

**TOWN OF CALABASH  
PLANNING & ZONING BOARD  
REGULAR MEETING  
Monday, August 4, 2014—7:00 PM**

**MINUTES**

The Planning and Zoning Board held their Regular Monthly Meeting on August 4, 2014 at 7:00 PM in Sanborn Hall.

**MEMBERS PRESENT:** Chairperson Sonia Climer, John Thomas, Commissioner Emily DiStasio, Charles Daniels, Claire Leary, and Mike Herring.

**STAFF PRESENT:** Also in attendance were staff Chuck Nance, Stanley Dills, and Kelley Southward.

**GUESTS:** Commissioner Daria Buccilli, Engineer Alan Lewis, and Cherri & Larry Cheek with Resort Brokerage Real Estate.

**CALL TO ORDER/PLEDGE/ROLL CALL:** The meeting was called to order, the Pledge to the Flag recited, and roll call taken—attendance is reflected above.

**APPROVAL/ADJUSTMENT OF AGENDA:** *Mr. Thomas moved to approve the agenda, as presented, seconded by Mr. Daniels and unanimously carried.*

**APPROVAL/ADJUSTMENT OF MINUTES:** *Commissioner DiStasio moved to approve the minutes of the May 5, 2014 Regular Meeting, seconded by Mrs. Leary and unanimously carried.*

*Mrs. Leary moved to approve the minutes of the June 2, 2014 Regular Meeting, as presented, seconded by Commissioner DiStasio and unanimously carried.*

**PUBLIC COMMENTS:** There were no public comments forthcoming.

**OLD BUSINESS:** none.

**NEW BUSINESS:**

**1. DISCUSSION/UPDATE REGARDING DEVELOPMENT AT THE PEARL:** Cherri Cheek with Resort Brokerage was present and informed the Board that the ambitious plans for the Pearl had come to a halt with the recession after 2009. The Pearl is no- where near the build out that was originally projected, but that they would like to get something going. Currently, they are looking for development partners, or someone that might purchase the development in order to get things underway by 2015. She gave a brief overview of the project and answered any questions that were asked by the Planning Board. The Planning Board asked if she could report back in six months to give any update, and she agreed adding that she would come back even sooner if anything happened before then.

**2. DISCUSSION/UPDATE REGARDING POSSIBLE CHANGES/DEVELOPMENT AT KINGFISH BAY:**

Staff gave a brief update regarding Kingfish Bay. It was noted that the Town had been told that the Kingfish property was currently under contract, but that the eventual plan might be different than what was originally proposed. It was noted that Phase 1A would probably be developed out like originally proposed with the deletion of condominiums, and that the rest of the development would likely be single family lots and homes. Ms. Southward noted that as soon as the developer deviated from the Conditional Use Permit for the rest of the project, that it would become nullified, and that the current zoning was Residential R8, and the single family development could progress by simply going through the subdivision process. It was duly noted that all of this was in preliminary stages, and anything that happened would be brought back to the Planning and Zoning Board.

**BOARD COMMENTS:** Ms. Southward reported that Mr. Pero has resigned from the Planning & Zoning Board. So, we are once again, one member short of a full board. The Town will be searching for an in-town resident to serve.

**ADJOURN:** *Mr. Daniels moved to adjourn the meeting at 7:23 PM, seconded by Mr. Herring and unanimously carried.*

(SEAL)

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Sonia Climer, Madam Chairperson

Attest:

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Kelley Southward, Town Clerk