



CAROLINA BEACH

PLANNING AND ZONING MEETING

MINUTES • FEBRUARY 9, 2017

Council Chambers
Regular Meeting
6:30 PM

**1121 N. LAKE PARK BLVD.
CAROLINA BEACH, NC 28428**

1. CALL TO ORDER

| Attendee Name | Title | Status | Arrived |
|-------------------|-------|---------|---------|
| Mary Grady | | Present | |
| Greg Reynolds | | Present | |
| Keith Bloemendaal | | Present | |
| Ked Cottrell | | Present | |
| Sarah Efirm | | Absent | |
| Johnie Davis | | Present | |
| Tammy Hanson | | Absent | |

2. CALL MEETING TO ORDER

3. APPROVAL OF MINUTES

Commissioner Bloemendaal made a motion to approve the minutes and it was seconded by Commissioner Cottrell. All were in favor (7-0).

- a. Planning and Zoning - Regular Meeting - Jan 12, 2017 6:30 PM

4. STAFF REPORT ON RECENT COUNCIL MEETING(S)

There have been no Town Council Meetings since the last Planning and Zoning Commission Meeting. The next meeting, originally scheduled for 2/14/2017, has been moved to 2/21/2017.

5. STAFF REPORT ON RECENT DEVELOPMENTS

Mr. Hardison gave an update on ongoing permitting and planning projects in the Planning and Development Department.

Commissioner Kennedy requested that the newly hired building inspector, Mr. Darrel Johnson, be introduced to the Commission.

Commissioner Bloemendaal asked for an update on the Greenway Project. Mr. Parvin explained that unforeseen engineering costs have come up and Staff is looking into additional funds to cover them rather than take additional tax payer money. October start time is proposed.

Commissioner Bloemendaal asked for an update on the preliminary flood maps. Mr. Hardison answered that at last word from the state, maps still in the appeals process. Earliest time frame for newly adopted maps is at least a year out.

6. PUBLIC DISCUSSION

There was no Public Discussion.

7. DISCUSSION ITEMS

- a. Conditional Use Permit: For St. Paul's United Methodist Church to construct a fellowship hall and parking lot in the R-1 zoning district located at 300 Harper Ave, 307 Third St, 313 Wilson Ave and 400 4th St. Applicant: St. Paul's United Methodist Church

(Requested by Jeremy Hardison, Planning and Zoning)

Commissioner Kennedy disclosed to the Commission that she is a member and on the building Committee for the Methodist Church, the Applicant for the CUP. Commissioner Davis also disclosed that he is a member of the church. The Commission was in agreement that neither Commissioners Davis or Kennedy needed to recuse themselves from the hearing.

Chairman Reynolds asked if materials on the ramp leading to the new section of the church be flood proofed. Mr. Hardison responded that flood resistant materials will be required below the base flood elevation.

Ned Barnes, 814 Carolina Beach Ave North. Explained to the Commission how the proposed addition is in compliance with the four general conditions of a Conditional Use Permit.

Kelly Bagwell, 400 Harper Ave. Has concerns for the satellite parking on Wilson Ave. Feels church members park on her property. Pressed the Commission to require adequate parking.

Commissioner Bloemendaal made a motion to close the Public Hearing. It was seconded by Chairman Reynolds.

Commissioner Kennedy asked if the sidewalk requirement could be waived due to upcoming Town Projects. Mr. Hardison responded yes. He also added that the applicant has been willing to delineate proper spaces at the facility on Wilson Ave, as well as provide driveway cuts.

Commissioner Toppin believes an expansion of the church can serve the entire community, not just its members.

Chairman Reynolds made a motion to approve the Conditional Use Permit for the United Methodist Church, finding the project to be consistent with the seven specific standards and four general conditions. The motion was seconded by Commissioner Bloemendaal. All were in favor (7-0).

8. NON-AGENDA ITEMS

Mr. Parvin informed the Commission of two upcoming Planning Projects for the Town. The first is a Land Use Plan. The second is a Pedestrian Plan, funded by a grant through DOT. The Town is seeking Steering Committee members. Mr. Parvin requested the nomination of Commissioner to serve on the Committee.

Commissioner Kennedy nominated Commissioner Toppin to serve on the Steering Committee. Seconded by Chairman Reynolds. Commissioner Toppin accepted the nomination.

Commissioner Cottrell asked where the entrance to the proposed Sugarloaf Park would be. Mr. Parvin answered it would be through an easement from the Federal Point shopping center.

9. ADJOURNMENT

Chairman Reynolds made a motion to adjourn, seconded by Commissioner Cottrell. All in favor (7-0).

Kimberlee Ward, Town Clerk

Date Approved