

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

**May 4, 2017
2:00 p.m.**

Mayor Joyce Dunn called the May 4, 2017 meeting to order at 2:05p.m. The Pledge of Allegiance was recited and there was a moment of silence. Commissioners present: John E. Manning, Gere Dale, Greg Davis and Bill Brennan. Also, present: Jon Mendenhall, Town Administrator and Nicole Marks, Town Clerk.

Absent: Commissioner Mary Timothy

Others Absent: None

Agenda Adjustments:

None

Public Comment on Agenda Items:

None

Consent Agenda:

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

- Approval of Minutes: Regular Meeting March 9, April 3 and April 6, 2017; Closed Sessions of March 9 and April 3, 2017

COMMISSIONER MANNING SECONDED THE MOTION. MAYOR DUNN ASKED IF THERE WERE ANY DISCUSSION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

Position Classification Modifications: Mr. Mendenhall said this is a position classification modification as recommended by the Human Resources Committee; to create the position of Town Planner at a Pay Grade of 16 and to amend the Personnel Policy Manual for the creation of that position (a copy of the handout including the Resolution R 17-19, Town Planner description and Pay Grade on file with the Town Clerk). Mr. Mendenhall said that will require Board action if that is the will of the Board.

COMMISSIONER MANNING MADE A MOTION TO APPROVE RESOLUTION R 17-19 OF THE TOWN OF CAROLINA SHORES AMENDING THE PERSONNEL POLICY MANUAL OF THE TOWN BY ADDING THE POSITION OF TOWN PLANNER. COMMISSIONER DALE SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Hearings:

Budget Public Hearing:

COMMISSIONER DAVIS MADE A MOTION TO OPEN THE BUDGET PUBLIC HEARING. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

There were no public comments on the Budget Public Hearing.

COMMISSIONER MANNING MADE A MOTION TO CLOSE THE BUDGET PUBLIC HEARING AND GO BACK INTO REGULAR SESSION. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Zoning Map Amendment Public Hearing for Calabash Lakes Phase 5 from R8 to PRD:

COMMISSIONER DAVIS MADE A MOTION TO OPEN THE ZONING MAP AMENDMENT PUBLIC HEARING FOR CALABASH LAKES PHASE 5 FROM R8 TO PRD. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

There were no public comments on the Zoning Map Amendment Public Hearing for Calabash Lakes Phase 5 from R8 to PRD.

COMMISSIONER MANNING MADE A MOTION TO CLOSE THE ZONING MAP AMENDMENT PUBLIC HEARING FOR CALABASH LAKES PHASE 5 FROM R8 TO PRD AND GO BACK INTO REGULAR SESSION. COMMISSIONER DALE SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AN MOTION CARRIED BY UNANIMOUS VOTE.

Calabash Lakes Phase 5 Development Agreement Public Hearing:

COMMISSIONER DAVIS MADE A MOTION TO OPEN THE CALABASH LAKES PHASE 5 DEVELOPMENT AGREEMENT PUBLIC HEARING. COMMISSIONER MANNING SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Steve Jochim, Chadsey Lake Drive – Mr. Jochim said the question I have is, what is it that they are proposing. Mr. Jochim said is it single-family homes or it is duets. Mr. Jochim said so it will be duets all the way around. Mr. Jochim said I am new to the area; so, I don't really understand all the politics and everything that goes on but one thing that is a concern of mine is that they increased the amount of money for the HOA for the people who live in the duets. Mr. Jochim said I went to the first HOA meeting and really, it's a meeting that is run, managed and influenced solely by D.R. Horton. Mr. Jochim said I'm from up North and I'm used to an inclusive, transparent process and when I went to this meeting, I experienced anything but that. Mr. Jochim said I'm opposed to them having all those rights. Mr. Jochim said what's the point of having the meeting and that would be my opposition. Mr. Jochim said I don't want to show my ignorance any further but anytime you have a group of people and you call it a Homeowners Association, don't call it that an HOA; call it a D.R. Horton meeting and that would be fine with me. Mr. Jochim said I prefer transparency and openness. Mr. Jochim said I'm advocating for transparency in any process, whether it be State

government or Homeowners Association. Mr. Jochim said what happens is when it's not open, it creates distrust. Mr. Jochim said there was no dialogue around the particular item. Thank you very much.

Mike Kerins, 1070 Chadsey Lake Drive – Mr. Kerins said this is for the D.R. Horton representative. Mr. Kerins asked how many of the paired-ranches, they call them duets; how many are there going to be in Phase 5. Mr. Kerins asked what the lot size is going to be.

COMMISSIONER MANNING MADE A MOTION TO CLOSE THE CALABASH LAKES PHASE 5 DEVELOPMENT AGREEMENT PUBLIC HEARING AND GO BACK INTO REGULAR SESSION. COMMISSIONER DALE SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AN MOTION CARRIED BY UNANIMOUS VOTE.

Old Business:

None

New Business:

First Reading of the Budget Ordinance for FY 18:

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE FIRST READING OF THE BUDGET ORDINANCE FOR FY 18. COMMISSIONER MANNING SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Second Reading of Ordinance 17-7 Amending the Traffic Schedules, Reducing the Speed Limit in the Carolina Shores Subdivision:

COMMISSIONER MANNING MADE A MOTION TO APPROVE THE SECOND READING AND ADOPTION OF ORDINANCE 17-7 AMENDING THE TRAFFIC SCHEDULES, REDUCING THE SPEED LIMIT IN THE CAROLINA SHORES SUBDIVISION. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Second Reading of Ordinance 17-8 A Zoning Map Amendment to Rezone Calabash Lakes Phase 5 from R8 to PRD:

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE SECOND READING AND ADOPTION OF ORDINANCE 17-8 A ZONING MAP AMENDMENT TO REZONE CALABASH LAKES PHASE 5 FROM R8 TO PRD. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Resolution R 17-18 Instituting a Development Agreement for Calabash Lakes Phase 5:

COMMISSIONER MANNING MADE A MOTION TO APPROVE RESOLUTION R 17-18 INSTITUTING A DEVELOPMENT AGREEMENT FOR CALABASH LAKES PHASE 5. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

De-annexation Issue Letter from Sunset Beach, NC:

It was the consensus of the Board of Commissioners, that it would not be appropriate at this time to join that effort.

Public Comment:

None

Mayor and Board of Commissioners Comments:

Commissioner Brennan – Commissioner Brennan said we have had a very busy week and have got a lot done. Commissioner Brennan said we have fought through our battles. Commissioner Brennan said for those of you saw how quickly we went through this meeting, if you weren't here on Monday, that is where all the discussions take place and we pretty much get our ducks in order. Commissioner Brennan said this meeting typically goes quickly and this is where we are.

Commissioner Dale – Commissioner Dale said all of us received a copy of the report that referenced the speed sign that was put out on Persimmon last week. Commissioner Dale said I was amazed but also appalled in looking at that report. Commissioner Dale said there were between 11,000-12,000 vehicles that passed on Persimmon that week. Commissioner Dale said what appalled me is that there were ten vehicles that were clocked at over 70 mph and there were 55 vehicles that were clocked between 55-60 mph. Commissioner Dale said that is a 45-mph speed limit and the speed sign was placed just beyond the curve on Persimmon; so, you would've had to be going around the curve and then hit the sign in a matter of 3 or 4 seconds. Commissioner Dale said those speeds are absolutely appalling to me; in the fact that we have a Town employee that was injured on that road just a couple of weeks ago. Commissioner Dale said I assume that the State has responsibility to oversee that and I would like to recommend that we pass this report along and ask the State if they will put some speed traps out there, on that road before we have another serious or more serious accident. Commissioner Dale said that is my recommendation. Commissioner Dale said the second thing is much more positive. Commissioner Dale said a real estate agent dropped a report off to my house several weeks ago which indicated that 9 homes in our Carolina Shores Subdivision had been sold in the first couple of months this year. Commissioner Dale said the report indicated that 8 of those homes sold well in excess of the tax value, which was very surprising to me and 1 of them sold at the tax value. Commissioner Dale said what was more surprising, is that over half of those homes sold for \$15,000-\$25,000 over the tax value and that's really a good thing. Commissioner Dale said she gave me an update this morning and said that 22 homes in the subdivision were sold in the first 4 months and there are 6 more under contract. Commissioner Dale said I read in the paper that it is turning into a seller's market and we have 4 subdivisions that basically have new homes going up and being sold, almost like hotcakes. Commissioner Dale said this was kind of comforting to me; to see that these older homes are also moving. Commissioner Dale said again, as far as the speed thing is concerned, I can talk to Jon. Commissioner Dale said I would like to see this referred to the State Troopers for their putting up some kind of speed deterrent.

It was the consensus of the Board of Commissioners, to act on Commissioner Dale's recommendation.

Commissioner Manning - Commissioner Manning said thank you to those of you that came to speak on Calabash Lakes; it shows an interest in the community which is nice. Commissioner Manning said so thank you again and enjoy the rest of your week, take care, thank you.

Commissioner Timothy – Not present.

Commissioner Davis – None

Mayor Dunn – Mayor Dunn said I want to echo what Commissioner Manning said. Mayor Dunn said it is really nice to have people come for any reason and share their thoughts, so thank you. Mayor Dunn said please come again and bring someone else with you, we appreciate it, all of you.

Closed Session:

None

Adjournment:

COMMISSIONER BRENNAN MADE A MOTION TO ADJOURN THE MAY 4, 2017 BOARD OF COMMISSIONERS MEETING AT 2:31 PM. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor

Submitted by:
Nicole Marks, Town Clerk