

**TOWN OF SEAGROVE  
MINUTES  
CALLED MEETING  
July 3, 2012**

The meeting was called to order at 7:30 p.m. by Mayor Hale. Commissioners in attendance were: Edmonds, Luther, Mullin and Hewitt.

**A. Scenic Overlay-**The meeting tonight is to discuss and vote on any scenic overlay. Mayor stated to council that tonight's vote had to be unanimous for it to carry due to one commissioner was absent. Commissioner Latham was absent. There has to be a 4/5ths vote on zoning issues.

There have been 2 public workshops for input from community. The only time during the meeting tonight that anyone can speak is if they are addressed by one of the council members. Mayor Hale asked that all cell phones be turned off. Mayor Hale asked if the Planning/Zoning Board met and if everything was held legally according to laws. Emily Coltrane stated that this had taken place and read the recommendation.

Town of Seagrove  
Planning and Zoning Board  
July 2, 2012 at 2:00pm

Members present were Emily Coltrane, David Fernandez, Wanda Hale, Rachel Wright, and Paul Hopkins.

Wanda Hale made a motion to remove the Little River Road (NC Highway 705) Scenic Corridor Overlay District and to develop a new Business Overlay District. Rachel Wright seconded the motion.

Wanda Hale and Rachel Wright voted for the motion. David Fernandez and Paul Hopkins voted against the motion. Chairwoman Emily Coltrane broke the tie vote and voted for the motion. Motion passed with a 3 to 2 vote.

Therefore the recommendations of the Planning and Zoning Board are to remove the Little River Road (NC Highway 705) Scenic Corridor Overlay District and have the Planning and Zoning Board to develop a new Business Overlay District.

Copy of signed letter will be attached to minutes.

David Fernandez stated that this was not to motion made. Mayor Hale stated that this motion would be accepted.

Mayor Hale asked Commissioner Mullin and Hewitt if this was the motion because they attended the meeting and they said it was as Emily Coltrane had read it. Mr. Hayfield assisted in drafting motion.

Council went into discussion. Commissioner Hewitt feels old overlay was over the top. They need to develop a more business friendly plan. The prohibited uses section in the old plan was good. She wants to keep the beautification piece. Plan should not be for strictly one type of business.

Commissioner Edmonds thought 750ft was excessive. Mr. Hayfield stated that granting variances was meant for hardship cases. You can't give a use variance for residential to commercial property. 7 requirements have to be met to give a variance.

Commissioner Mullin thought 750ft is too restrictive. The old overlay tells people what type of doors, windows, color, glass, and other restrictive requirements that they have to use. There are no provisions for strip malls, how lots can be split. Commissioner Mullin only wants what is best for the people of Seagrove. She feels the new Business Corridor will make things better for everyone.

Commissioner Luther was concerned with the 750ft requirement. She wants to see other things when you enter Seagrove. She is here for the citizen of Seagrove and to make the town a better place for businesses and for everyone to live.

Mayor Hale asked commissioners if anyone wanted to make recommendations or ask questions of Planning/Zoning Board.

Commissioner Edmonds doesn't want to wait a year. He asked if something could be done in 3-4 months.

Commissioner Hewitt stated that a few things needed to be added and a few things taken away.

Commissioner Luther stated that she saw 3 or 4 places that changes were suggested. She would like to see increase in square footage requirements and strip mall considerations.

Mayor Hale asked Emily Coltrane to come forward. He asked if council take recommendations, what time frame would we be looking at. With Mr. Hayfield's assistant, Emily feels it can possibly be done in 3-4 months. She will have a proposal to present on the November agenda.

Motion was made by Commissioner Hewitt that we accept the Planning/Zoning recommendations and re-design overlay in 3-4 months and to make it more business friendly. Seconded by Commissioner Mullin. Motion passes unanimously.

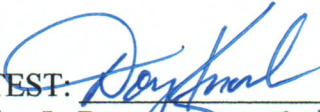
Mr. Hayfield stated that he would be available to advise the Planning/Zoning Board. The Board will give a progress report once a month.



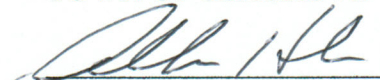
Commissioner Luther made a motion to adjourn and Commissioner Edmonds seconded. Motion passed unanimously. Meeting was adjourned at 7:50pm.

Town of Seagrove

ATTEST:  
Regina L. Brewer  
Town Clerk

  
DOUG KNOWLES

TOWN OF SEAGROVE

  
Allen Hale, Mayor