

**MINUTES
PLANNING BOARD MEETING
February 28, 2022
5:30 P.M.**

LOCATION:
Virtual

VIA TELECONFERENCE:
Sharon Bryant, Jeff Church, Lucy McCarl, Tim Scobie

MEMBERS ABSENT: Curtis Baker, James Bradshaw, Marta Lazo, Mac Martin

STAFF PRESENT VIA TELECONFERENCE:
Jenny Wheelock, Hannah Williams, Lauren Hartley

Chairperson McCarl called the meeting to order.

MINUTES:
Board Member Church moved approval of the meeting minutes of January 24, 2022. Board Member Bryant seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. R# 2-22 Summerhill Subdivision Phase I/II

Applicant: Cape Hatteras, LLC
Owner: Cape Hatteras, LLC (majority owner); various
Location: Summerhill Subdivision Phase I/II

Proposed re-zoning from R-12 to Conditional Zoning (will be “CZ-8” on the Official Zoning Map). The proposed CZ-8 district seeks to retroactively approve the reduced setbacks shown on the Phase 1 plat, and modify previous conditions related to stormwater management.

Recommended Action: Table this item for one month, until the next regularly scheduled Planning Board meeting on Monday, March 28, in order to allow staff and the applicant additional time to finalize stormwater management details.

Planning Director, Jenny Wheelock addressed questions from the properties owners that were in attendance on the zoom meeting. Planning staff will be able to better answer questions once the staff report and conditions of this case are complete. This case will come before the board again in March.

Ms. Wheelock stated more research is required for this conditional zoning case. While looking at the conditions and stormwater infrastructure that were originally owned and maintained by the HOA, it was then discovered there are some stormwater issues.

Board Member Church made a motion to table the Summerhill Subdivision Phase 1/II to the March meeting. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS

1. Hannah Williams presented an interactive map of the special use districts approved between years 1983-2014, when the SUD process was retired. From this map you can see the parcels that are labeled CZ-L (conditional zoning legacy) that will be shown as a different color on the zoning map. These parcels do not have an ordinance but were made conditional zoning through the old process. If a parcel has been rezoned it will show the case number assigned. Example CZ-7.
2. Staff provided an updated list of issued zoning permits to the board, as general information.
3. Director Wheelock presented to the board the new google drive. This will allow Planning Board to be able to access documents easily.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:10 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director