



WRIGHTSVILLE BEACH PLANNING BOARD MINUTES

321 Causeway Drive, Wrightsville Beach, NC 28480

February 6, 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, David Culp, Vivian "Zeke" Partin, Ace Cofer, Jeff DeGroot, Karen King

ABSENT: Susan Snider

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. Zeke Partin to approve the January 2, 2018 minutes. Motion seconded by Mr. Jeff DeGroot and carried unanimously by a vote of (6-0).

NEW BUSINESS

AGENDA ITEM A:

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

PLANNING BOARD DISCUSSION:

Mr. Jim Smith called for nominations for the positions of Chairperson and Vice Chairperson.

MOTIONS:

...Motion by Ms. Zeke Partin to nominate Mr. Jim Smith for the position of Chairman. Motion seconded by Mr. Jeff DeGroot and carried unanimously by a vote of (6-0).

...Motion by Ms. Zeke Partin to nominate Mr. Jeff DeGroot for the position of Vice Chairman. Motion seconded by Mr. David Culp and carried unanimously by a vote of (6-0).

AGENDA ITEM B:

CONSIDERATION OF A TEXT AMENDMENT TO SECTION 155.7.10 TO AMEND THE FENCES AND WALLS ORDINANCE

STAFF PRESENTATION:

Mr. Tony Wilson stated that on November 18, 2018 the Planning and Inspections Department received a Text Amendment Application from the Moorings HOA, for a Text Amendment to Chapter 155.7.10. Mr. Wilson stated that the petitioner has requested Section 155.7.10 concerning Fences and Walls, be amended to allow for the replacement of an existing fence up to 6 feet in height adjacent to a street right-of-way. Mr. Wilson stated that the Moorings building is located at 332-358 Causeway Drive and was built in 1980. He explained that the original site plan does indicate a 6 foot high wooden fence on the property. Mr. Wilson said that the Town's fence ordinance has since changed and today does not allow for a 6 foot high fence adjacent to a street right-of-way. He stated that the current ordinance allows for a 4 foot high fence. Mr.

Wilson stated that the presented Text Amendment would allow an existing multi-family unit on Causeway Drive to rebuild an existing fence up to 6 feet in height adjacent to a street right-of-way. He explained some of the benefits and drawbacks concerning fences, indicated that the appropriate public notices were listed in the Lumina News and stated that the Staff recommends the Planning Board forward an unfavorable recommendation to the Board of Aldermen. Mr. Wilson stated that he discussed the process with Meg Davenport who is with the Moorings HOA, and explained that Staff is not allowed to approve this type of change and that is why it is before the Planning Board for their recommendation. Mr. Wilson presented photos of the current fence, and possible other walls that are 6 feet in height.

PLANNING BOARD QUESTIONS:

Ms. Zeke Partin asked if the Moorings intended to rebuild as a wood fence. Mr. Wilson stated that the Board would need to ask the applicant as there were a couple of different options indicated on their application. Mr. Ace Cofer asked if the Moorings were currently allowed to repair and maintain the current fence. Mr. Wilson stated that they are allowed to repair, but there is a concern about significant changes or replacement. Mr. Cofer asked if there were fence height requirements for dumpster enclosures. Mr. Wilson stated that he believed the requirement was 6 feet.

PRESENTATION BY AUTHORIZED AGENT:

Mr. Jeff Keeter, attorney representing the Board of Directors of the Moorings HOA, explained that the property was developed in the 1980's, and although the original Conditional Use Permit is lost, the site plan does show that the fence was included in the original approved design. Mr. Keeter explained that the presented Text Amendment is worded in a way that would only apply to the Moorings property, and their application asked for the possibility of different materials being used. He stated that the dilemma the Moorings face is that multiple repairs are giving the fence a look of different colors which is undesirable. He stated that they want to replace the fence in whole with a design that is more visually appealing, and if the Board does not like the idea of a stucco wall, the Moorings are willing to take that option off the table in favor of a nicer looking wood fence. He explained that the Moorings did not wish to appear unneighborly by having a 6 foot fence, they simply wanted to keep the property safe. Mr. Keeter also stated that this is not the only 6 foot fence on Causeway Drive, but this property is the only fence on the right-of-way.

PUBLIC HEARING:

IN FAVOR: None

OPPOSE: None

PLANNING BOARD DISCUSSION:

Ms. Partin asked if this was the original fence. Ms. Davenport stated that it is mostly the original fence except the pieces that have been repaired. The Board then discussed the different styles and materials that may be available. Mr. Keeter stated that style is not important, the Moorings main concern is that the fence be replaced.

Mr. Jim Smith stated that Roberts Grocery has a very bad example of 6 foot fence that would be unsafe due to it being solid. He stated that he would be in favor of a fence that has openings for safety issues. One of the Moorings residents stated that they would also be installing security cameras when they installed the new fence. Mr. Cofer stated that he did not see safety as an issue. Mr. Cofer also stated that he believed the Text Amendment should not be restricted to just the Moorings property. He feels as if the other properties that have fences, that were approved before the ordinance changed, should also be allowed to rebuild their fences at the current height. Mr. Cofer proposed deleting the portion of the Text Amendment that states "along Causeway Drive" and "if the property is operating as a multi-family structure", opening this up for other properties to have the opportunity to replace their fences without going before the Board. Mr. David Culp stated his concern with everyone having a 6 foot high fence. Mr. Cofer stated that this only applies to existing fences. The Board then discussed the problem with trying to regulate style, design, and material. Mr. Cofer and the Board discussed the difference between replacing and improving. The Board then discussed the safety issues in that area along Causeway Drive. Mr. Smith stated that he supported the deletions suggested by Mr. Cofer. Mr. Wilson stated that after discussion with the Town Attorney, the presented Text Amendment reflected the desire to limit this to the Moorings property, but if the Board wanted to recommend changes that allow for more properties to be allowed to replace their fences, they can make that recommendation. Mr. Cofer asked how fence height was measured, Mr. Wilson explained the process.

MOTION:

...Motion by Mr. Ace Cofer to forward a favorable recommendation to the Board of

Aldermen for the Text Amendment, with deletions concerning location and structure type, to Section 155.7.10. 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

Mr. Jim Smith asked when the Planning Board would have their annual meeting with the Board of Aldermen. Mr. Tony Wilson stated that a meeting would need to be requested. Mr. Smith also extended a welcome to the new and returning Board members.

OTHER BUSINESS FROM STAFF

None at this time.

ADJOURNMENT

...There being no further business to come before the board, Ms. Zeke Partin made a motion to adjourn which was seconded by Mr. Jeff DeGroot, the meeting was adjourned by unanimous vote at 6:35 p.m. Vote (6-0).

Respectfully Submitted,

Danielle Villegas, Planning Technician