

Town of Pine Knoll Shores
Planning Board Meeting Minutes
March 28, 2017
5 PM

Chairman Paul Payne called the March 28, 2017 Planning Board meeting to order at 5:00 p.m. and led the Pledge of Allegiance. Present for the meeting were Planning Board members Kathy Werle, Bob Holman, Doug Browne, Bud Daniels, Michelle Powers, George Greene and Ike Pipkin. Town Clerk Sarah Williams; Building Inspector Jim Taylor; Town Planner Scott Sherrill and Town Manager Brian Kramer were also in attendance. Mayor Ken Jones and Commissioner Ted Goetzinger were also present. There were 103 members of the public; Member Werle sat in the audience.

Approval of Agenda

The agenda was approved, with changes unanimously. Member Powers made the motion with a second by Member Browne. Member Greene asked to add VII.b. "Comments to the Staff" (from the Planning Board). Chairman Payne inserted under VI.d. Mayor Jones.

Approval of Minutes

The Minutes of the February 28, 2017 meeting were approved, with changes unanimously on a motion by Member Daniels with a second by Member Pipkin.

Member Daniels asked to change p2 from "Member Taylor" to "Inspector Taylor" and that the lot on the corner of Hwy 58 and "Roosevelt Blvd" should read "Pine Knoll Blvd" instead of "Roosevelt Blvd".

Member Powers noted that she was listed as present, but she was absent for the February 28 meeting.

Public Comment

Walt Geist, 143 Arborvitae Dr, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Mary Kanya 218 Salter Path Rd spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Bill Steenland 105 Loblolly, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Dick Belanger 107 White Ash Dr, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Larry Baldwin, Crystal Coast Waterkeeper, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Craig Letchner, 146 Mimosa, spoke in favor of the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Dominic Baccollo, 102 Cypress Dr, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Marsh Cobin, 103 Live Oak Ct spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Deborah Nowachek, 102 Live Oak, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Elizabeth Brown, 108 Live Oak Ct, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Harold Brown, 108 Live Oak Ct, Read letter from a neighbor who spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Wanda Mandeville, 105 Live Oak Ct, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

John Mandeville, 105 Live Oak Ct, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Ted Linblad, 108 Chestnut Ct, recommended a change in the plans to do away with the convenience store and include a clubhouse at the proposed development at the corner of Pine Knoll Blvd and Hwy 58

Amory Cox, 260 Oakleaf Dr., spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

John Gallagher, 168 Arborvitae, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Lana Hathaway, 106 Hemlock Ct spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Barbara Pagels, 144 Arborvitae Dr., spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Don Hathaway, 106 Hemlock Ct, spoke in opposition to the proposed development at the corner of Pine Knoll Blvd and Hwy 58.

Reports

Inspections

Building Inspector Taylor informed the Board that there were a total of 119 inspections, 38 permits were issued with an estimated construction cost of \$157,037 and that \$5,602 was collected in permit fees for the month of January.

Inspector Taylor informed the members that the building and inspections department was continuing to stay busy and had issued about 146 permits for the year and that there had been several demolition permits.

Beacons Reach is working on the pool, the CCCC may incorporate a beach area with possible access for a kayak launch, and that 5 Single family homes have been demolished in the last 2 years

Planning

Town Planner Sherrill reminded the Planning Board they had training from 4-6 in the council chambers in Morehead City, NC on March 29. The tree diameter subcommittee will meet April 10, the Rental Properties committee appointed Michelle Powers and Dom Baccollo as co-chairs, March 10 the impervious committee met, and that the UDO subcommittee would be meeting soon.

Commissioners Report

Commissioner Goetzinger reported to the members that the budget meetings for the upcoming fiscal year had started.

Mayors Report

Mayor Jones referenced the Strategic Plan and asked residents to look ahead and to think about the sense of community they would like to see and that there were people who wanted the ability to stay in Town. He said that he did not support the proposed development one way or another, but he is favor of community and working together to create a community vision, while protecting what we have and working together as a community.

Unfinished Business

Lot on Corner of 58 & Roosevelt Blvd.

Planner Sherrill reviewed the application and the process with the Planning Board. He urged the Planning Board to not vote on a residential zone (R1 or R2) but to vote on the conditional zone that was presented to them before making any more decisions. There was discussion about the application.

Member Powers spoke to the residents and said that she was disheartened to hear that neighbors felt that their letters and petitions had not been paid attention to, she assured them that the Planning Board members took every comment into account when making a decision.

Member Holman made a motion to vote on one of the 4 options:

1. Recommend ordinance to the Board of Commissioners for approval as presented.
2. Recommend disapproval of ordinance to Board of Commissioners as presented.
3. Recommend amendments that the Planning Board feels will help the project better meet the policies and objectives of the land use plan and the criteria for evaluation.
4. Delay making a decision for a request for more information or clarifying amendments that it does not wish to make on the fly at the meeting.

Member Greene made the second, with discussion.

Members Powers recommended disapproval of the re-zoning as presented with a second by Member Greene and discussion by Member Browne. Member Browne said that he agreed with Member Powers motion because the developer had not supplied the Board with the additional information that they had asked for.

Member Pipkin said that he would prefer delaying the decision to discuss and Member Browne answered that he did not see the point in continuing the decision.

Member Powers asked if there was a way to communicate to the BOC that the parcel is an important piece of property and perhaps a subcommittee could be established to come up with a concept for an age-friendly development in a more environmentally friendly way. Mayor Jones said to Member Powers that a working group could be established.

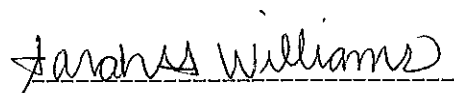
Chairman Payne asked for a vote by a show of hands. Members Greene, Daniels, Browne, Powers, Holman voted to not recommend re-zoning with Member Pipkin opposing.

Annual Agenda

Member Greene asked that exploring the zoning of the parcel on the corner of Hwy 58 & Pine Knoll Blvd be added to the Annual Agenda.

Adjournment

The Planning Board adjourned at 6:50 PM on a motion by Member Holman with a second by Member Greene that passed unanimously.

Jarod Williams

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Sarah G. Williams, Town Clerk