Kay Stirling	108 Teak Ct.
99	Larry Hurling	108 Teak Ct
100	Nan Ridgway	104 Teak.
01	Michael Lerner	9 FARMWAYS CT

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

101 Ronald D. Johnson
Ronald Johnson 310 Pine Knoll Circle, PKS, NC

102 Margaret J. Johnson
Margaret J. Johnson " "
TERRY HASSLER

103 Terry Hassler
Terry Hassler 308 PINE KNOLL CIRCLE

104 Judy Hassler
Judy Hassler 308 Pine Knoll circle

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

	<u>Name</u>	<u>Address</u>
105	JOHN CONNOLLY John Connolly	443-506-3583 106 Poplar Ct, Pine Knoll Shores, NC 28512
106	Kathryn A Connolly Kathryn A Connolly	106 Poplar Ct, Pine Knoll Shores, NC 28512

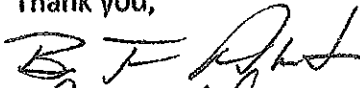
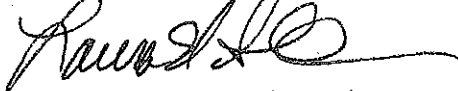
Brian and Laura Alexander
103 Poplar Court
Pine Knoll Shores, NC 28512

April 4, 2017

To Pine Knoll Shores Commissioners and Fellow Residents of Pine Knoll Shores,

In light of the fact that the developer intending to build on the 9.33-acre parcel at the corner of NC58 and Pine Knoll Boulevard has withdrawn his request for Conditional Rezoning. We would like to go on record against any modification of Pine Knoll Shore ordinances in support of the development of that parcel. We currently have a considerable issue in the town with storm water runoff. Anything that could result in changes to a large area of watershed could endanger current residents, their property and the environment. Town ordinances were put in place to protect our town and its residents, and should not be waived, particularly for business ventures. If the developer is not able to adjust to the standards of Pine Knoll Shores that we have established through our town ordinances then it is not the kind of development suitable for our town.

Thank you,

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Brian and Laura Alexander

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- | | | | | | |
|-----|----------------|-----|--------------|---------|--|
| 109 | Ja E. Schun | 144 | Mimosa Blvd. | | |
| 110 | Patricia Schun | 144 | Mimosa Blvd. | PKS | |
| 111 | Rita Bailey | 149 | Mimosa Blvd | PKS | |
| 112 | Josely Bailey | 149 | " " | " | |
| 113 | Laurie McElroy | 151 | " " | " | |
| 114 | DW McElroy | 151 | " " | " | |
| 115 | Val Ryan | 109 | Birch Ct. | PKS, NC | |
| 116 | Bob Ryan | 109 | Birch Cr. | PKS, NC | |
| 117 | Nancy Reynolds | 152 | Mimosa Blvd | PKS, NC | |
| 118 | Connie Waters | 154 | Mimosa Blvd | PKS, NC | |
| 119 | Richard Waters | 154 | Mimosa Blvd | PKS, NC | |

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

20
21 Sarah & Greg Chleborowicz 133 Hawthorne PKS

22 SUSAN M. BLAIR 111 SYCAMORE DRIVE

23 Brie Casper 175 Hawthorne

24
25 Chuck & Jean McDaniel 112 White Ash Dr

26 Anna Moeller 101 Cottonwood Ct PKS

27 Ursula Moeller 101 Cottonwood Ct PKS

28 Linda Langheld 130 White Ash Drive

29 Kelly Petley 118 Arborvitae Drive

30 Linda & Bill 112 White Ash PKS

31 Jim Carrell 139 Saddle Creek

32 Dan Bell 140 Saddle Creek Dr

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Name

Address

133	ABBY WEISER	104 LIVE OAK COURT
134	Gretchen Weiser	104 Live Oak Court
135	Cathy Black	107 Fern Ct.
136	Donnie Black	107 Fern Ct.
137	Lois Kacmarcik	104 Fern Court
138	Larry Kacmarcik	104 Fern Court
39	Paul White	106 Fern Court
40	Ann Tillett	101 Fern Ct.
141	John M. Wain	101 Fern Ct.
42	Diane L. Carlier	289 Ramsey Rd.
43	Turner Dail	289 Ramsey Rd.
44	Mary Jennings	166 Hoblitt Dr.
45	Roger Jennings	166 Hoblitt Dr.
46	John R. Clarke	165 Hoblitt Dr.
47	Anne R. Clarke	165 Hoblitt Dr.

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- 48 Sandra Melton 104 W. Dine OB. PKS
- 49 Judi Madhoo 322 Egret Lake Dr.
- 50 Rf Cox 111 Live Oak Ct. PKS
- 51 Jany Cox 111 Live Oak Ct. PKS
- 52 Malcolm Bone 172 Ochlocknee PKS
- 53 Ulyde Mandula 105 Live Oak Circle PKS
- 54 Jo 105 Live Oak Ct. PKS
- 55 Ukiah Novachuk 102 Live Oak Ct. PKS (local) 145 Meadowlark Rd (legal) ^{6B}
- 56 Glen Novachuk 102 Live Oak Ct. PKS

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- 157 Gina Hines 142 Hawthorne Dr
- 158 Nick & Marge Policastro 144 Hawthorne Dr PKS
- 159 Agnes Luebke 109 Sycamore Dr
- 160 Dennis Weir 107 Sycamore Dr
- 161 Mary Hudak 105 W. Olive Ct. PKS
- 162 Erin Brown 110 Hawthorne Dr PKS
- 163 Suzanne Carmel 101 E. Olive Ct PKS
- 164 Art Southard 101 E. Olive Ct PKS
- 165 Nicole Alcantara 142 Hawthorne Dr PKS
- 166 Dan Boyd 157 Hawthorne Dr PKS
- 167 Mary Nichols 283 Oakleaf Dr. PKS
- 168 [Signature] 118 Pinoso Blvd PKS
- 169 Ann Harrison 118 Pinoso Blvd PKS
- 170

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We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- 171 James A. Wagner 118 Beechwood Dr, PKS,
- 172 David Delaney 116 Beechwood Dr. PKS
- 173 Janie McElroy 116 Beechwood Dr PKS, NC
- 174 Jenny Dwyer 107 Beechwood Drive PKS - NC
- 175 Kristi Netherly 107 Beechwood Drive PKS NC
- 176 James J. McE 144 Beechwood Drive PKS, NC
- 177 Elizabeth R. LaBrie 144 Beechwood Dr. PKS, NC

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April 2017 Petition Against Conditional Rezoning of the

Parcel at Hwy 58 and Pine Knoll Boulevard

A developer, Neuse Inc. and Baker and Smith Properties, LLC have requested conditional rezoning of a 9.33 acre parcel at the NE corner of HWY 58 and Pine Knoll Boulevard in order to build a subdivision consisting of 38 single story homes, a club house, and a commercial structure housing a coffee shop/deli with alcohol sales. This proposal is also asking to waive or modify existing PKS ordinances and zoning on lot size (sq ft), setbacks (front, back, rear), storm water mitigation, area requirements for structures, vegetative buffering requirements, impervious coverage per lot, tree density requirements, traffic patterns/impact, grading/fill requirements, wetlands mitigation and commercial w/in a residential district.

We the undersigned ask the PKS Commissioners to deny this request and we oppose these requested changes to our town ordinances and zoning:

Name

Address

- 78 Rosemary Webb 149 Arborvitae Dr. PKS
- 79 Debbie Paeck 144 Arborvitae Dr. PKS
- 80 Milene Kilgore 131 Arborvitae Dr. TRS
- 81 Gaine Williford 124 Arborvitae Dr. PKS
- 82 Tom Rice 152 Arborvitae Dr. PKS
- 83 LAM Moren 112 Arborvitae Dr. PKS
- 84 Dolly Moren 112 Arborvitae Dr.
- 85 Shelia Parker 104 Hemlock Ct. } Authorized
- 86 Howard Parker 104 Hemlock Ct. } by phone
- 87 Warren & Kristen Romine 105 Hemlock Ct. } 4/4/17
- 88 } Authorized 4/4/17
- 89 Van H. Gildner 171 Loblolly Dr. PKS
- 90 Mark Weiser 104 Live Oak Ct
- 91 Gretchen Weiser 104 Live Oak Ct
- 92 David Smith 104 Live Oak Court