

**TOWN OF CAROLINA SHORES
BOARD OF COMMISSIONERS
RECESSED MEETING MINUTES**

August 15, 2022

10:00 a.m.

Mayor Pro Tem Davis called the August 15, 2022 Board of Commissioners recessed meeting to order at 10:00 a.m. The Pledge of Allegiance was recited. Commissioners present: Beverly Mayhew, Debbie Watts and Bill Brennan. Also, present: Chad Hicks, Town Administrator and Nicole Hewett, Assistant Town Administrator/Town Clerk.

Members Absent: None

Also Absent: Lori Frye, Finance Director.

Public Hearing – Proposed Rezoning Request for Calabash LLC:

COMMISSIONER WATTS MADE A MOTION TO OPEN THE PUBLIC HEARING ON THE PROPOSED REZONING REQUEST FOR CALABASH LLC. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Walter Warren from Thomas & Hutton gave an overview of the proposed project. Mr. Warren said it is contiguous to the Farm at Brunswick and we are looking to do a PRD. Mr. Warren said there will be approximately 84 townhomes. Mr. Warren said they had a good meeting with the Planning Board. Mr. Hicks said the Planning Board did recommend this. Mr. Hicks said the town's Land Use Plan future map does show high density, multi-family residential. Mr. Warren said we are separate from the Farm at Brunswick and there will be a buffer zone. Mr. Warren said the buffer will be approximately 300-500 feet. Mr. Warren said they have a consultant on board to help with the deceleration lane.

Janice McLellan, 53 Cattle Run– Ms. McLellan said she lives at the end of the cul-de-sac. Ms. McLellan asked what she is going to see because right now she sees trees.

Commissioner Brennan asked if there are going to be garages. Mr. Warren said yes.

Matt Hatez, 20 Fence Post Lane – Mr. Hatez asked when will construction start, clearing trees and everything gets approved. Mr. Warren said about a year or year and a half. Mr. Warren said construction would start in late 2023 early 2024.

COMMISSIONER MAYHEW MADE A MOTION TO CLOSE THE PUBLIC HEARING ON THE PROPOSED REZONING REQUEST FOR CALABASH LLC AND GO BACK INTO REGULAR SESSION. COMMISSIONER WATTS SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Hearing – Proposed Annexation Request for Calabash LLC:

COMMISSIONER BRENNAN MADE A MOTION TO OPEN THE PUBLIC HEARING ON THE PROPOSED ANNEXATION REQUEST FOR CALABASH LLC. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

As there were no public comments, a motion was made to close the public hearing.

COMMISSIONER WATTS MADE A MOTION TO CLOSE THE PUBLIC HEARING ON THE PROPOSED ANNEXATION REQUEST FOR CALABASH LLC AND GO BACK INTO REGULAR SESSION. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports: Mr. Hicks gave the Administrative Report. (A copy of this report is on file.)

Mr. Hicks said the sale of the surplus property brought in \$29,263.00 and is proud of that. Mr. Hicks said the new laptops are in and working wonderfully. Mr. Hicks said the erosion problem between 1 and 3 on Topsail Court has been completed. Mr. Hicks said that Building Inspections had 875 inspections last month. Mr. Hicks said we are soliciting bids for the remainder of the work in The Village to get that last stretch of drainage ditch clean. Mr. Hicks said there is a huge ditch system that runs from Food Lion all the way down to the state line and Brunswick County owns that. Mr. Hicks said we have an easement, and we maintain it the best we can with our equipment. Mr. Hicks said we reached out to Brunswick County last week about doing a very thorough cleaning and they are coming today to look at it and they will be doing that. There was discussion on the ARA money.

Public Works Department: Report on file.

Public Safety Department: Report on file.

Finance Report: (A copy of this report is on file) Mr. Hicks gave the Finance Report. Mr. Hicks said the Board will receive the July Financials.

Committee & Volunteer Group Reports:

Commissioner Mayhew said the Parks Commission meeting was cancelled for August.

Consent Agenda:

Commissioner Brennan said with the Business Continuity Plan, it would be better to replace the names with job titles instead. The Board of Commissioners agreed.

COMMISSIONER BRENNAN MADE A MOTION TO APPROVE THE FOLLOWING CONSENT AGENDA ITEMS:

- BOC Regular Meeting Minutes of July 11, 2022
- Update on Business Continuity Plan – with the amendments to the BCP

COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Old Business:

None

New Business:

Possible Action on Rezoning Request for Calabash LLC:

Mayor Pro Tem Davis read the Consistency Statement.

Consistency Statement for Zoning Map Amendment

I, Mayor Pro Tem Greg Davis move that the Board find that the proposed text amendment does the following:

(x) complies with the Town’s comprehensive long-range plan and transportation plan

(AND)

That the rezoning request is reasonable and in the public interest by meeting the goals listed below of the Town of Carolina Shores Comprehensive Plan:

The parcel is shown on the Future Land Use Map as High Density Residential.

(AND)

I therefore move that the Board adopt the foregoing as a statement of consistency to previously approved plans and planning documents.

Second, Commissioner Beverly Mayhew

Vote: Mayor Pro Tem Davis called for a vote.

Aye: Mayor Pro Tem Davis, Commissioner Mayhew, Commissioner Watts and Commissioner Brennan

No: None

Motion carried by unanimous vote.

COMMISSIONER MAYHEW MADE A MOTION TO ADOPT ORDINANCE 22-6 AMENDING THE ZONING MAP. COMMISSIONER WATTS SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Possible Action on Annexation Request for Calabash LLC:

COMMISSIONER BRENNAN MADE A MOTION TO ADOPT ORDINANCE 22-7. AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF CAROLINA

SHORES. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Consideration of Speed Limit Ordinance for Calabash Lakes:

COMMISSIONER MAYHEW MADE A MOTION TO ADOPT ORDINANCE 22-5 ALTERING THE TRAFFIC SCHEDULES. COMMISSIONER WATTS SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mr. Hicks said some of the developments have incorrect traffic schedules and Mr. Hicks will bring that back to the Board.

Discussion of Easements Between 68 and 70 Calabash Drive:

COMMISSIONER MAYHEW MADE A MOTION TO APPROVE THE EASEMENT AGREEMENT BETWEEN 68 AND 70 CALABASH DRIVE. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Consideration of Appointments to Planning Board and Parks Commission:

COMMISSIONER WATTS MADE A MOTION TO APPROVE RESOLUTION 22-11 APPOINTMENTS TO THE PLANNING BOARD. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER MAYHEW MADE A MOTION TO APPROVE RESOLUTION 22-10 APPOINTMENT TO THE PARKS COMMISSION. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

Matt Hatez, 20 Picket Fence Lane - Mr. Hatez said he sees Eagle Run appears to have a final coat on the road. Mr. Hicks said no, they have not put their topcoat on yet. Mayor Pro Tem Davis said they haven't been inspected yet and we won't except them until they are. Mr. Hatez said he was just concerned with all the heavy trucks going over them. Mayor Pro Tem Davis said we have the same concern.

Greg McLellan, 53 Cattle Run - Mr. McLellan said since we are on the topic of roads, he lives on Cattle Run and it is a private road. Mr. McLellan said can anyone give me a straight answer as to why it is a private road. Mr. McLellan said we are the express homes on the side. Mayor Pro Tem Davis said where the townhomes are, we are not going to accept those because they don't meet the standards. Mr. Hicks said we will accept the roads where the express homes are but not where they are not built to code. Mayor Pro Tem Davis said that D.R. Horton knew from the beginning we were not going to accept those roads because they were too narrow. Mr. Hicks said we will take the roads where you are. Mr. McLellan said the HOA has been collecting money from the people over there because the road was private and they have not touched that money, where is it going to go. Mayor Pro Tem Davis said that is up to you and your HOA. Mr. McLellan said thank you.

Mayor & Commissioner Comments:

Commissioner Brennan – Commissioner Brennan asked about our reverse 911, are we losing that. Mr. Hicks said no, that is through the County. Commissioner Brennan said it turned up on Gail’s complaint list that Landmark Cove is not maintaining their stuff in the part that faces The Village. Commissioner Brennan said they promised us that they would put the buffer back and it has been three years and they always have an excuse as to why it has not been done. The Board instructed to have the Town Attorney write them a letter. Commissioner Brennan asked about all the non-commercial stuff on the other side of Highway 17 that is currently ETJ and asked what the issue is. Commissioner Brennan said one of the reasons we had the ETJ was to control the buffer area around the Town limits.

Mr. Hicks said we get inspection fees for the ETJ. Mayor Pro Tem said wouldn’t it revert back to the County. Mr. Hicks said yes, it would. Commissioner Brennan said the problem is then you loose control of what people put there. Mayor Pro Tem Davis said as long as it meets the County standard, you’re right. Mr. Hicks said if the Board wants to keep that and not go through the process, then he needs some Code Enforcement Officers. Mayor Pro Tem said that’s where we get no reimbursement. Mr. Hicks said we don’t even have roads to get to some of those places. Commissioner Brennan said he just wanted to bring that point up.

Commissioner Watts – Commissioner Watts told Mr. Hicks that was an excellent job on Topsail, it’s beautiful.

Commissioner Mayhew – Commissioner Mayhew said that Dee is missed.

Mayor Pro Tem Davis – Mayor Pro Tem Davis said with the loss of Dee, he is requesting that the Town advertise through our website and our email lists with applications to be taken for consideration for the position of Commissioner for the remainder of his term which is 15 months. Send to the HOA/POA offices.

Closed Session Pursuant to N.C.G.S. 143-318.11(a)(6) Personnel:

COMMISSIONER MAYHEW MADE A MOTION TO GO INTO CLOSED SESSION PURSUANT TO N.C.G.S. 143-318.11(a)(6). COMMISSIONER WATTS SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER MAYHEW MADE A MOTION TO COME OUT OF CLOSED SESSION AND GO BACK INTO OPEN SESSION. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor Pro Tem Davis said no votes were taken during Closed Session.

MAYOR PRO TEM DAVIS MADE A MOTION TO HIRE ANGELA HAYES FOR THE POSITION OF PERMITTING COORDINATOR & ASSISTANT TO INSPECTIONS AND CONSTRUCTION SUPERINTENDENT. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Adjourn:

COMMISSIONER BRENNAN MADE A MOTION TO ADJOURN THE AUGUST 15, 2022 RECESSED MEETING. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor Pro Tem

Submitted by:

Nicole L. Hewett, Assistant Town Administrator/Town Clerk