

TOWN OF CAROLINA SHORES
Planning Board
Workshop Meeting Minutes
January 17, 2018
11:00 a.m.

Organizational Meeting: Elect Chairperson and Vice-Chairperson:

Elect Chairperson:

MEMBER CAMPBELL-GROTHER NOMINATED MARK BROWN AS CHAIRPERSON. ALTERNATE MEMBER MAYHEW SECONDED THE NOMINATION. AS THERE WERE NO OTHER NOMINATIONS FOR CHAIRPERSON, CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Elect Vice-Chairperson:

MEMBER CAMPBELL-GROTHER NOMINATED GREG HAPNER AS VICE-CHAIRPERSON. ALTERNATE MEMBER MAYHEW SECONDED THE NOMINATION. AS THERE WERE NO OTHER NOMINATIONS FOR VICE-CHAIRPERSON, CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

At 11:00 a.m., Chairperson Mark Brown called the January 17, 2018 Planning Board Meeting to order. The Pledge of Allegiance was recited and there was a moment of silence. The following members attended: Greg Hapner, Ruth Ann Campbell-Grothe, Dan O'Reilly and Alternate Member Beverly Mayhew. Also, present: Jon Mendenhall, Town Administrator; Joseph J. Przywara (late), Liaison and Nicole Hewett, Town Clerk.

Absent: Member Kathryn Powell

Alternates in Public Attendance: Alternate Member Normand Neligon

Approval of Minutes:

MEMBER O'REILLY MADE A MOTION TO APPROVE THE PLANNING BOARD MEETING MINUTES OF JULY 19, 2017, JULY 24, 2017, SEPTEMBER 25, 2017 AND NOVEMBER 15, 2017. MEMBER CAMPBELL-GROTHER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

Farm at Brunswick - Mr. Mendenhall said we are wrapping up Phase 11 and going into Phases 13, 14 and 15. Mr. Mendenhall said Phases 13 and 14 have had pre-construction meetings and Phase 15 will occur after Phases 13 and 14 undergo construction. Mr. Mendenhall said with Phases 13, 14, and 15 under construction, there will only be two phases left which are Phases 16 and 17. Mr. Mendenhall said we are really working towards completion.

Calabash Lakes - Mr. Mendenhall said there are still a few homes under construction in Phase 3. Mr. Mendenhall said we are coming around the eastern side of Phase 3 and there may be a dozen lots or less of single-family homes available in Phase 3. Mr. Mendenhall said Phase 5 is undergoing Paired Ranch construction and he doesn't have a solid construction count there at the present time but it's moving fairly rapidly. Mr. Mendenhall said it seems that the Paired Ranch product moves very fast.

Mr. Mendenhall said that Phase 4 is being used as a stockpile area for material from Phase 5. Mr. Mendenhall said Phase 4 should go under construction probably in March and he is not sure who the contractor is as of yet. Mr. Mendenhall said we are moving very rapidly in all the Phases in Calabash Lakes and that is very positive.

Lighthouse Cove - Mr. Mendenhall said this afternoon we are meeting with a developer for Phase 2. Mr. Mendenhall said Lighthouse Cove is down to about a half a dozen lots of single-family availability. Mr. Mendenhall said we have had different builders in there and right now we are dealing primarily with Wade Journey Homes. Mr. Mendenhall said he is not sure who the builder is going to be for Phase 2 and will be around 85 lots give or take because of some easements and a possible access road to Palmer Drive. Mr. Mendenhall said they may come to this body and do a Development Agreement format on setbacks like what we have done in the past for Calabash Lakes and The Farm. Mr. Mendenhall said they are looking at multiple take downs very quickly, probably in groups of ten or so.

Village at Calabash – Mr. Mendenhall said we do not have a lot going on at the present time. Mr. Mendenhall said there are a couple of lots that are being built on. Mr. Mendenhall said there is nothing more to report on the commercial front on Thomasboro Road in front of The Village at Calabash. Mr. Mendenhall said it has gone quiet and we do not know if it will be developed or not. Mr. Mendenhall said it is a very narrow lot, so there is not a lot of possibility there.

Economic Development Project – Mr. Mendenhall said we do have an Economic Development Project that is developing on Thomasboro Road. Mr. Mendenhall said it would be active tourism type use. Mr. Mendenhall said it will be at the Meare's Farm between Calabash Lakes and Lighthouse Cove. Mr. Mendenhall said that project is ongoing and it may require some Ordinance changes; text amendments if you will to enable them to take full benefit advantage of the nature of the business. Mr. Mendenhall said you are probably looking at an event venue; rustic in nature and possibly some weddings and banquets. Mr. Mendenhall said there is a whole mix going there and it is not a fully baked cake yet, they are still adding the ingredients to try to figure things out such as taxes and financing. Mr. Mendenhall said we are working with them to see if they have a business plan that makes sense for them and the neighborhood as well.

Carolina Shores Neighborhood – Mr. Mendenhall said they do not have a lot of new development to report. Mr. Mendenhall said we do have one lot on Court 2 that is creating a problem on Northwest Drive. Mr. Mendenhall said it is a problem primarily because of the fact that before the Town existed, the previous Town accepted those roads and there are two buildable lots at the end of Court 2 on Northwest Drive. Mr. Mendenhall said the builder has asked if the Town could come up with an innovative way to have an all weather access road to that building lot. Mr. Mendenhall said we are trying to come up with some options and this item would have to come to this body and the Board of Commissioners. Mr. Mendenhall said one option is that the builder would pay for the full cost. Mr. Mendenhall said the other option is we would surface treat and have the developer pay for the material. Mr. Mendenhall said it is a tough thing because two lots is not a very large cost benefit.

Developable Area by CVS – Mr. Mendenhall said we are beginning to pick up some more inquiries here; not in a commercial nature but in a residential nature. Mr. Mendenhall said that may require some zoning changes as well. Mr. Mendenhall said we have to work through that with the developer and it probably has some impact with Ocean Forest and we need to work with Ocean Forest on that. Mr. Mendenhall said you could see a Rezoning Application and a Development Agreement for development behind CVS. Mr. Mendenhall said it could be mixed use residential or it could be all residential. Mr. Mendenhall said regarding commercial property, we are still in what we call a retail apocalypse and we are not seeing the levels we saw a few years ago.

Beacon Townes - Mr. Mendenhall said we have one building pad that remains and then that development will be built out. Mr. Mendenhall said that leads into a public thank you and congratulatory celebration both for Beacon Townes and Lighthouse Cove. Mr. Mendenhall said we want to acknowledge that we have some growing communities as well as Calabash Lakes and The Farm at Brunswick, it's a big deal.

Food Lion Shopping Center – Mr. Mendenhall said the Food Lion Shopping Center has been sold to a new investor. Mr. Mendenhall said he doesn't know if anyone has noticed, they have pressure washed a lot of that and they are cleaning up there. Mr. Mendenhall said they are going to take down some pine trees to open up visibility. Mr. Mendenhall said we are very excited about that.

Member O'Reilly asked about the couple of communities that want to join the Town of Carolina Shores, are they moving on that. Mr. Mendenhall said we had a press release and a lengthy article in the newspaper and the two neighborhoods are Ocean Forest and Carolina Shores North. Mr. Mendenhall said we have our contractor on board, who is Dale Holland to do the mapping. Mr. Mendenhall said Mr. Holland will produce a map. Mr. Mendenhall said we don't know how many residents there are that would support that. Mr. Mendenhall said we have done some preliminary workshops. Mr. Mendenhall said both POA's in these neighborhoods have signed a non-binding letter of exploration so we can talk and communicate. Mr. Mendenhall said we don't have a lot of data yet, probably by March we will have an actual map that says this is the number of units and this is what qualifies. Mr. Mendenhall said from there we will have to go to a Phase 2 study to see if the dollars and cents make sense. Mr. Mendenhall said we have to figure out their roads and the tax revenue they bring to the table and it's not just property tax. Mr. Mendenhall said property tax does not fund very much, it's off Sales Tax, Powell Bill Funds which is the bigger chunk of the pie. Mr. Mendenhall said we have to calculate all of that including the streetlights, paving of the roads and those types of things. Mr. Mendenhall said we are looking at the dollars and cents part of it probably six months after we receive the map in March. Mr. Mendenhall said a vote by the people because the Town can't force annexation and couldn't happen until 2019. Mr. Mendenhall said we need to be very careful and exercise due diligence to make sure we cover all of the bases. Mr. Mendenhall said we do not want to get into a situation where the existing residents are asked to pay more taxes to support the new residents. Mr. Mendenhall said we don't want to take from the residents or ourselves, it should be a good marriage. Mr. Mendenhall said if it doesn't work in the cost phases, we need to move on from it. Mr. Mendenhall said they have already been told that and he thinks they recognize that. Mr. Mendenhall said even to the point that if they don't want to vote for it for whatever reason, that's fine too. Mr. Mendenhall said we would be better off to be good neighbors rather than have a divorce. Mr. Mendenhall said that is the thought process. Chairperson Brown said as far as Lighthouse Cove, he knows they have had problems in the past about the HOA, how is that going with that. Mr. Mendenhall said to his knowledge it going better and to his knowledge is still bank controlled. Mr. Mendenhall said he knows they had their amenity center put in and he doesn't really have a lot of communication with that HOA so he's not real sure. Chairperson Brown said in Phases 13 and 14 at The Farm, when do they plan on starting to build there. Mr. Mendenhall said you are probably looking at 120 days pre-construction depending on the weather, so maybe April or May. There was discussion on the age restriction at The Farm. Chairperson Brown said the Comprehensive Plan has gone for review right. Mr. Mendenhall said yes, he had a meeting with Mr. Holland yesterday in Wilmington. Mr. Mendenhall said it has gone for review and we have some issues with CAMA on a grant we have done. Mr. Mendenhall said for whatever reason, there is an internal slow down with CAMA and we are not sure why or where. Mr. Mendenhall said we are probably going to have a meeting in Raleigh with these people to figure out where we are going. Mr. Mendenhall said apparently they are working on grants that were awarded for contracts in 2016. Mr. Mendenhall said our Comprehensive Plan and grant are somewhere in the mix of that. Mr. Mendenhall said we want to see if we can get both of those items on track. Mr. Mendenhall said it's a real problem if we have to wait until 2019 to get our Comprehensive Plan approved because numbers and development will change. Member O'Reilly asked about commercial interest and Mr. Mendenhall said we lost a

commercial site to Horry County for whatever reasons. Mr. Mendenhall said we are working with Carolina Shores North to make sure the drainage does not occur in our jurisdiction. Mr. Mendenhall said there is an issue with Mullet Creek and they need to fix it. Mr. Mendenhall said that is the creek that runs at the bottom of the hill as you go down to the Stateline where you end up at Lowe's Foods on the left. Mr. Mendenhall said there is a pond with a dam and it is a big deal. Mr. Mendenhall said they are planning on building units down there and Mullet Creek will not be able to handle anymore rain and will flood out on smaller storms. Mr. Mendenhall said we have written a letter saying we are concerned about Mullet Creek. Mr. Mendenhall said Mullet Creek is a real concern and it is on everyone's mind. There was further discussion on Mullet Creek.

New Business:

Discussion of Re-appointments – Chairperson Brown said the two members that are up for re-appointment in March are Dan O'Reilly and Kathryn Powell. Member O'Reilly said he would like to be reappointed and serve another term. Mrs. Hewett will contact member Powell to see if she would like to serve another term. Mrs. Hewett said all other members are up for reappointment in March, 2019.

Discussion of Planning Board January 22, 2018 Meeting – Chairperson Brown said we have no business for our meeting on January 22, 2018.

MEMBER O'REILLY MADE A MOTION TO CANCEL THE PLANNING BOARD SCHEDULED MEETING OF JANUARY 22, 2018 DUE TO LACK OF BUSINESS. MEMBER CAMPBELL-GROTHE SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson Brown said he would like to welcome back Joe Przywara as our liaison to the Planning Board.

There was discussion on the Trail Maps that were done by Brunswick County. Mr. Mendenhall discussed the Town's new Parks Commissioner and said there has been no one appointed yet. Member O'Reilly said there is really no area in the Town that could be turned into a recreation area other than behind Town Hall. Mr. Mendenhall said the idea is the Persimmon Swamp Canal that runs from the Stateline roughly up to The Farm will become greenway and we will put a greenway down behind Persimmon Road and all the way down Thomasboro. Mr. Mendenhall said we have not gotten that far yet; the Parks Commission will have to figure all of that out. Mr. Mendenhall also discussed flood storage. Mr. Mendenhall said the Town Board has received a report from the Town Engineer that all the water at the Caw Caw backs up. Mr. Mendenhall said so we want more storage so we don't have any catastrophic flooding. Member O'Reilly asked if there was any way to put another pipe under Highway 17. Mr. Mendenhall said it wouldn't matter because of all the water that backs up and Member O'Reilly said from the Caw Caw and Mr. Mendenhall said that is correct. Member O'Reilly said that is the problem with adding other developments. Member O'Reilly said once those retention ponds start to overflow, you have a big problem and Mr. Mendenhall said that is correct. Member O'Reilly said has anybody talked about a moratorium and Mr. Mendenhall said he didn't know if anybody talked about that. Member O'Reilly said somewhere along the line, someone is going to have to draw the big red line and say enough is enough until we come to a meeting of the minds on stormwater. There was discussion on property on Mashie Court that was discussed in the past. There are 4 ½ acres there and it was discussed in the past to use it as storage for stormwater but the Town had the Town Engineer look into this and the storage would be miniscule. Member O'Reilly said you have all these developments coming on line and if you ever have a real big storm, these detention ponds are not going to hold it. Member O'Reilly said he doesn't think anybody has really thought about that and he has been trying to bring this issue up for a long time. Mr. Mendenhall said it is a serious issue. Member O'Reilly said the drainage ditches in Carolina Shores only go so far, and then you have a bigger problem. Mr.

Mendenhall said it all goes into the Caw Caw. Member O'Reilly said and then into Conway and then it begins to flood there and that's a big problem. Member O'Reilly said so someone needs to stop and think about how much water we can really hold. Member O'Reilly said his home is in the 100 year floodplain theoretically and when we had that big rain his back yard filled up. Member O'Reilly said we should talk about a Moratorium with the County and some of the developers, maybe it's time. Member O'Reilly said instead of allowing more building, you have a 12 inch pipe going into a 1 inch pipe and the water won't go and someone has to stop it. Member O'Reilly said the other option is to put a pumping station in and pump it out into the Calabash River. Mr. Mendenhall said that is very interesting. Member O'Reilly said he brought that up at the meeting and the engineer said we'll look at other places and that kind of died out. Mr. Mendenhall said one problem with the Calabash River and we have talked to CAMA about this is that there are protected oyster beds there. Member O'Reilly said you would only use the pumping station for emergencies and you could put a filtration system on it and only be putting clean water in there. Member O'Reilly said it would cost a lot of money but could save the Town money in the end and could save a lot of homes. Member O'Reilly said if the builders want to build, they could contribute to it. Mr. Mendenhall said he could talk to some people and get some information and it would obviously be a matter for the Board of Commissioners. Mr. Mendenhall said he will get the information and bring it back to the Planning Board for discussion and maybe they could make a recommendation to the Board of Commissioners and Member O'Reilly said he would appreciate that. There was discussion on impact fees and the fact it is not allowed in North Carolina. Chairperson Brown asked how much interest has there been in the vacant Board of Commissioner seat. Mrs. Hewett said there are four applicants.

Public Comment:

None

Adjourn:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO ADJOURN THE JANUARY 17, 2018 PLANNING BOARD MEETING. ALTERNATE MEMBER MAYHEW SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole Hewett, Town Clerk