

Town of Navassa
Planning Board Agenda
October 14, 2009
7:30 PM

Planning Board

Al Beatty, Chair
Melvin Walker, Vice Chair
Walter Ballard
Charlie Graham
Diane Graham
Robert McMillan

Travis Barnes, Town Planner

Call to Order

Approval of Minutes

Old Business

1. Noise/Nuisance Ordinance: Review draft language and Planning Board Members need to provide comments.

New Business

1. **Proposed 2nd Round Text Amendment to Zoning Ordinance:** See Attachment.
 - a) Administrative Variances
 - b) Solar Farms
 - c) Nonconforming uses
2. **Review Planning Board Membership and Bylaws.** See attachment.
3. **Request Action** from Town Council on getting a planning intern for 2-3 days per week at no cost

Staff Report

1. **Development Summary:** There have been 2 zoning compliance applications approved this month: 1 for the construction of an accessory child's play house for Charlena Alston at 742 Park Ave, and 1 for construction of a new 4' fence at 828 Pine Valley Road in conjunction with zoning compliance for a home day care for Tracy Mosley. Ms. Mosley has been directed to provide the planning staff with a copy of her license upon her certification by the state.
2. On Thursday, October 15th, the Town Council will hold a public hearing regarding the 1st round of text amendments to the Subdivision Ordinance and the Zoning Ordinance.
3. On Thursday, October 15th, the Town Council will vote on whether or not to approve the rezoning application submitted by Antonio Hooper for the property located at 124 N. Navassa Road.
4. **CAMA Land Use Plan text amendments:** Staff has a meeting with Mike Christenbury with the Division of Coastal Management to discuss updating the Draft 2008 CAMA Land Use Plan on October 20th. Further recommendations will be provided based on this meeting in order to address the following issues identified:
 - a) Marina issues on page 87
 - b) General data sets and maps
 - c) Consistency with new Zoning Ordinance
5. Staff contacted the Cape Fear Pallet Company and requested that they continue to cleanup their property and to not stack pallets as high outside the fence. The company was informed that there continues to be complaints against them and that if progress is not made then a

written notification will be provided to them that will require action. Hopefully the noise/nuisance ordinance will address this and similar issues. Additionally, there have been complaints about the landfill off of Pine Valley Drive and their operation on Sundays in particular.

Chair's Report

1. The next Planning Board meeting will be **Tuesday, November 10th at 7:30 PM**. This will be posted on the website, at the town hall, and in the newspaper.

Member Comments

Public Comment

Adjournment