



TOWN OF ELIZABETHTOWN PLANNING BOARD MEETING

January 18, 2022 at 6:00 p.m. - Virtual

Agenda

- **OPENING, CALL TO ORDER AND ROLL CALL**
- **INVOCATION**

I. Minute Approval – April 12, 2021 and November 8, 2021

II. Agenda Items:

Item #1: Introduction of Mr. Rusty Worley – Director of Planning and Development

Town Manager Dane Rideout will introduce the Town's new Director of Planning and Development, Mr. Rusty Worley. Mr. Worley assumed his duties on January 3rd. Please make contact with Mr. Worley with any Planning Board concerns.

Item #2: Criteria for Naming Road, Street or Building in Memory of Deceased Veteran

A request has been received by the Town for a Road, Street or Building to be named in memory of a deceased veteran. The Planning Board will be assigned the responsibility of developing criteria for this process to include General Procedures; Citizen-Initiated Procedures (Petition and Proposed Name and Determination of Sufficiency); and the Public Hearing Process. In addition, Planning Staff would need to notify all affected property owners of the Public Hearing, and the Planning Board will make recommendation to Town Council to approve or deny a street name change.

Item #3: Other Business

- A) 160D Land Use Update
- B) Board Members may present any other business or concerns at this time.
- C) Next Scheduled Meeting – TBD.

MEETING ADJOURNED

UNOFFICIAL

ELIZABETHTOWN PLANNING BOARD
Rescheduled Meeting - Virtual
April 12, 2021

The Elizabethtown Planning Board held its rescheduled meeting on Monday, April 12, 2021 at 6:00 p.m. via Zoom call.

Present

Bobby Kinlaw, Chairperson
Maurice Williams
Patricia Jessup
Michael Leinwand
Lorenzo McDowell
Cameron West, Planner I
Town Attorney Goldston Womble
Beverly Robinson, Admin Asst/CTC

Absent

Yvette Ross
Heather Tart
Elizabeth Cole
Ashley Dowless

Department Heads joining the zoom meeting included Fire Chief Nick West, Interim Town Manager Pat DeVane, Town Manager Dane Rideout, Public Service Director Hugh Bledsoe and Police Chief Tony Parrish. Representative from the press included Joy Warren.

Chairperson Bobby Kinlaw opened the meeting and welcomed everyone.

Invocation:

Chairperson Bobby Kinlaw gave the invocation.

Minute Approval:

Chairperson Bobby Kinlaw presented the March 1, 2021 Planning Board Regular Meeting Minutes - Virtual for approval. Planning Board Member Michael Leinwand made a motion to approve the meeting minutes as presented, seconded by Planning Board Member Maurice Williams. Copy attached and incorporated herein by reference.

Item #1: WithersRavenel 160D Presentation

Chairperson Bobby Kinlaw called upon Cameron West, Planner I to present. Mr. West noted that WithersRavenel will be presenting the updates for the Town's Zoning and Code of Ordinance to comply with the new 160D General Statute. Ms. Meredith Gruber, Planning Director and Mrs. Karen Mallo, Planner will give a presentation on the 160D updates. Ms. Gruber noted that the changes are necessary and had been in the making since 2017 and will need to be adopted by July 1, 2021. The Land Use Plan will need to be adopted by July 1, 2022. Mrs. Mallo noted that the changes are Conflict of Interest, Oath of Office, Conditional Use, Special Use Permit,

Conditional Zoning, Quasi-Judicial Proceedings, Recusal and Objections and Elimination of Two Step Process- cannot mix Legislative and Quasi-Judicial Process.

- Conditional Zoning will replace Conditional Use District Zoning
- Special Use Permit will replace Conditional Use Permit and Special Exception and Quasi-Judicial with site-specific conditions
- Minor Administrative Modifications- Development approvals - without need to reappear before the Board – amount of change must be stated in the Ordinance – Permitted uses or density are not allowed to be altered – Major modifications will require approval by the standards process used in the initial approval
- Permit Choice gives the applicant a choice to chose old or new rules
- Vested Rights - permit approval – project can continue as approved
- Permit Choice – applicants submit before the rule is changed – important to make sure changes or rules are in place
- Site - Specific Vesting Plan – can submit any plan
- Additional Changes – ETJ Agricultural uses are simplified
- Cannot regulate or prohibit manufactured homes based on age

Item #2: Other Business

No comments or concerns.

With no further business to conduct, Planning Board Member Maurice Williams, seconded by Planning Board Member Patricia Jessup, made a motion to adjourn the meeting (Unanimous).

Respectfully Submitted,

Bobby Kinlaw, Chairperson

Cameron West, Planner I

Beverly Robinson, Admin Asst/CTC

UNOFFICIAL

ELIZABETHTOWN PLANNING BOARD

Regular Meeting
November 8, 2021

The Elizabethtown Planning Board held its regular meeting on Monday, November 8, 2021 at 6:00 p.m.

Present

Bobby Kinlaw, Chairperson
Maurice Williams
Elizabeth Cole
Lee Hauser
Yvette Ross
Town Manager Dane Rideout
Beverly Robinson, Admin. Asst/CTC

Absent

Judy Bowen
Heather Tart
Michael Leinwand
Lorenzo McDowell

Chairperson Bobby Kinlaw opened the meeting and welcomed everyone then introduced Town Manager Dane Rideout.

Invocation:

Planning Board Member Elizabeth Cole gave the invocation.

Item #1: Land Use Plan Update

Town Manager Dane Rideout introduced himself and provided the Board with a brief background on his experience. The Town is working with WithersRavenel on the NCGS 160D Update to include the Land Use Plan update. They are working on a draft of the vision, goals, and the future land use map. Town Manager Dane Rideout briefed on the following:

- Zoning at Industrial Park
- What to build at Industrial Park
- Industrial Park – 1200 manufacturing jobs in Bladen County, cannot fill, no work force
- No workforce housing
- Anthem Displays – possible expansion
- Cape Fear Winery about to expand
- Sue Bee Honey
- Curtis Brown Airport
- Live, work, play campus with transitional housing for wounded warriors
- Partner with the military
- Most important - Infrastructure

- Bill passes house for infrastructure

Item #2: Other Business

No comments or concerns.

With no further business to conduct, Planning Board Member Lee Hauser, seconded by Planning Board Member Maurice Williams, made a motion to adjourn the meeting (Unanimous).

Respectfully Submitted,

Bobby Kinlaw, Chairperson

Beverly Robinson, Admin Assistant/CTC