



WRIGHTSVILLE BEACH PLANNING BOARD MINUTES

321 Causeway Drive, Wrightsville Beach, NC 28480

January 2, 2018

The Town of Wrightsville Beach Planning Board met at 6:00 p.m. in the Town Hall Council Chambers located at 321 Causeway Drive, Wrightsville Beach, NC 28480.

PRESENT: Vice Chairman Jim Smith, Susan Snider, David Culp, Vivian "Zeke" Partin, Janice Clark, Jeff DeGroote

ABSENT: None

Staff Members Present: Tony Wilson, Director of Planning & Parks
Danielle Villegas, Planning Technician

CALL TO ORDER

Meeting called to order by Vice Chairman Jim Smith at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chairman Jim Smith led the audience in the Pledge of Allegiance.

APPROVAL OF MINUTES

...Motion by Ms. Janice Clark to approve the October 3, 2017 minutes. Motion seconded by Mr. Jeff DeGroote and carried unanimously by a vote of (6-0).

NEW BUSINESSAGENDA ITEM A:**DISCUSSION OF WRIGHTSVILLE BEACH'S DRAFT CAMA LAND USE PLAN UPDATE.****PRESENTATION BY HOLLAND CONSULTING:**

Mr. Dale Holland, of Holland Consulting Planners, explained the process for moving the updated CAMA Land Use Plan forward, the upcoming schedule, and his qualifications. Mr. Holland then explained the work the Steering Committee had done up to this point. Mr. Holland also stated that the final adoption of the plan will most likely not occur until May or June of this year. Mr. Holland presented the Vision Statement in the plan to the Board, and stated that it paints a picture of Wrightsville Beach's desire to maintain its course. He stated that the plan conveys the message that there is no desire for dramatic changes at Wrightsville Beach. He also stated that there is not a forecast for major population growth in Wrightsville Beach, and that is due to a lack of space. Mr. Holland continued to explain the contents of the updated plan and CAMA permitting process to the Board. Mr. Holland stated that the 40ft maximum building height was discussed by the Steering Committee and there was a decision by the committee that the height limit should remain at 40ft. Mr. Holland presented the Future Land Use Map and stated that there were no significant changes.

PUBLIC COMMENTS:

Sue Bullock, Chamber of Commerce, stated that she attended many of the Steering Committee meetings. She expressed her concerns for the 40ft height limit in the Mixed Use Areas. She stated that by limiting the height in the Mixed Use Areas, they end up becoming Residential. Ms. Bullock explained the formula for sand preservation by the Army Corp of Engineers and how that is affected by how much revenue is generated in the commercial sector. She also explained to the Board how the height limit was discussed during the Committee meetings.

Frank Smith, architect, resident of Wrightsville Beach, and member of the Steering Committee, stated that he would also like to express his concern for the height limit in the Mixed Use Area. He said that the height limit in the Residential areas was not the concern of the Committee, just the Mixed Use Areas. Mr. Smith stated that on page 4-15 of the updated plan, there was a bullet point removed. He stated that the decision was made by someone to remove the bullet point without notifying the Committee. The

bullet point stated “Mixed Use development should consider the following: Limited increases in building height for the mixed use areas.” Mr. Smith made a recommendation that the Board put the bullet point back in the document. The Board and Mr. Smith discussed at what point during the process that the bullet point was removed. Ms. Zeke Partin then asked if during the meetings there was a vote about the height. Mr. Jim Smith, Vice Chairman and member of the Steering Committee, stated that there was a vote about the 40ft height limit remaining the same, and it was passed with a majority voting to maintain the 40ft height limit. Mr. Frank Smith stated that he was still surprised that the bullet point was removed at the last minute. Mr. Frank Smith stated that this bullet point did not specifically say 40ft, it only said that limited increases should be considered in the areas that allow Mixed Use developments. Ms. Partin stated that she saw the 40ft height limit specifically addressed somewhere in the document and would like to have it found so they could discuss it. Mr. Jeff DeGroot asked the Board if they should be discussing something that was already discussed, and voted on, by the Steering Committee. Mr. Frank Smith stated that yes, but he would like the Board to consider putting that one bullet point back in to the document. Mr. Smith told the Board that they had the power to change the document, Mr. Holland stated that the Planning Board only had the power to recommend changes to the Board of Aldermen. Mr. Holland then further explained the process of forwarding the document to the Board of Aldermen. The Board asked for more clarification on the height vote by the Steering Committee. Mr. Frank Smith, Mr. Jim Smith, Mr. David Culp, and Mr. Jeff DeGroot, all members of the Steering Committee, confirmed that the bullet point was in the document before the vote and removed after the Committee voted to maintain the 40ft height limit. Mr. Holland explained that his company put the bullet point in, and took it out after the vote, based on their interpretation of the desires of the Committee. Mr. Frank Smith continued to express his desire to have the bullet point back in the document. Mr. Tony Wilson clarified that he was at the meeting when the vote took place, and the committee voted to take it out. Mr. David Culp explained to Mr. Smith that in the past the Planning Board had passed projects that were over 40ft to the Board of Aldermen, but the Board of Aldermen turned them down. Mr. Wilson and the Board discussed the process for reviewing projects that exceeded the height limit.

PLANNING BOARD QUESTIONS AND DISCUSSION:

Ms. Zeke Partin asked about the wording on page 3-34 that describes the Planning Board’s authority. She stated that the Planning Board is only advisory, and the wording made it sound like they had more power. Mr. Holland stated that was copied from the UDO and he could look in to a more accurate description. Mr. Jim Smith suggested that it state that the powers of the Planning Board are whatever it says in the current Town Ordinance.

The Planning Board further discussed the 40ft height limit and continued to look for

where it was mentioned in the Land Use Plan. Mr. Holland stated that he would scan the document and email any references to the height limit to the Planning Board.

Ms. Partin asked about page 3-19 and the reference to boats not being allowed in the waterway for more than 30 days. She stated that she often sees boats for more than 30 days. Mr. Wilson stated that it is an enforcement issue.

Ms. Partin also asked about page 3-38 and the walkway. She wanted to know when it would be completed. Mr. Smith stated that the issue is ongoing. Ms. Partin also asked about the grant funds that were mentioned in the plan, and stated that the Town should be pursuing more of the state grant funds. Mr. Holland stated that state grant funds are much harder to acquire right now.

Ms. Partin asked for clarification from Mr. Wilson on the differences between C-1 and C-2 Zoning Districts, because the descriptions are identical. Mr. Wilson stated that the major difference is the setbacks.

Ms. Partin also expressed concern about the mention in the document about the future possibility of purchasing water from the Cape Fear Public Utility. Mr. Smith and Mr. Culp discussed the different options for water supplies, pipes, and filters.

Ms. Partin asked about the plan for a roundabout, and Mr. Holland explained that due to the state's rating system, bigger metropolitan areas get the money for their projects first. Ms. Partin asked how the Steering Committee came up with their own rating system in the Land Use Plan. Mr. Smith explained that the committee discussed each priority and whether it should be listed as low, medium, or high priority based on how quickly it could be accomplished.

Ms. Partin expressed concern about the number of employees listed for Forever 21 on page 2-7. She said the employment numbers seem higher than is reasonable. Mr. Holland stated that he received the numbers from the Commerce website.

Ms. Susan Snider stated that she found a typo on page 4-9, it says bicycle "land" instead of "lane". Ms. Snider also stated that the number listed for Wrightsville Beach Elementary School on page 3-30 is 1746, and that there is no possible way for there to be that many students at that school. She stated that the school could not have more than 500 students.

Ms. Snider also stated that the events listed on page 3-29 are in the wrong order. She said the boat parade is always before the fireworks.

Ms. Snider stated that she would also like to see public restrooms moved to a high priority.

Mr. Jim Smith asked the Board to discuss how they would like to comment on the height restrictions. Ms. Partin made a motion to put the bullet point back in the document. Mr. DeGroot expressed concern about putting it back in because he said the Committee already discussed this and he also said that he hears many residents saying they do not want a height increase. Mr. Smith said he agreed with Mr. DeGroot and they continued to discuss how adding that bullet point back in to the document would affect how Mr. Wilson presents a project to the Board as complying or not complying with the CAMA Land Use Plan. The Board, Mr. Wilson, Mr. Frank Smith, and Ms. Bullock continued the discussion about how the height restrictions would limit projects in the Mixed Use areas.

Ms. Partin stated that a motion is on the table, Mr. Smith stated that he would second the motion. The Board then reviewed the language of the bullet point and decided to withdraw the motion, and only forward to the Board of Aldermen the information that the Planning Board discussed the height restrictions and the possibility of adding the bullet point back in to the CAMA Land Use Plan.

MOTION:

...Motion by Mr. Jim Smith to forward the updated CAMA Land Use Plan to the Board of Aldermen with clerical corrections, and comments from the discussion about height restrictions. Motion seconded by Mr. David Culp and carried unanimously by a vote of (6-0).

OLD BUSINESS

None at this time.

OTHER BUSINESS FROM CHAIRPERSON OR BOARD MEMBERS

None at this time.

OTHER BUSINESS FROM STAFF

Ms. Danielle Villegas stated that there was still one more day to submit an application for one of the open spots on the Planning Board.

ADJOURNMENT

...There being no further business to come before the board, Ms. Janice Clark made a motion to adjourn which was seconded by Mr. Jim Smith, the meeting was adjourned by unanimous vote at 7:32 p.m. Vote (6-0).

Respectfully Submitted,

Danielle Villegas, Planning Technician