

TOWN OF PELETIER
PLANNING BOARD
Monday, May 5, 2025

Cesar Collazo called the meeting to order at 6:00 pm. Members present were Donna Bierly, Cameron Watson and Ronald Morgan. Colleen Thomas was absent.

A motion was made by Donna Bierly to excuse Colleen Thomas from Monday, May 5, 2025, Planning Board meeting. The motion was seconded by Ronald Morgan and passed unanimously (4 to 0).

A motion was made by Donna Bierly to approve April 7, 2025, minutes. The motion was seconded by Cameron Watson and passed unanimously (4 to 0).

Also in attendance at this meeting were Mayor Dale Sowers and Commissioners Dan Taylor, Walter Vinson, David Bragg, Tim Quinn and Sonny Mason.

New Business:

1) Rezone - McNeill & Assoc, 612 Pelletier Loop Rd - rezone from R20 to MC...use part of parcel as a campground.

Carlton, Town Planner, stated that the rezone application is very vague. The rezone application map needs to state exactly where the campground is going and will need a list of adjacent property owners being notified of rezone. If parcel is split, notification of adjacent property owners is not necessary. Mr McNeill can use anything permitted in an MC zoning district.

After some discussion, a motion was made by Donna Bierly to table the rezone until the June meeting for further review. The motion was seconded by Ronald Morgan and passed unanimously (4 to 0).

Public Comment (3 minutes)

1) Sue Verdon, resident of Peletier, stated that the Town will only receive taxes if trailer or mobile home is purchased in Carteret County.

2) Ben, a resident of Peletier, asked if the septic for the rezone would be an onsite septic system.

3) David Bragg, Commissioner, stated Mr McNeill originally rezoned the property R-20 to protect surrounding property. This rezone was for 228 homes.

Old Business:

1) Review zoning permit application checklist - the Board approved the zoning permit application checklist. This form has been added to the website and will be given out with each zoning permit application.

Carlton also handed the Board a checklist to be used for Sign Permits. The Board will review this form further and decide at the June meeting.

Carlton also reminded the Board and the residents about the Land Use Plan meeting scheduled for Tuesday, May 13 at 1 pm. The survey has been extended 'til the end of June.

Other Business:

None at this time

Adjourn ---

There being no further business before the Board, a motion was made by Donna Bierly to adjourn. The motion was seconded by Ronald Morgan and passed unanimously (4 to 0). The meeting was adjourned at 6:27 pm.

Respectfully Submitted by:

Bea Cunningham
Secretary to Planning Board