

TOWN OF BURGAW PLANNING AND ZONING BOARD

REGULAR MEETING

DATE: September 15, 2022
TIME: 5:30 PM
PLACE: Burgaw Historic Train Depot
BOARD MEMBERS PRESENT: Jennifer Hansen, Char-Lynn Robinson, Matthew Boney, Frederick Lewis and John Johnson
STAFF PRESENT: Andrea Correll, Planning Director
Jessica Gray, Permitting Technician

MEDIA PRESENT: None
PUBLIC PRESENT: Commissioner James Malloy, Andrew Smith, Alexander Shevchuk, Pat Mazzarone and Myra McDuffie
CALL TO ORDER: 5:30 PM
INVOCATION: Matthew Boney

The meeting was called to order by Jennifer Hansen at 5:35 PM.

Approval of the Agenda

A motion was made by Matthew Boney to approve the agenda. The motion was seconded by Mr. John Johnson. The motion was unanimous.

Approval of Minutes of the Previous Meeting

Mrs. Hansen asked if there were any additions or deletions to the minutes of the August 18th, 2022, meeting. A motion was made by Mr. Matthew Boney to approve the minutes as presented. The motion was seconded by Ms. Robinson. The vote was unanimous.

Public Input

None.

New Business

- A. Consideration of a Major Subdivision Preliminary Plat application for Coastline Station Subdivision located on a 2.47-acre containing seven lots, located on 818 W. Bridgers Street Extension being developed under the R-7 standards of the Burgaw Unified Development Ordinance. The property is further identified as tax reference number 3219-83-9783-0000**

Ms. Gray presented the proposed Preliminary Plat (construction drawings) for the Coastline Station Subdivision. Mr. Andrew Smith the applicant attended to answer questions.

Matthew Boney made a motion to recommend approval of the Coastline Station Preliminary Plat to the Board of Commissioners including the Comprehensive Plan Consistency Statement:

The proposed Unified Development Ordinance is consistent with the Town of Burgaw 2030 Comprehensive Plan by specifically preserving and enhancing the livability of the town while keeping standards encouraging quality and controlled growth that enhances and maintains the community's character.

John Johnson seconded the motion. The motion to recommend approval was unanimous.

- B. Consideration of a request for an amendment to the official Town of Burgaw Zoning Map to rezone a tract of land totaling ±0.689-acre tract of land further**

identified as tax reference number 3229-13-9244-0000 from R-12 (Residential) to R-7 (Residential) to enable the two existing duplex housing units to become conforming.

Ms. Gray presented the requested rezoning amendment to rezone from R-12 to R-7 to enable the two existing duplex housing units to become conforming. Mr. Alexander Shevchuk was present to answer any questions from the Board.

Mr. John Johnson made a motion to recommend approval of the requested zoning map amendment to the Board of Commissioners including the Comprehensive Plan Consistency Statement:

The proposed Unified Development Ordinance is consistent with the Town of Burgaw 2030 Comprehensive Plan by specifically preserving and enhancing the livability of the town while keeping standards encouraging quality and controlled growth that enhances and maintains the community's character.

Mr. Matthew Boney seconded the motion. The motion to recommend approval was unanimous.

C. Consideration of a request to an amendment to the official Town of Burgaw Zoning Map to downzone two tracts of land totaling +- 0.5 acres from B-1 (Central Business District) to R-7 (Residential District) further identified as tax reference numbers 3229-21-8922-0000 and 3229-21-8856-0000.

Ms. Gray presented the request to downzone two tracts of land from B-1 to R-7. Because of the legal requirements of downzoning the applicant owner Mr. Pat Mazzarone was there to request the less intensive zoned.

Ms. Robinson made a motion to recommend approval of the requested downzoning including an amendment to the official zoning map to the Board of Commissioners including the Comprehensive Plan Consistency Statement.

The proposed Unified Development Ordinance is consistent with the Town of Burgaw 2030 Comprehensive Plan by specifically preserving and enhancing the livability of the town while keeping standards encouraging quality and controlled growth that enhances and maintains the community's character.

Mr. Matthew Boney seconded the motion. The motion to recommend approval was unanimous.

Announcements and Updates

Ms. Gray discussed recent permits issued and the status of the minimum housing project on going in the inspections department.

Adjournment

The meeting was adjourned at 6:45 PM. A motion was made by Mr. Johnson to adjourn the Planning Board meeting. The motion was seconded by Mr. Boney. The vote was unanimous.

Respectfully submitted,

Andrea Correll, AICP
Planning Director


Planning Board Chair Signature