

TOWN OF CAROLINA SHORES
Planning Board
Workshop Meeting Minutes
February 21, 2018
11:00 a.m.

At 11:00 a.m., Chairperson Mark Brown called the February 21, 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, Kathryn Powell. Also, present: Jon Mendenhall, Town Administrator; Joseph J. Przywara Liaison and Nicole Hewett, Town Clerk.

Absent: Member Dan O'Reilly

Alternates in Public Attendance: Alternate Member Normand Neligon

Approval of Minutes:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO APPROVE THE PLANNING BOARD MEETING MINUTES OF JANUARY 17, 2018. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

Planning Board Vacancy – Mr. Mendenhall said he officially wants to notify the Planning Board that Beverly Mayhew has resigned from the Planning Board as an Alternate Member and has been appointed to the Town of Carolina Shores Board of Commissioners. Mr. Mendenhall said that appointment was made at the Board of Commissioners regular meeting in March. Mr. Mendenhall said we want to congratulate her and wish her all the success on that Board. Mr. Mendenhall said we now have a vacancy on the Planning Board for an Alternate Member that will have to be filled. Mr. Mendenhall said we do have an application process but if know of anyone, they can fill out an application for that.

Flood Maps – Mr. Mendenhall said we have been dealing with flood maps for a number of years now. Mr. Mendenhall said they are coming effective August 28, 2018. Mr. Mendenhall said we will notify the public and go through the insurance information that the public needs to know and the elevation certificate process. Mr. Mendenhall said it is a huge public information undertaking. There was further discussion on this matter.

Farm at Brunswick - Mr. Mendenhall said The Farm is in Phases 13 and 14 right now. Mr. Mendenhall said Phase 15 is on line for in the spring. Mr. Mendenhall said with Phases 16 and 17, you are looking at one each fiscal year until 2020. Mr. Mendenhall said we are very fortunate to be in the final 24 month stretch at The Farm.

Calabash Lakes - Mr. Mendenhall said they are working in Phase 5 and there are 3 or 4 houses left in Phase 3. Mr. Mendenhall said Phase 4 will be having a pre-con probably in March and there will be 67 units under construction then. Mr. Mendenhall said there is a pond between The Farm and Calabash Lakes that the Corp is giving D.R. Horton a hard time about. Mr. Mendenhall said it is an existing pond but it is considered wetlands even though it was a permitted stormwater control basin. Mr. Mendenhall said it was man-made but they are considering it wetlands and will not allow D.R. Horton to clean it or make it the way it should be. Mr. Mendenhall said that pond will remain the way it is much to everyone's chagrin. Mr. Mendenhall said that is not the best thing for the residents. Mr. Mendenhall said we have discussed infill of townhouses for Phase 3 and D.R. Horton feels like that product is just not a good product and are looking at coming back to do a PRD revision to probably put in a paired

ranch product. Mr. Mendenhall said that is probably one of the best things that could happen. Mr. Mendenhall said there is a lot of angst about townhouses in that section. Mr. Mendenhall said we are looking at losing about twenty units.

Lighthouse Cove - Mr. Mendenhall said Phase 2 is looking to do a PRD and he thought the Planning Board would have a sketch plan for this agenda but they haven't produced it yet. Mr. Mendenhall said a 100 units or so in Phase 2 and there is an economic development component that we are looking at to bring further amenities to the Town at the developers cost. Mr. Mendenhall said we are probably looking at a sketch plan in March or spring timeline. Mr. Mendenhall said very similar house type as what's out there and setback similar to the D.R. Horton concept at Calabash Lakes.

Village at Calabash – Mr. Mendenhall said we have some units going in here but very quiet there.

Acreage – Mr. Mendenhall said it hasn't been quiet there. Mr. Mendenhall said we have had a lot of issues cutting into this canal and taking down trees. Mr. Mendenhall said this is the last Town canal that has not been de-mucked, stabilized and brought to a higher standard of maintenance. Mr. Mendenhall said we have spent about \$1.2 million since the flood in 2015 on drainage and stormwater drainage. Mr. Mendenhall said the problem is the outfall. Mr. Mendenhall said we are thinking of and creating innovative ways to handle this.

Carolina Shores Neighborhood – Mr. Mendenhall said the Town is almost complete on the lot at 96 Persimmon with a large floodplain bench project that the Town forces actually installed. Mr. Mendenhall said it is lower so water will go into it and fill it up before the water crests the bank and goes into houses. Mr. Mendenhall said that is the plan there. Mr. Mendenhall said it will be planted and look like a meadow. Mr. Mendenhall said it is intended to flood first. Mr. Mendenhall said we have probably removed around 90 thousand cubic feet of material. Mr. Mendenhall said we don't have the inventory for the discharge so we are trying to add things to certain areas to hold these discharges. Mr. Mendenhall said this is important for Cedar Tree primarily because this will flood first. Mr. Mendenhall said we have also applied for a grant for between The Farm and Cedar Tree that would probably contain about two floodplain benches about 180 thousand cubic feet of storage. Mr. Mendenhall said there no plans to build banks up yet because that has not been looked at. Mr. Mendenhall said we are more worried about storage volume.

Medical Center – Mr. Mendenhall said we haven't had a whole lot of leads there and that is status-quo.

ETJ Areas – Mr. Mendenhall said we are still studying annexation and the Board of Commissioners will have to look at it.

New Business:

Beverly Mayhew – Chairperson Brown said he would just like to congratulate Beverly on her appointment to the Board of Commissioners. Chairperson Brown said he is sorry to lose her because, just like Normand they are always here and always available when we need them to step up and site here with us and make decisions. Chairperson Brown said now there is the job of finding an appointment and if you know of anybody that is interested let the Town Clerk know. Chairperson Brown said the person will have to be from within the Town corporate limits. Chairperson Brown said he wishes Beverly well and knows she will do a good and he thinks she was a great choice.

Planning Board February 26, 2018 Meeting – Chairperson Brown said we have no business for our meeting on February 26, 2018.

CHAIRPERSON BROWN MADE A MOTION TO CANCEL THE PLANNING BOARD SCHEDULED MEETING OF FEBRUARY 26, 2018 DUE TO LACK OF BUSINESS. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

Joseph J. Przywara, Liaison to the Planning Board – Commissioner Przywara said in regards to the floodplain maps Mr. Mendenhall discussed, the Planning Board has to start reconsidering zoning and the Planning Board is going to have a busy next couple of months. Commissioner Przywara said the Planning Board does a great job.

Adjourn:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO ADJOURN THE FEBRUARY 21, 2018 PLANNING BOARD MEETING. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole Hewett, Town Clerk