

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

**December 15, 2021**

**10:00 a.m.**

***(Organizational Meeting)***

Mayor Joyce Dunn called the December 15, 2021 meeting to order at 10:00 a.m. The Pledge of Allegiance was recited and there was a moment of silence. Commissioners present: Joseph J. Przywara, Greg Davis, Bill Brennan, Beverly Mayhew and Dee Gray. Also, present: Chad Hicks, Town Administrator and Nicole Hewett, Assistant Town Administrator/Town Clerk.

Members Absent: None

Also Absent: Lori Frye, Finance Director

**Swearing in of Newly Elected Officials:**

Ms. Hewett administered the Oath of Office to: Mayor Joseph J. Przywara, Commissioner Greg Davis and Commissioner Debbie Watts.

**Proclamation:**

Mayor Przywara presented former Mayor Joyce Dunn with a Proclamation from the Town of Carolina Shores for her years of service for the Town of Carolina Shores.

**Public Hearing on Proposed Rezoning:**

COMMISSIONER DAVIS MADE A MOTION TO OPEN THE PUBLIC HEARING ON THE PROPOSED REZONING. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRZYWARA CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor Przywara asked if there were any public comments on the proposed rezoning.

Mr. Ray Bellinger – Mr. Bellinger said he is from the Carolina Business Park Property Owners Association. Mr. Bellinger asked what the zoning is for and what will be done with it.

Mr. Hicks said the current zoning is Neighborhood Business and it's proposed to be Industrial. Mr. Hicks said anything in the table of uses for Industrial could go there but believes the applicant is wanting to put a storage facility there.

Mr. Ray Bellinger, Carolina Business Park Property Owners Association – Mr. Bellinger asked who the applicant is.

Mr. Hicks said the applicant is Calabash Holdings, LLC.

Mr. Bellinger, Carolina Business Park Property Owners Association – Mr. Bellinger said thank you.

Mr. Hicks said for the record, we have not received any comments via email or phone calls in regards to the proposed rezoning.

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

Consistency Statement Language for Rezoning:

I, Commissioner Greg Davis move that the Board find that the proposed rezoning of the Calabash Rd parcel numbers 24000004 and 2400000405 tracts does the following:

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

(AND)

that the zoning request is reasonable and in the public interest by meeting the goals listed below of the Carolina Shores Comprehensive Plan:

1. Carolina Shores supports the location of industry in industrial parks or on sites which are served by utilities adequate to support the proposed industrial development. The Town may implement the following industrial locational strategies in land use decisions, including zoning:
  - A. Light industries should have easy access to major transportation facilities and infrastructure and be compatible with nearby residential, agricultural, and conservation areas.
  - B. Industrial development shall not be located in areas that would diminish the desirability of existing and planned non-industrial areas, nor shall incompatible non-industrial uses be allowed to encroach upon existing or planned industrial sites.
  - C. Industrial development shall be located on land that is physically suitable.
  - D. All industrial sites should have access to appropriate thoroughfares and should be visually buffered according to their location.
  - E. New industrial development should be encouraged to locate in the Town's existing industrial park.

(AND)

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

Second, Commissioner Dee Gray.

Vote:

Aye: Commissioner Davis, Commissioner Mayhew, Commissioner Watts, Commissioner Gray and Commissioner Brennan.

No: None.

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

Mr. Hicks said the Parks Commission had made a recommendation that the public restrooms be open at the park. Mr. Hick said we have everything in place where we can do that now. Mr. Hicks said that staff recommends we open the public restrooms around January 15<sup>th</sup>. Mr. Hicks said we have one issue that has been brought up in the past and that is how to keep the bathrooms clean. Mr. Hicks said we reached out to the cleaning company that cleans the bathrooms at the Sunset Beach park twice a day. Mr. Hicks said she has agreed to clean ours for \$900.00 per month and that would be every day. Commissioner Davis said could we do Tuesday, Thursday and Saturday. Mr. Hicks said he can do a rider if the park should pick up and have more activity.

Mr. Hicks said Carmichael Construction Company has been working diligently on the culvert repairs.

**Public Works Department:** Report on file.

**Public Safety Department:** Report on file.

**Finance Report:** Report on file. Mr. Hicks gave the Finance Report.

**Committee & Volunteer Group Reports:**

Planning Board – Mayor Przywara said that there will be a vacancy on the Planning Board effective December 31, 2021. It was the consensus of the Board that Mr. Hapner will be greatly missed.

**Consent Agenda:**

None

**Old Business:**

None

**New Business:**

Discussion on Board Appointments: The Board reviewed the following appointments below:

Board of Commissioners  
Appointments 2022

**SECTION 1:**

Mayor Pro Tem (1 position)

Vacant – Assign to Commissioner Greg Davis

Ordinance states there is no set term for this position and the BOC appoints this position.

Economic Development Commission (6 positions)

Mayor Joseph Przywara  
Commissioner Greg Davis  
Commissioner Bill Brennan  
Commissioner Beverly Mayhew  
Commissioner Dee Gray  
Commissioner Debbie Watts

Resolution states members will serve in their ex-officio capacities as the Mayor and Town Commissioners. Mayor and Mayor Pro Tem will serve as Chair and Vice-Chair. Town Administrator will serve as Executive Director.

Human Resources Committee (3 positions)

Mayor Joseph Przywara  
Commissioner Greg Davis  
Commissioner Bill Brennan

Resolution states the HR Committee will consist of 2 Commissioners which are selected by the Mayor, along with the Mayor as an ad-hoc member. Appointments are for a one- year term and will be reappointed at the regular meeting in January.

Planning Board Liaison (2 positions)

Mayor Joseph Przywara  
Alternate – Commissioner Dee Gray

Appointed by the Board of Commissioners.

Parks Commission Liaison (1 position)

Commissioner Beverly Mayhew

Appointed by the Board of Commissioners.

GSATS (4 positions)

TAC – Commissioner Bill Brennan  
TAC Alternate – Commissioner Dee Gray  
TCC – Chad Hicks  
TCC Alternate – Commissioner Debbie Watts

Appointed by the Board of Commissioners.

Chamber of Commerce Liaison (1 position)

Commissioner Debbie Watts

Appointed by the Board of Commissioners.

Calabash Fire Department Liaison (1 position)

Commissioner Dee Gray

Appointed by the Board of Commissioners.

Cape Fear Council of Governments (2 positions)

Commissioner Bill Brennan

Alternate – Commissioner Beverly Mayhew

Appointed by the Board of Commissioners. Cape Fear COG bylaws state that there must be a member AND alternate appointed.

**SECTION 2:**

The terms of these officers, committee and liaison assignments shall run until the next organizational meeting of the Board of Commissioners.

**SECTION 3:**

All previous officers, committee and liaison assignments are voided by this Resolution.

*A Resolution will be completed with the new designated appointments and placed on the January 2022 agenda for approval.*

Discussion on 2022 Meeting and Holiday Schedules:

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE TOCS BOARDS AND COMMISSIONS MEETING SCHEDULES FOR 2022. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR PRZYWARA CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER BRENNAN MADE A MOTION TO APPROVE THE TOCS 2022 HOLIDAY CLOSINGS. COMMISSIONER GRAY SECONDED THE MOTION. MAYOR PRZYWARA CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE TOCS 2022 RECYCLE CENTER SCHEDULE. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR PRZYWARA CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Discussion on Recycle Center:

Mr. Hicks said we have some proposed rules in the packet that Ms. Treglia put together for the Recycle Center. There was discussion on a couple of residents that have been banned from using the Recycle Center and they have come to us with reconciliation with the Town. It was the consensus of the Board to allow them to start using the Recycle Center again as long as the rules are followed. Ms. Treglia said we are trying to make the procedures/rules more clear and would like approval of the procedures/rules so they may be enforced. There was discussion on this matter. The Board was in agreement of the rules/procedures and the public can be notified on a staff level.

**Public Comment:**

Mr. Dan Conte, 1434 Fencepost Lane – Mr. Conte said he has been listening about the commercial use of the landfill. Mr. Conte said how about charging a contractor \$500.00 per year to use the Recycle Center or a quarterly fee. Mr. Conte said it might deter some of the people who are just taking a job here or there. Mr. Conte said if there was a card with a punch hole, you could charge them based on the number of punches. Mr. Conte said when people use it the wrong way, it affects all of us. Mr. Conte said you can just make them pay. Mr. Conte said when he moved here, there

were things that the town's landfill did not take and he had to go elsewhere and pay.

Nancy Larkin, 39 Gate 10 – Mrs. Larkin said last month when you hired that consulting firm, when is it going to start? Mrs. Larkin asked if a report will be brought back to the Board.

Mr. Jim Ritter, Putter Place - Mr. Ritter said he got a new sticker and was told to put it in the upper left-hand corner and he put it there and you can't see it now. Mr. Hicks said he can get a new one. Mr. Ritter said he has a utility trailer that he brings in probably once a year and it doesn't seem to be a problem. Mr. Ritter said it's a lot between the trees, pinecones and pine straw. Mr. Ritter mentioned the ditch.

### **Mayor & Commissioner Comments:**

Commissioner Davis – Commissioner Davis congratulated Mayor Przywara and Commissioner Watts. Commissioner Davis said hopefully we can continue business as we have been doing. Commissioner Davis said thank you Joyce.

Commissioner Mayhew - Commissioner Mayhew thanked Joyce Dunn for everything she has done and for everything you have taught her. Commissioner Mayhew said congratulations to our new Mayor and congratulations to our new Commissioner. Commissioner Mayhew said she knows we are trying to save some money on the park by cutting back the cleaning but she would like to ask this Board to spend a little money on the park for an official big sign and we have talked about this before. Commissioner Mayhew said we can get a price and figure out where to place it.

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE PURCHASE OF A SIGN FOR THE TOWN OF CAROLINA SHORES PARK. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR PRZYWARA CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Commissioner Mayhew asked if there was going to be internet at the park. Mr. Hicks said that would be extra. Mr. Hicks said we are also putting cameras out there. Commissioner Mayhew said we need to update the development names in the chambers to include Eagle Run.

Commissioner Gray – Commissioner Gray congratulated Mayor Przywara and Commissioner Davis and Commissioner Watts. Commissioner Gray thanked Joyce Dunn for all of her work and for helping him get started with his career here at Carolina Shores.

Commissioner Brennan – Commissioner Brennan said congratulations to all of you. Commissioner Brennan said Joyce, thank you and we have had a lot of fun. Commissioner Brennan said he wanted to plant the seed of improving the sound system in the chambers. Commissioner Brennan said he would like to think about restarting the HOA/POA Committee. Commissioner Brennan said the other thing we need to think about is spending all the federal money and taking a more determined look as to what we can spend this money on. Commissioner Brennan said GSATS was meeting later today and he looked at some of the handouts and there doesn't seem to be much change as far as Extension 31 goes.

Commissioner Watts – Commissioner Watts said she would just like to thank all of you that came. and Joyce, Chad and Niki. Commissioner Watts said she looks so forward to working with all of you guys. Commissioner Watts said this is going to be great.

Mayor Przywara – Mayor Przywara congratulated those that won the election. Mayor Przywara thanked Joyce Dunn and welcomed new Commissioner Debbie Watts and reelected Commissioner

Davis.

**Closed Session:**

None

**Adjourn:**

COMMISSIONER BRENNAN MADE A MOTION TO ADJOURN THE DECEMBER 15, 2021 REGULAR/ORGANIZATIONAL MEETING AT 11:24 A.M. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR PRZYWARA CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

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Mayor

Submitted by:

Nicole L. Hewett, Assistant Town Administrator/Town Clerk