

**BLADENBORO PLANNING AND ZONING BOARD REGULAR MEETING**

**FEBRUARY 6, 2023**

The Bladenboro Planning and Zoning Board met at 6:00PM in regular session on Monday, February 6, 2023 in the Town Hall Chambers.

Present at the January meeting were Chairman Parst Freeman, Steve Thurman, Isaac Singletary, Russell Ruffin, Joey Todd, Wayne Wright, and Town Administrator Kelsey Hammond. Billie Jo Hester was the absent member. Jean Klein and Randi Dagenhart were the audience attendees.

Chairman Freeman called the meeting to order at 6:00PM. Invocation was given by Isaac Singletary and the Pledge of Allegiance followed. Adoption of the agenda and January minutes were approved by a motion by Todd and seconded by Wright.

- 1) Mrs. Jean Klein from LRCOG continued an old business item of reviewing the draft of articles 1-9 of the new zoning ordinance. She cited 160D law changes that created the need for zoning changes and the necessity of having a current zoning map that could be updated regularly to account for rezonings and other zoning changes. She elaborated on split parcels and how the new zoning ordinance would eliminate split parcels in the future. She also elaborated on the substandard lot of record portion of Article 3 and left it up to the Planning Board to decide if that should be omitted, changed, or kept in the new ordinance. Another point of concern was that there was no longer a square footage minimum required in North Carolina for one- and two-family homes. There are no longer criminal penalties that could be issued by planning boards anymore either.

Also, Mrs. Klein also stated the need for separate Board of Adjustment and Planning Board meetings with separate agendas moving forward. Written recommendations on letterhead will be needed to present to the Town Council for rezoning and other issues that require a recommendation. She, too, mentioned that each vendor for Beast Fest and other festivals will need a temporary use permit per the law.

The Table of Uses in Article 8 was reviewed to finalize Mrs. Klein's presentation.

No motion was necessary.

With no further business, on **MOTION** by Thurman, **SECOND** by Singletary, the meeting was adjourned at 8:00PM.

Respectfully submitted,

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Kelsey Hammond, Town Administrator

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Parst Freeman, Chairman