

CAROLINA BEACH

Planning and Zoning Meeting

Thursday, March 10, 2022 - 6:30 PM

Council Chambers, 1121 N. Lake Park Boulevard, Carolina Beach, NC



MINUTES

CALL TO ORDER

Chairman Rouse called the meeting to order at 6:30 PM.

PRESENT

Chairman Wayne Rouse

Vice Chairman Jeff Hogan

Commissioner Melanie Boswell

Commissioner Ethan Crouch

Commissioner Bill Carew

Commissioner Lynn Conto

ABSENT

Commissioner Todd Piper

ALSO PRESENT

Planning Director Jeremy Hardison

Senior Planner Gloria Abbotts

APPROVAL OF MINUTES

1. February 10, 2022 – P&Z Minutes

ACTION: Motion to approve the minutes

Motion made by Vice Chairman Hogan

Voting Yea: Chairman Rouse, Vice Chairman Hogan, Commissioner Boswell, Commissioner Crouch, Commissioner Carew, Commissioner Conto

Motion passed 6-0

STAFF REPORT ON RECENT DEVELOPMENTS

Ms. Abbotts reported the following statistics for the past month:

Permitting

- 31 permits (renovation, repair, grading, additions, fence)
- 6 residential new construction
- 13 Certificates of Occupancy

Demos

- 905 Basin Road
- 203 Georgia Avenue

New Businesses

- Salty's Restaurant – 11 Boardwalk, Suite 140 (moving)
- Sandspur Restaurant – 103 South Lake Park Boulevard
- Shangri-La Restaurant – 604 North Lake Park Boulevard
- Peach Cobbler Factory Restaurant – 1010 South Lake Park Boulevard

Town Council and Other Updates

- Working through issuing beach vendors and beach services permits
- Approved speed limit change from 35 mph to 25 mph on North Lake Park Boulevard
- Neighborhood Business text amendment – applicant tabled until April

PUBLIC DISCUSSION

None

DISCUSSION ITEMS

2. **Text Amendment** to amend Chapter 40, Sec. 40-487, Planning and Zoning Commission to amend the meeting time from 6:30 PM to 6:00 PM

Council recently changed its meeting time from 6:30 PM to 6:00 PM. Multiple Town committees meet at 6:00 PM, including the Board of Adjustment, Beautification Committee, Bike/Pedestrian Committee, and Centennial Committee. The Commission's meeting time should be changed to 6:00 PM to be consistent with Council and other committees. The current zoning ordinance states that the Commission shall meet at 6:30 PM on the second Thursday of each month. To change the meeting time, a text amendment must be approved.

Ms. Abbotts presented the details.

ACTION: Motion to open the public hearing

Motion made by Chairman Rouse, Seconded by Vice Chairman Hogan

Voting Yea: Chairman Rouse, Vice Chairman Hogan, Commissioner Boswell, Commissioner Crouch, Commissioner Carew, Commissioner Conto

Motion passed 6-0

No one requested to speak.

ACTION: Motion to close the public hearing

Motion made by Chairman Rouse, Seconded by Vice Chairman Hogan

Voting Yea: Chairman Rouse, Vice Chairman Hogan, Commissioner Boswell, Commissioner Crouch, Commissioner Carew, Commissioner Conto

Motion passed 6-0

ACTION: Motion that whereas in accordance with the provisions of the North Carolina General Statute, the Commission does hereby find and determine that the adoption of the following ordinance amendment to Chapter 40 Section 40-487 to change the Planning and Zoning Commission meeting time from 6:30 PM to 6:00 PM is consistent with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents

Motion made by Vice Chairman Hogan, Seconded by Commissioner Boswell

Voting Yea: Chairman Rouse, Vice Chairman Hogan, Commissioner Boswell, Commissioner Crouch, Commissioner Carew, Commissioner Conto

Motion passed 6-0

- 3. Text Amendment** to amend Chapter 40, Sec. 40-494, Site Plan Supplemental Information to require total daily water flow and sewer data on projects

The Commission recommended to amend the supplemental information to address concerns over both water quantity and quality. The Town is currently working with Engineering Services for a path forward to satisfy future demand and water quality concerns. Presently, the Town is challenged during consecutive peak days in the summer season. Similar to most utility providers serving vacation destinations, the water demand is noticeably seasonal and often comes with challenges. The water supply and storage must be geared toward satisfying consecutive peak day demands experienced over Memorial Day weekend, the July Fourth holiday, Labor Day weekend, and other peak summer periods. The Town capital improvements are a few years away before the added capacity will be coming online. Until that time, it is important to evaluate what impact future projects have on the infrastructure supply. To accomplish this, staff will require future projects to submit the total daily water flow usage and sewer design flow.

The 2020 CAMA Land Use Plan identified the public water supply as an emerging concern. The plan states that protection of public water supply areas prevents damage to freshwater supplies, which are vulnerable to sea-level rise and saltwater intrusion. The Town's public wells are being actively managed to preserve their capacity, and current consideration is being given to expanding public water supply through desalination.

Mr. Hardison presented the details. He said this came up at the Commission's last meeting, and Commissioners wanted to codify this so the Town has the best information about how infrastructure will be affected when making decisions about development projects.

Chairman Rouse asked what density parameters would trigger a water flow study if this change is approved. Mr. Hardison said the Town would have that information for any projects moving forward that need to come before the Commission, such as any conditional or special use. He said this would not apply to single-family homes.

ACTION: Motion to open the public hearing

Motion made by Chairman Rouse, Seconded by Commissioner Boswell

Voting Yea: Chairman Rouse, Vice Chairman Hogan, Commissioner Boswell, Commissioner Crouch,

Commissioner Carew, Commissioner Conto
Motion passed 6-0

No one requested to speak.

ACTION: Motion to close the public hearing
Motion made by Chairman Rouse, Seconded by Commissioner Boswell
Voting Yea: Chairman Rouse, Vice Chairman Hogan, Commissioner Boswell, Commissioner Crouch,
Commissioner Carew, Commissioner Conto
Motion passed 6-0

Commissioner Carew asked what metrics go into this. Mr. Hardison said Engineering would perform calculations that are specifically defined by the State water regulations.

Vice Chairman Hogan asked if The Proximity project triggered the water consumption discussion and whether the Town will be able to handle that now that it's been approved. Mr. Hardison said the Town is comfortable with what was approved for The Proximity, but there could be issues if another project of the same level came forward. Vice Chairman Hogan said he wanted to make sure the Town was headed in the right direction and not kicking the can down the road. He said this is necessary and a great way to move forward.

Commissioner Boswell said she is in favor of this and that it should've started years ago. She asked how daily flow water usage is calculated. Mr. Hardison said it is determined by the number of fixtures.

Commissioner Conto asked if that means there's a running total being kept every day. Mr. Hardison said yes. He said the Commission has more say in whether something is approved vs. day-to-day permitting.

Commissioner Crouch said it will be good to have this information as the Commission is looking at projects that would increase density.

Chairman Rouse asked what type of professional performs this work. Mr. Hardison said it's done by a Civil Engineer. Commissioner Crouch said a standard chart does the math. Chairman Rouse he thinks this is timely because there are a number of projects coming and others already approved.

ACTION: Motion that whereas in accordance with the provisions of the North Carolina General Statute, the Commission does hereby find and determine that the adoption of the following ordinance amendment to Chapter 40 Section 40-394 to Site Plan Supplemental Information to require total daily water flow and sewer data on projects is consistent with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents
Motion made by Vice Chairman Hogan, Seconded by Commissioner Boswell
Voting Yea: Chairman Rouse, Vice Chairman Hogan, Commissioner Boswell, Commissioner Crouch,
Commissioner Carew, Commissioner Conto

Motion passed 6-0

NON-AGENDA ITEMS

Mr. Hardison said Council has been discussing committees. He said the Commission is different than most Town committees and the positions are protected by State law, so that's why Council hasn't asked the Commission to present goals and a mission. He said what the Commission does is defined by ordinance and statute.

Commissioner Crouch said the Commission had established some goals and objectives in the past and asked if that should be revisited now that there are new Commissioners. Commissioner Boswell suggested having this discussion in future meetings during non-agenda items and giving new Commissioners the chance to add their ideas.

Mr. Hardison said there has been discussion of reviewing all ordinances to identify those that are outdated. He said the process for a Unified Development Ordinance (UDO) could start once the Town budget is approved. Mr. Hardison said this gives the opportunity to update and adopt everything holistically.

Chairman Rouse asked for a CliffsNotes version of what the headworks is. Mr. Hardison said this is the Wastewater Treatment Plant upgrade that will hold more capacity and rotate for cleaner water. He said staff can do a brief presentation about all infrastructure projects. Chairman Rouse said this would be helpful for the Commission in making recommendations to Council.

ADJOURNMENT

ACTION: Motion to adjourn

Motion made by Chairman Rouse, Seconded by Commissioner Conto

Voting Yea: Chairman Rouse, Vice Chairman Hogan, Commissioner Boswell, Commissioner Crouch, Commissioner Conto

Motion passed 6-0

The meeting adjourned at 6:53 PM.