

**TOWN OF CAROLINA SHORES**  
**Planning Board**  
**Workshop Meeting Minutes**  
**March 20, 2019**  
**11:00 a.m.**

At 11:00 a.m., Chairperson Mark Brown called the March 20, 2019 Planning Board Meeting to order. The Pledge of Allegiance was recited and there was a moment of silence. The following members attended: Ruth Ann Campbell-Grothe, Kathryn Powell, Greg Hapner and Alternate Member Pamela Faria. Also, present: Jon Mendenhall, Town Administrator; Commissioner Joseph J. Przywara, Liaison and Nicole Hewett, Town Clerk.

Absent: None

Members in Public Attendance: Member Dan O'Reilly (arrived a few minutes late) and Alternate Member Normand Neligon

**Oath of Office:**

Nicole Hewett, Town Clerk performed the Oath of Office with the following members: Mark Brown, Ruth Ann Campbell-Grothe, Gregory Hapner, Pamela Faria and Normand Neligon.

**Approval of Minutes:**

CHAIRPERSON BROWN MADE A MOTION TO TABLE THE APPROVAL OF THE MEETING MINUTES UNTIL THEIR NEXT MEETING. ALTERNATE MEMBER FARIA SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

**Administrative Reports:**

Mr. Mendenhall said he would like to defer his comments on the Administrative Report until we meet again as the folks here are wanting to hear another item on the agenda.

**New Business:**

Consideration of the Preliminary Plat – Landmark at Lighthouse Cove: Chairperson Brown said Mr. Frank Braxton is here from Coastal Land Design. Mr. Braxton said this is a project that has been before all of you several times. Mr. Braxton said each jurisdiction has a different way of doing things. Mr. Braxton said he was under the impression that we were looking at the Development Agreement and the plans to move forward. Mr. Braxton said the plan was tabled. Mr. Braxton said we were advised to address the drainage issue. Mr. Braxton said this is the Preliminary Plat and we are looking forward to the next step in this process. Chairperson Brown said there was a drainage problem and you guys found out about it and are now bringing it back to us. Mr. Braxton said that is correct.

CHAIRPERSON BROWN MADE A MOTION TO RECOMMEND TO THE BOARD OF COMMISSIONERS THE APPROVAL OF THE PRELIMINARY PLAT FOR LANDMARK AT LIGHTHOUSE COVE. MEMBER CAMPBELL-GROTHE SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Consideration of Rezoning from HC to PRD – A portion of Parcel ID 2400001405 Located at 9810 Ocean Highway West and a Portion of Parcel ID 2250006301 Located at 9698 Ocean Highway West:

Chairperson Brown said we have Mr. Scantland here. Mr. Mendenhall said this is a procedural thing. Mr. Mendenhall said he wants to talk about it a little bit so everyone understands the procedure that is here today. Mr. Mendenhall said the procedure is that situations such as these for rezoning are called a zoning map amendment. Mr. Mendenhall said the zoning map is the official zoning map and is on the wall here. Mr. Mendenhall said that map is based on a Comprehensive Land Use Plan. Mr. Mendenhall said we just recently readopted our Comprehensive Land Use Plan in October of 2016. Mr. Mendenhall said what happens here today is this is an advisory Board; the Planning Board has an advisory process to recommend to the Board of Commissioners, who is the governing body, what to do in land use decisions such as these. Mr. Mendenhall said this is the first step of a multi-step process. Mr. Mendenhall said there are a lot of bites at the apple and a lot of opportunity for public input. Mr. Mendenhall said this process starts today as step 1. Mr. Mendenhall said that step 2 is the first reading of an Ordinance and that would occur April 1, 2019 with the Board of Commissioners and a Public Hearing would occur on Thursday, April 4, 2019. Mr. Mendenhall said between then and now, all of the adjoining property owners, of which there is approximately 200, is that correct Madame Clerk. Mrs. Hewett said there were 208 and by State Statute we have to post signs, we have to advertise for two consecutive weeks in the newspaper and we mailed out 208 letters to the adjoining property owners of these two parcels that are listed. Mr. Mendenhall said the owners will be receiving mailed notice; so look for that if you adjoin either property. Mr. Mendenhall said there are signs posted on the Highway 17. Mr. Mendenhall said the signs are not very large and remember Highway 17 is a very busy road with high speeds and be careful if you stop to look at the signs. Mr. Mendenhall said the third thing is notice in the newspaper is published and the notice is on the website. Mr. Mendenhall said he says all that to really encourage public input and it's refreshing and nice to see a lot of faces he doesn't get to see very often and some former employees and some good friends. Mr. Mendenhall said it is good to see all of you and welcome. Mr. Mendenhall said he is going to encourage you to avail yourselves, encourage yourselves to this process, so you can be heard and do it in a civil manner. Mr. Mendenhall said this is not the end all be all meeting. Mr. Mendenhall said North Carolina is set up so you can have you input at this advisory level, you can have it with the Board of Commissioners and talk with them, write to them and appear at public meetings. Mr. Mendenhall said there is a lot of opportunity to gain your insight, your comments and please don't forget that. Mr. Mendenhall said there is a lot of availability to do that today. Mr. Mendenhall said with that, the applicant has the right to be heard so that everybody understands what is being proposed and what the applicant is proposing to do. Mr. Mendenhall said he would like to turn it over to Mr. Bill Scantland, who is the applicant's representative, today to talk about these things. Chairperson Brown said Mr. Scantland before you start your presentation, he would like to remind everybody that at this meeting, we are required to take accurate minutes and in order to take those minutes, our clerk needs to be able to hear. Chairperson Brown said so let Mr. Scantland give his presentation and you will have an opportunity to have your say, ask your questions or whatever. Mr. Scantland said he is with the BTR Communities Group out of Lewisville, NC. Mr. Scantland said it is a pleasure to be here today. Mr. Scantland said he has submitted on behalf of the property owners that were mentioned on the application for consideration of rezoning for property along Highway 17 that was described previously to accept multi-family development of 84 units, which would be 1, 2, and 3 bedrooms. Mr. Scantland said specifically designed affordable housing meaning that the rent structure would be in-line with individuals in your area that make between 30%-80% of your area median income. Mr. Scantland said this is a proposal for a project that is competitively submitted to the North Carolina Housing Agency in Raleigh. Mr. Scantland said we are currently in the preliminary stage of that proposal process. Mr. Scantland said the final stage begins in May and is concluded approximately in September at which time this project may or may not be elected for funding, we do not know that, through this competitive funding throughout the state of North Carolina. Mr. Scantland said the proposal of the location for these apartments are in consideration with discussion of two property owners who are Mr. Scarafoni and Mr. Trest. Mr. Scantland said as it is the location lands are on a

property boundary between those two property owners along Highway 17. Mr. Scantland said he believes in the application materials that you all have you have a sight sketch that clearly defines the particular location. Mr. Scantland said in discussion with Town staff previously, we were recommended to submit this as a PRD with a Conditional Use. Mr. Scantland said there are certain situations that are conditions that are described in your Comprehensive Plan and in your Ordinances that we are still working through in order to successfully address those points. Mr. Scantland said you have a proposed site sketch there. Mr. Scantland said we have done some revision work and he would be happy to hand that out to you if we need to do that to address some of these. Mr. Scantland said he knows there are a lot of individuals here that are interested in what we are discussing here today. Mr. Scantland said he has been standing outside the door for the last few minutes and heard a lot of discussion that individuals are concerned that they are not able to all be in this room to number 1 hear what is being said and number 2 to participate. Mr. Scantland said in fact, we're suggesting if it would be possible to reschedule this meeting to a different venue in order to accommodate so many people and he brings that to your attention. Chairperson Brown said that is a possibility but we need to find the venue. Chairperson Brown said we used to use the college, which is no longer an option because now it is a library. Chairperson Brown said we used to use the fire station and that is no longer an option correct and Mr. Mendenhall said correct. Chairperson Brown said we would have to find somewhere to accommodate about 100 people. Mr. Scantland said let me go on record as saying that he is absolutely fine with that and support that as everybody does need to be involved in the process. Mr. Scantland said to that point, he would suggest that we table this consideration and he knows a lot of people put time into getting here but again, there is a lot of disappointment. Mr. Scantland said in his own experience across the state in many planning board meetings, it is to the best interest of all to be heard. Mr. Scantland said he would be willing to suggest that we move this to your April meeting and ask that you perhaps find another venue that will accommodate everyone and we can pick it up from there. Mr. Mendenhall said he thinks that the burden to find another venue should be on the applicant. Mrs. Hewett said just something to keep in mind is the Public Hearing on this item is scheduled for the April 4, 2019 Board of Commissioners meeting. Mr. Mendenhall said the Public Hearing could be tabled and Mrs. Hewett said she just wanted that to be clear with everyone. Mr. Mendenhall said his suggestion Mr. Scantland is that there is considerable public expense in notifying for this meeting, would you be willing to find another location and pay the fee to hold this meeting for the public. Mr. Scantland said he would but he would request some direction on how to find another location near your town. Mr. Scantland said but yes, if it requires an expense to secure a facility or to do additional mailings, he guesses he will cover that and Mr. Mendenhall said okay. Chairperson Brown said before we make a motion on this since we have so many people here; we would still like to hear what they have to say, ask questions and let them ask questions directly to Mr. Scantland and Mr. Scantland said sure. Chairperson Brown said we want to hear their concerns and comments. Chairperson Brown said they made the time to be here and he doesn't want it to be a waste of time for them or us as we would like to hear also. Mr. Scantland said that would be helpful for him as well. Chairperson Brown said once we hear from everybody, we will make a motion about tabling this until our next meeting. Mr. Scantland said he politely asks that in order to hear each individual's comments, may he stand in the back of the room or sit over here and Chairperson Brown said yes. Chairperson Brown said he will open up the meeting for questions. Chairperson Brown said you need to come to the podium and we will need your name and address. Chairperson Brown asked that everyone please be quiet so our clerk can take accurate minutes. Chairperson Brown said we know that many people probably have the same concerns, we don't want to hear stuff that is repetitive. Chairperson Brown said we don't want to beat a dead horse. Chairperson Brown said if you have different questions or comments that's great but we don't want to hear the same thing over and over.

**Public Comment:**

Bob Breen, 222 Pilothouse Place – Mr. Breen said thank you for volunteering for this thankless job ladies and gentlemen. Mr. Breen said rezoning from commercial to residential in Carolina Shores and

this is regarding your Comprehensive Plan of Carolina Shores, July 12, 2018. Mr. Breen said the following is taken from that plan. Mr. Breen said the Planning Board endeavors to support the Town's vision statement. Mr. Breen said it is required that the Planning Board consider the impacts of all residential areas, this is in Section 5, pages 5-8, 5-7, 5-6 and 5-5, this is from your own plan. Mr. Breen said requests for zoning changes should not be approved if the requested change will result in spot zoning. Mr. Breen said spot zoning is a form of discriminatory zoning whose sole purpose is to serve the private interest of one landowner instead of furthering the welfare of the entire community as part of the overall zoning plan. Mr. Breen said spot zoning is based on the arbitrary and inappropriate nature of rezoning change rather than, as is commonly believed, on the size of the area being rezoned. Mr. Breen said this plus the fact there were no newspaper ads, public notices, public service announcements, signs and posters, just the Town's website. Mr. Breen said it was just luck that people found out about this. Mr. Breen said this is a direct violation of Planning Board rules and regulations and there are no minutes of the presentation. Mr. Breen said the HUD project is not inline with the Town's vision to be fiscally responsible, there is no tax advantage for a HUD project compared to commercial establishments or restaurants. Mr. Breen said from your plan, 40% of the homeowners and 60% of the renters in Carolina Shores have costs exceeding 30% of their household income, this is straight out of your July 12, 2018 Comprehensive Plan. Mr. Breen said the people of Carolina Shores will have to support this project by a way of increased taxes. Mr. Breen said he doesn't see anyone who wants this project with the desire to pay more taxes. Mr. Breen said we simply can't afford more tax increases associated with the HUD plan. Mr. Breen said on March 27, 2017, the Town-wide public input was conducted. Mr. Breen said number one, the Town wanted economic development, number 2 was improved police coverage, number 3 stormwater drainage and number 4 increased recreational amenities, number 5 was more commercial services, number 6 maintain infrastructure and number 7 increase the tax base. Mr. Breen said he wasn't going to list numbers 8 through 16 but number 17 was affordable housing. Mr. Breen said we need to honor the items that were requested in the survey. Mr. Breen said he called Representative Frank Iler the other day and he called me back. Mr. Breen said Representative Iler said this has been going on for sometime and he just found out about it 2-3 weeks ago. Mr. Breen said what is going on is kind of secretive but ladies, gentlemen, residents and people of Brunswick County, we don't want this. Mr. Breen said we want to keep it commercial.

Mr. Timothy Odea, 1050 Chadsey Lake Drive – Mr. Odea said Mr. Breen covered several of his comments already. Mr. Odea said he has this broken down into several issues and one is public safety. Mr. Odea said he is concerned about the fire suppression infrastructure for that area. Mr. Odea said whether or not we have enough pipes, water pressure and accessibility in order to fight fires at the locations as proposed. Mr. Odea said another concern is street lighting for crime prevention. Mr. Odea said another concern is traffic control, enough to handle another 84 units. Mr. Odea said we are going to have a lot more people coming here and he just found out that there is another development going up on Thomasboro Road and we weren't aware of that either; he would like for that to be addressed and that is another 60 units. Mr. Odea said this area is expanding rapidly as far as development, infrastructure, buildings and people. Mr. Odea said environmental issues he is concerned about are flooding and how these new units are going to be protected and how is it now going to spill over into other communities when we do have hurricanes and whatever other natural disasters that could occur. Mr. Odea said wildlife being affected and to protect it according to Federal law. Mr. Odea said what about sewage plants for these units and who is going to pay for it, is that the taxpayer's problem or covered by development. Mr. Odea said what about transportation and providing jobs for workers. Mr. Odea said Calabash and the surrounding area doesn't have a lot of manufacturing or heavy employee businesses, it's mostly small businesses. Mr. Odea said there are restaurants, some retail, not a lot. Mr. Odea said there is gaming and that kind of thing, golf course, mini golf and whatnot. Mr. Odea said where are these workers going to be working. Mr. Odea said are they going to be traveling to South Carolina, are we building in other words, looking out for workers that are going to be paying taxes to South Carolina and making them money in South Carolina. Mr. Odea said he doesn't see where we have a great need for these housing units to come into an already crowded area. Mr. Odea said he has some questions for

the developer as he is representing the seller. Mr. Odea said is this a full-profit organization? Mr. Scantland said he is representing the buyer, not the seller. Mr. Scantland said the group is BTR Communities Group and they are a for profit organization. Mr. Odea asked if there are tax implications for BTR, are they advantageous, he assumes? Mr. Scantland said tax implications? Mr. Odea said yes for the seller and Mr. Scantland said not for BTR. Mr. Odea said we have several projects going on and Williams Way is what we are referencing here and we have another on Thomasboro Road, these things as far as he can see are not independent and we are going to be affected by all of this development. Mr. Odea said our infrastructure, our livelihoods and everything else. Mr. Odea said before we approve certain developments here and there and the other place, there are three of them right now. Mr. Odea said one has been passed already, we have this one under consideration and the other one that he is sure people have not heard of over on Thomasboro, before we go ahead and do that, we have some kind of regional plan that will take development into consideration when we approve or deny this to protect projects or buildings. Mr. Odea said that is all he has to say for now.

Mr. Richard Hoberg, 763 Wild Oak Lane – Mr. Hoberg said these gentlemen brought up some great points and he hasn't heard anyone yet talk about water. Mr. Hoberg said as a homeowner, whose house was flooded in Florence, he's worried about that. Mr. Hoberg said there was a meeting a few years ago during an unnamed storm, where we had 23 inches of rain. Mr. Hoberg said the State, Federal and everybody in the County was there and nothing has been done. Mr. Hoberg said where is the rainwater going to go, what about the impervious surface and what not. Mr. Hoberg said we just keep building here and the water has to go somewhere. Mr. Hoberg said we get a lot of rain in this area as everybody knows. Mr. Hoberg said that is concern, where is this rainwater going to go. Mr. Hoberg said we keep building but they are not building more channels to get rid of it.

Ms. Diane Lillis, 328 Bulkhead Bend – Ms. Lillis said thank you for hearing her comment. Ms. Lillis said first and foremost she would like to say that she recognizes and acknowledges the need for housing for people who are on a limited income, have a disability or some other situation in their life where they cannot afford 30% of their income for housing. Ms. Lillis said on a personal note, she has a son who is disabled and has a limited amount of monthly income. Ms. Lillis said we moved him down here and as his parents, we contribute to part of his housing. Ms. Lillis said we do that because we could not find less expensive housing here. Ms. Lillis said in light of that she would like to say they choose to rent an apartment for our son in Calabash as opposed to across Highway 17, off of Boundary Drive for two reasons. Ms. Lillis said one was safety crossing Highway 17 and the ability for him to be able to walk to employment in Calabash and the lack of transportation. Ms. Lillis said in summary what she would like to say is when you are considering a housing complex for people who have limited income or workforce income, there are other needs in their lives too. Ms. Lillis said one is transportation, employment and the ability to participate in the area of their surroundings. Ms. Lillis said she is in 100% agreement that Brunswick County needs more low income or workforce income housing but she disagrees with the location. Ms. Lillis said she feels like the lack of transportation and lack of employment indicates that is not a good choice for that type of housing but there is a need. Ms. Lillis said the current waiting list for housing vouchers is closed in Brunswick County because there is not any housing available. Ms. Lillis said thank you.

Mr. Mike Navetta, 599 Meadowbrook Lane – Mr. Navetta said his comments will be brief. Mr. Navetta said he is personally opposed to any kind of Section 8 and HUD subsidized housing in this area for two reasons. Mr. Navetta said first and foremost study after study conclusively shows anytime you put Section 8 housing in a neighborhood, violent crime increases by 95%. Mr. Navetta said we don't need anymore of that. Mr. Navetta said last April he had the Swat Team descending through his neighborhood to do a drug bust and doesn't want the Swat Team in his neighborhood anymore. Mr. Navetta said move it somewhere else, thank you.

Mr. Joe Watts, 9 Fairway Court – Mr. Watts said good morning Planning Board members. Mr. Watts said good morning Mark, good morning Jon. Mr. Watts said he is from the Carolina Shores Subdivision and he is the POA President for 2019. Mr. Watts said Jon, I'm sure you can appreciate this, the first person that congratulated me on being President said congratulations, I'm sorry for you. Mr. Watts said this is a letter that we comprised stating what our response is and he gave it to many of you and he's not sure if you have read it or not. Mr. Watts read the following letter dated March 18, 2019: "The community of Carolina Shores is a single-family residential area comprised of primary and secondary homes. While a small percentage of these properties are rented on a long-term basis, there are no large rental complexes located in Carolina Shores. The allure of Carolina Shores for its "quiet enjoyment" in conjunction with the close proximity to the Brunswick County and Horry County beaches, shopping, entertainment, and restaurants, provide the stimulus for visitors to become residents. We do not believe the proposed large rental complex will compliment the existing residential areas of Carolina Shores. Currently, the Town of Carolina Shores relies solely on Brunswick County for water, sewer, police, and emergency services. The fire department operates through an additional county tax, and also funded from Carolina Shores and Calabash. Carolina Shores has no police department due to the cost vs the crime rate. Furthermore, there is no public transportation and no pedestrian sidewalks to access existing retail locations through high density traffic areas. The Town may not be prepared to offer the necessary additional infrastructure and services for a large rental complex unless a higher taxation rate is imposed upon existing home owners. The Town of Carolina Shores has properly identified the zoning "as-is". Any conditional use permit, which is an exception to current zoning, will "set a standard" for future zoning requests. Once an exception is made, additional applications will follow, thus changing our neighborhood's core existence. For these reasons, the residents and property owners of Carolina Shores POA, request that the conditional use permit be denied." Mr. Watts said thank you very much.

Mr. Bill Steuernagle, 206 Pilothouse Place – Mr. Steuernagle said he knows you don't want to keep going over things but he lives in Beacon Townes which he thinks has a unique viewpoint. Mr. Steuernagle said these comments are not just only for this development but anything across the street on Highway 17 from them. Mr. Steuernagle said one is the stormwater runoff. Mr. Steuernagle said water runs towards the ocean and we are the primary location most likely for that water to run. Mr. Steuernagle said at the last Commissioner's meeting, he had given Jon Mendenhall some pictures. Mr. Steuernagle said we currently still have problems with stormwater runoff from the State when it rains a lot or there is major rain. Mr. Steuernagle said it comes from Highway 17 and it can flood our community, it hasn't yet but it has come very close to flooding in our community. Mr. Steuernagle said so any type of project over there, it just can't keep running off towards Beacon Townes. Mr. Steuernagle said the second thing is that he has lived there ten years and every time he is wanting to go south on Highway 17, he makes the loop. Mr. Steuernagle said every time you come from the north going home, he makes a loop. Mr. Steuernagle said that is just going to add more concentration of traffic and that has to be considered when putting anything across that road. Mr. Steuernagle said Highway 17 is just becoming more and more difficult and all they keep doing is adding more turning lanes. Mr. Steuernagle said this is the time to look at before the project is completed and there is a traffic problem. Mr. Steuernagle said thank you.

Ms. Donna Lowry, 223 Pilothouse Place – Ms. Lowry said these two gentlemen have covered most of what she was going to say. Ms. Lowry said we do want the commercial and she would like to have somewhere to shop and not have to run to North Myrtle Beach and pay her tax there and then the tax base goes here. Ms. Lowry said she was elected to present the Planning Board with these petitions from Beacon Townes. Ms. Lowry said these are all opposed.

Mr. John Rowland, 258 Beachwood Drive – Mr. Rowland said he is the President of the Ocean Forest POA. Mr. Rowland said he did an email poll of the residents and found unanimously, not one vote was for approving this variance. Mr. Rowland said there is a HUD report that was posted online and if you read that report, you will see that there is an 8.41% vacancy rate in housing market rentals and a 6.2%

vacancy rate in apartment rentals. Mr. Rowland said the average monthly rental is \$841.00. Mr. Rowland said the report went on to explain that there is also going to be an increase of population which is estimated to be 2.6% over the next three years, which is not that far away for an increase. Mr. Rowland said 25% of the jobs in the HUD area, which is from Myrtle Beach up through Brunswick County, 25% of those jobs are seasonal which causes a decline in wages in the off-season and a lack of jobs. Mr. Rowland said up to a 25% decrease in employment in the off-season. Mr. Rowland said this will put a strain on the economy. Mr. Rowland said for this reason, he feels that this project is not economically sustainable and would be better off trying to locate manufacturing jobs or having commercial as to which it is zoned for. Mr. Rowland said he has a couple of questions. Mr. Rowland asked why this particular location was chosen. Mr. Scantland said the current owners, Mr. Scarafoni and Mr. Trest specifically noted in the materials that the Planning Board has that Mr. Scarafoni has taken a great deal of effort to bring commercial, as you have mentioned to that area without success unless you want a carwash or gas station there. Mr. Scantland said but to bring true useful, meaningful commercial work, he has not found much interest. Mr. Scantland said what he does hear on a regular basis and this is not just true in your community, it's true in most communities he works in is when you are trying to bring in additional businesses, they are looking for the traffic to support it around there. Mr. Scantland said so what Mr. Scarafoni has heard in feedback is if you have more mixed-use on that stretch, that would be more favorable in bringing other types of businesses. Mr. Scantland said like the previous speaker pointed out that she doesn't want to go down to Myrtle Beach to buy what she needed. Mr. Scantland said very often in communities you need a mixture of residential and business together. Mr. Scantland said quite honestly, multi-family often leads the way to that path to kick start. Mr. Rowland said what you are saying is that if you put these units up, you are going to have all these businesses all around them or kick-start the commercial development. Mr. Scantland said what he thinks he said is that frequently multi-family often leads the way to that development. Mr. Scantland said he can't sit there and say commercial is going to come. Mr. Rowland said he is not trying to be argumentative but he personally disagrees with that because he doesn't feel that multi-family development of this nature would be considered an asset for any company that wanted to come here. Mr. Scantland said public research would disagree with you. Mr. Rowland said ok, he doesn't have those facts. Mr. Rowland said from what he understands The Farm, Calabash Lakes, Lighthouse Cove, Spring Mill Plantation, and D.R. Horton are building over 1,000 houses. Mr. Rowland said there are plenty of roofs in this immediate area. Mr. Rowland said he doesn't find the need to have more to do as far as that goes. Mr. Rowland asked the Planning Board if the Town of Carolina Shores maintains a lawyer on retainer. Mr. Mendenhall said yes, the Town has an attorney. Mr. Rowland asked for the Town's attorney name. Mr. Mendenhall said his name is James Eldridge from Wilmington. Mr. Rowland asked if the idea of annexation of this property was taken under consideration and have anything to do with the placing of it. Mr. Mendenhall said an annexation petition has not been filed. Mr. Rowland said okay it has not been filed. Mr. Rowland said but if they were interested in annexation and Mr. Mendenhall said they would be annexed in.

Ms. Betty Moore, 363 Cypress Court – Ms. Moore said she understands you are going to put 56 units right across the road from Food Lion behind the CVS of low-income housing. Ms. Moore said is that a done deal? Chairperson Brown said this is not a done deal at all, we haven't even heard a presentation from Mr. Scantland. Ms. Moore said can you answer that now; you can't answer that now. Chairperson Brown said it is not a done deal, we have not heard Mr. Scantland's presentation and we haven't asked questions or had our comments yet. Ms. Moore said is it a done deal. Mr. Scantland said no ma'am it is not a done deal.

Mr. Tony McDevitt, 499 Slippery Rock Way – Mr. McDevitt said he has heard a lot of good comments about all of this and he knows there are needs for low income type housing. Mr. McDevitt said when we first got married, we lived in a complex like that. Mr. McDevitt said as a matter of fact, a lot of things were leading to one thing in particular and that nobody here has really said and that is we moved down here as retired and most people in the area are retired. Mr. McDevitt said whenever HUD housing like

that comes in, it usually lowers the value of the housing around it and that is one thing that none of us want. Mr. McDevitt said none of us can really afford to have our values drop. Mr. McDevitt said like he said, nobody has really said anything about that but we don't want our values to drop. Mr. McDevitt said everything that has been talked about, please get out. Mr. McDevitt said we don't want the values of our housing drop because of a complex like this.

Ms. Beth Adams, 13 Bayberry Circle – Ms. Adams said she would like to thank you for holding this meeting and for allowing us to speak. Ms. Adams said she has lived down here for eight years now and came from up north like a whole lot of us. Ms. Adams said she was a paramedic up north for twelve years. Ms. Adams said in that time, she saw a lot of HUD projects go in and unfortunately it got, not at first, but ultimately it ended up with somebody moving in and then their kids moving in and then their kids have kids and move in. Ms. Adams said the initial renter wasn't a problem, it was the extended family to the point we were not permitted to even go into the complex without police back up. Ms. Adams said does she see that happening in the immediate future, no. Ms. Adams said does she see it happening long term, she has seen it happen over and over again. Ms. Adams said she also knows as her understanding from reading the initial proposal, it was to help draw in businesses. Ms. Adams said as a business owner she is going to say who are the type of people in the immediate area, is she catering to college kids, seniors, who is she catering to. Ms. Adams said and now she is going to go uh, HUD. Ms. Adams said she doesn't want her business near HUD. Ms. Adams said she doesn't want to take on the liability. Ms. Adams said with that being said and her piece of mind, she also looks at the basic infrastructure. Ms. Adams said we do not have public transportation which means how would anybody that lived in there go back and forth to work if they do not have their own vehicle. Ms. Adams said we do not have businesses in the immediate area that would sustain that many additional people that are trying to work, trying to go to work and trying to get out of low-income housing. Ms. Adams said they are going to go to Wilmington or Myrtle Beach, that is where the types of jobs are that are going to support them. Ms. Adams said we are known as a retirement community, even though we have single families here. Ms. Adams said the school bus system, the school itself, these classroom sizes are getting out of hand as it is which means now we have to employ more teachers, we have to build more schools. Ms. Adams said we already don't pay our teachers enough, where are we going to come up with the income to pay additional teachers. Ms. Adams said our taxes are not slowly going up, they are going up by leaps and bounds. Ms. Adams said putting in a complex that houses, generally speaking lower income families, it's her understanding that their rent is based on their income and it's on a sliding scale based on their income. Ms. Adams said they are not paying nearly the taxes the rest of us are and she is retired. Ms. Adams said by what it says she can make in order to get into this low-income housing, she would be unqualified, she would absolutely qualify for that and yet she is making her mortgage payment every month. Ms. Adams said if you look at the rentals we have in the area, it's \$600.00-\$800.00 for a couple of bedrooms. Ms. Adams said if you can afford \$600.00 at this place, you can afford \$600.00 or \$800.00 and support us. Ms. Adams said it is her understanding that the corporate headquarters of the company is out of Maine, is that correct. Mr. Scantland said no ma'am, it is out of Lewisville, NC. Ms. Adams said the LLC that is on the application, where are those addresses out of. Mr. Scantland said that is the owner that is considering buying the section from the property owners on Highway 17. Ms. Adams said they are the ones that own the property and Mr. Scantland said it is his understanding that he is a part-time resident here. Ms. Adams said she understood it was there and also an office in Wilmington. Mr. Scantland said he doesn't know about that. Ms. Adams said is it possible as she saw online a 15-page application that broke everything down, giving a description of the property and proposal for building, is it possible to get copies of those, as they should in fact be public domain. Mr. Mendenhall said yes, copies are available in the front office. Mrs. Hewett said they are available and yes, it is public record. Ms. Adams said thank you very much for hearing her concerns today.

Mr. Scantland said if he may Chairman, there have been many comments made in reference today to HUD housing and this is not a HUD development. Mr. Scantland said just to be clear on that so we don't continue to hear those comments.

Mr. Jeff Messer, 706 Pipit Pl. – Mr. Messer said he is a real-estate broker here in the area and sells a lot of homes here as well as commercial. Mr. Messer said he has been in real estate for about 37 years and also teaches real estate, all the courses including real estate appraisal. Mr. Messer said one of the things that has not been addressed so far is the principle of highest and best use. Mr. Messer said any appraiser would certainly, when looking at a project like this, entertain the principle of highest and best use. Mr. Messer said the highest and best use for that property is not multi-family. Mr. Messer said he sold real estate in Dallas, Texas for 25 years and he can tell you he has been through many of these types of hearings and he has also represented the owners at these types of meeting as well. Mr. Messer said he can tell you when you look at that, in fact, you as Commissioners need to be thinking about what is the highest and best use of that property. Mr. Messer said it's not about low-income housing, it's not about multi-family, it's what is the highest and best use of that property. Mr. Messer said when the owner of the property says he made numerous attempts to sell the property and can't get other people to entertain the purchase of the property, there could be a lot of reasons for that. Mr. Messer said he could be an owner that is asking so much money for the property that prohibits certain retail, restaurant or other development opportunities. Mr. Messer said as you sit here today, certainly you guys have to be thinking about tax base, what is the future revenue of the project that goes on the property, how will it benefit the rest of the community, what will be its impact on real estate values. Mr. Messer said he knows you have heard a lot of opposition talking about low income housing and HUD housing and things of that nature but here is the real issue before you, what is the best use for that particular property. Mr. Messer said is the highest and best use multi-family and how is that going to affect the future of economic growth of the area. Mr. Messer said how is it going to impact the homeowners and residents of the area. Mr. Messer said he certainly thinks as a potential purchaser, when you see this much opposition towards a project, he can assure that if you were a Walmart, when you see this much opposition, you might rethink your plans and look at other locations. Mr. Messer said not try to force a situation on a community, that may not be in the best interest of a community in a long-term planning situation. Mr. Messer said he does think there are other uses for that and he dares to say that you could not get any commercial appraiser in Brunswick County that would come here before you and say the highest and best use of that particular property is multi-family, it's not. Mr. Messer said he thinks that's a good place to start, look at and think through. Mr. Messer said do we choose to move forward and create tremendous opposition in the community, which could lead people to decide they have had it and start moving out of Carolina Shores and causing that exodus. Mr. Messer said which would devalue properties and that's not a scare tactic, that's a possible reality. Mr. Messer said certainly when the tax base goes down, that means you are going to have to raise taxes on the ones that are left here all because of a poor decision and maybe to quick of a draw of the development on that particular piece of property. Mr. Messer said he would encourage you to look at the highest and best use and give that some serious consideration. Mr. Messer said if the gentlemen would like to do a development and benefit on the property, he might rethink instead of multi-family, there are other options. Mr. Messer said there would be better utilization and create less issues then what have been raised here today, thank you for your time.

Ms. Ellen Pecina, 77 Calabash Drive – Ms. Pecina said first she would like to thank you for letting us speak. Ms. Pecina said she is a little concerned because they don't have very much background information and she is not sure if it was or wasn't published in the Brunswick Beacon. Ms. Pecina said she didn't see anything about this for the longest time until she started digging on Nextdoor.com to find out what's going on in the community. Ms. Pecina said she would really appreciate and she thinks it is your responsibility to disseminate information about this and the background and whatnot, so that everybody is informed in the community. Ms. Pecina said she is a little confused about the HUD and Section 8. Ms. Pecina said she really doesn't know anything about that and is this a Section 8? Mr. Scantland said no, it is not a Section 8 development. Mr. Scantland said let's be clear about that. Mr. Scantland said that individuals on Section 8 vouchers are able to rent if they qualify. Ms. Pecina said do we have any of these HUD communities here in Brunswick County currently and Mr. Scantland said

yes. Chairperson Brown said there is one in Shallotte and Ms. Pecina asked how that is going. Chairperson Brown said he can't answer that. Ms. Pecina said information like this would be really important for the community so that we can make a decision. Ms. Pecina said at the end of the day, the Planning Board doesn't make the decision, it's the Board of Commissioners, is that correct and Chairperson Brown said that is correct. Ms. Pecina said she agrees with the gentleman here that the stormwater is the biggest deal here. Ms. Pecina said we know FEMA came in and rezoned over in the northwest which is where they are contemplating building. Ms. Pecina said it was rezoned over in Oakbark and that area and that has really hurt us. Ms. Pecina said it has increased our wind and hail insurance and probably made some people look in other areas instead of looking here. Ms. Pecina said of course, the infrastructure. Ms. Pecina said we haven't done anything with roads and everybody knows about where the water is going now and they have that huge development they are building in Little River. Ms. Pecina said she would have to say that she would appreciate a lot more information and how is that information going to be disseminated. Mrs. Hewett said when we receive a rezoning application, which is the case here, it first goes to the Planning Board and a copy of that full application and paperwork is actually located on the Town's website. Mrs. Hewett said it was posted there for the Planning Board. Mrs. Hewett said anybody can go to the website and see it there. Mrs. Hewett said we can also give you a copy here. Mrs. Hewett said in addition to that, the Planning Board acts as the Advisory Board to the Board of Commissioners. Mrs. Hewett said as of this point, the Public Hearing has been scheduled for April 4, 2019 at 2:00 pm. Mrs. Hewett said there are North Carolina State Statutes that dictate when we do things. Mrs. Hewett said backing up to what she originally said, the information pertaining to this rezoning has been posted on the Town's website and is available out in the lobby. Mrs. Hewett said for the Board of Commissioners meeting, there are a few items that have to happen. Mrs. Hewett said not less than 10 days and no more than 25 days before the Public Hearing of the Board of Commissioners, we have to post signs on the parcels which have been done, you have probably seen them out there. Mrs. Hewett said we also have to run an ad in a paper of general circulation for two consecutive weeks, that first ad will be in the Brunswick Beacon this week and the following week. Mrs. Hewett said the next part is that we have to notify any adjoining property owners of the Public Hearing. Mrs. Hewett said those letters/notices have gone out to 208 property owners. Mrs. Hewett said there is a process that we have to go through according to State Statutes. Mrs. Hewett said that is how the information gets disbursed. Mrs. Hewett said we send out the Public Hearing Notices to communities and individuals via the website and webmail. Ms. Pecina said that is for the hearing, as far as the information being disbursed, is that going to be on the website. Mrs. Hewett said are you referring to the packet regarding the rezoning. Ms. Pecina said information for the community so we can understand. Mrs. Hewett said yes, it has been posted on the Towns website. Ms. Pecina asked where to find the information on the website. Mrs. Hewett said go to the [www.townofcarolinashoresnc.com](http://www.townofcarolinashoresnc.com), go to Planning Board, go to Agendas and it will say 2019, click on that and the link is there for the March 20, 2019 agenda packet of the Planning Board. Mr. Mendenhall said it is a PDF and it starts on Page 4. Mr. Mendenhall said what the public needs to keep in mind is that what you will see on the website is exactly what we are looking at right now. Mr. Mendenhall thanked the Clerk.

Mr. George Mangum, 892 Corn Planters Circle – Mr. Mangum said one major concern he has is fire protection for this huge complex. Mr. Mangum said he has lived here since 2006 and in that time, we have lost two restaurants in the strip mall in the Town of Calabash that were less than 500 yards from the fire department. Mr. Mangum said that would be a major concern and also evacuation in case of an emergency. Mr. Mangum said he just wanted to put that out there.

James Halla, Lighthouse Cove – Mr. Halla said he loves this town, this is a nice town. Mr. Halla said you guys are doing a great job, you get big bucks to be the Planning Commission. Mr. Halla said you had a chance Chairman today to be the most famous Chairman of the Planning Commission. Mr. Halla said you should have taken this meeting outside, you had 150 people in the parking lot. Mr. Halla said you had over 410 people as of 10:00 pm last night sign a petition that said we don't want HUD housing.

Mr. Halla said how many people live in Carolina Shores. Mr. Halla said why are we spending anymore time on this. Mr. Halla said the dogs don't like it and if the dogs don't like it, they are not going to eat it, we don't want HUD housing, you guys have better things to spend on your time. Mr. Halla said you have another problem. Mr. Halla said do you know there is sewage at 102% capacity that has broken down twice in the last three weeks. Mr. Halla said do you know the future sewage facility in Bolivia has been postponed for the third time. Mr. Halla said you guys have been talking about wastewater, we are going to have a lot of wastewater if something doesn't happen with our community sewage in this County. Mr. Halla said we keep approving these new communities like we have now at the end of Lighthouse Cove, which is now going to have the density of twice of what we have on the first part. Mr. Halla said we have to concern ourselves with the water and the sewage capabilities because when the County fails, you guys who have done due diligence, that have worked hard to do your job, are going to look back in the eyes of your consumers in this Town. Mr. Halla said anyway, thank you for a nice job.

Mr. Bob Breen, 222 Pilothouse Place – Mr. Breen said sir, the stats you are talking about is when you have retail establishments on one level and you have housing units above, that's the stats you're talking about with your plan. Mr. Breen said believe him, he is good on stats. Mr. Breen said you have retail establishments down and housing above, that works in North Carolina, it works in Myrtle Beach and if you don't have a plan like that, it won't work here. Mr. Breen said that if anybody else has a petition, hand them in please. Thank you.

Lisa Corradi, 539 Wampee Street – Ms. Corradi said she read through the rezoning application online and she has a couple of questions. Ms. Corradi said on page 7, it says it is for Conditional Use could you explain what that condition is or Conditional Use is. Mr. Mendenhall said as part of this rezoning request, it is currently zoned Highway Commercial and the applicant has several options. Mr. Mendenhall said staff has suggested to the applicant that a by right, straight rezoning where they could do any type of multi-family without conditions is not the right way to go given all the concerns here. Mr. Mendenhall said not saying it would be approved one way or another. Mr. Mendenhall said in order to address these concerns, the thought process is that if the zoning is approved, that's up to the discretion of the Planning Board and Board of Commissioners; that there needs to be conditions put on the property limiting the number of units, talking about the buffer between the neighbors and points of egress and ingress. Mr. Mendenhall said this is a two-step process. Mr. Mendenhall said it is not permitted by a straight out by-right, it's permitted by Conditional Use. Mr. Mendenhall said in a timeline scenario, first you have to get it zoned properly and that is what this whole procedure is about. Mr. Mendenhall said if it gets zoned properly in the end, it has to come back around and we have to work out the conditions. Mr. Mendenhall said the site-specific plan, number of units and all these items are tied to the property, their hands are tied to that. Mr. Mendenhall said that is what it means by Conditional Use. Mr. Mendenhall said even if the rezoning is approved, the Conditional Use is a whole other series of hearings that have to occur. Mr. Mendenhall said that's a safeguard that staff thought would be a prudent thing to suggest to this applicant. Mr. Mendenhall said he's sure the applicant doesn't think that the Conditional Use is the easiest thing, it's a whole other expenditure on his part, tying his hands but out an abundance of caution, that is what staff has recommended to him realizing there are all sorts of concerns. Ms. Corradi said her second question is that on the paperwork, it shows something about being 84 or 87 units and squares that go round and round and round and end up at 99; is it a 99-unit facility or 84-unit facility. Mr. Mendenhall said that is a great question. Mr. Mendenhall said that is the preliminary plat that we talked about earlier, that is for a different project. Mr. Mendenhall said that is the preliminary plat for Lighthouse Cove Phase 2. Mr. Mendenhall said when you go back and look at the packet, look at page 4 and it is 84 units. Ms. Carradi said so the first few pages are not for this project and Mr. Mendenhall said no, it is a whole separate proposal, project and on a different side of Town. Ms. Corradi said the paperwork says it will provide affordable housing for those who work in the community. Ms. Corradi said her daughter and boyfriend came down here to be with us and they tried for a year to find employment and they could not. Ms. Corradi said they had to go 45 minutes away to get a job and she had to go to Sunset Beach to work in a Food Lion for a girl that

has a college education. Ms. Corradi said they moved back and it was a great disappointment for them. Ms. Corradi said you take that space away and change it and its not commercial, you're limiting where commercial can go and families coming in can work. Ms. Corradi said it kind of looks like it defeats the purpose. Ms. Corradi said you say housing brings commercial businesses to the area but where is that commercial going to go. Ms. Corradi said she would like to see the data where it shows commercial will come in if you build a housing complex. Ms. Corradi said we do need to have more commercial property available for people to build on. Ms. Corradi said she personally, we are all getting older and maybe we go to Shallotte to shop or maybe we go to South Carolina to shop and there goes our tax money instead of putting it here. Ms. Corradi said if there were commercial properties here, then our tax money would stay here and we don't have to go as far to get the things that we need. Ms. Corradi said growing up her mother did not have a car and she had to walk to work and the work had to be in the immediate area. Ms. Corradi said as she said earlier, there is no work in the immediate area. Ms. Corradi said if you are going to put low-income, Section 8, and she doesn't care what you want to call it, any kind of housing where people do not have the funds that other people may have; they need to have employment near them and they need to have public transportation. Ms. Corradi said neither of those things are here. Ms. Corradi said to take something and rezone it from Highway Commercial to housing, it defeats the purpose. Ms. Corradi said she is sorry those people can't get the kind of money they want but that is just the way it goes. Ms. Corradi said people just can't be dropped there if there's no transportation or employment. Ms. Corradi said she hopes the Board considers that and she employs you to keep it zoned Highway Commercial and not rezone it.

Mr. George Grant, 276 Carolina Farms Blvd. – Mr. Grant said is there criteria that would reject this application as the whole community is saying we don't want this. Mr. Grant said what is the whole community going to do, it looks like today the whole community doesn't want this. Chairperson Brown said we do have to give Mr. Scantland his day with this proposal before we can make any kind of decision. Chairperson Brown said we heard all the voices but we also need to hear his too. Mr. Grant said the property tax base that you are going to get from commercial compared to the tax base that you are going to get from this development, has that even been looked at, he thinks you should. Mr. Grant said in his opinion, you would get more property tax in commercial than in residential development. Chairperson Brown said all of those things will be taken into consideration before there is any decision made. Mr. Grant said thank you.

Ms. Susan Davenport, 431 Seneca Street - Ms. Davenport said she has comments too but she would prefer to make her comments when we do the next meeting. Ms. Davenport said all she would like to say is that all the comments that have been made here envelopes everything she has seen on Nextdoor.com that is being talked about. Ms. Davenport said she hopes that all of you will make these same comments at the next meeting, so that everyone can hear them.

Chairperson Brown said Mr. Scantland you would like to table this presentation for now and you're going to have a revised presentation. Mr. Scantland said at this point, he would still request that we table discussion for now and reschedule for your next regularly scheduled Planning Board meeting, which would be in April. Chairperson Brown said that would be the workshop in April because our next regular scheduled meeting is this Monday. Mrs. Hewett said just a point of clarification, your workshop meeting is technically a regular meeting. Chairperson Brown said the next meeting is this Monday correct and Mrs. Hewett said that is correct. Mr. Mendenhall said it's safe to say Mr. Scantland is requesting April. Mr. Mendenhall said if we are going to pursue this other venue, we have to check with what their schedule is and he doesn't want to give anybody a date for the next regular meeting of the Planning Board because that facility may not be available. Mr. Scantland said okay. Mr. Mendenhall said what we need to do is encourage the public that if you are not on our Sunshine List or you're not getting information, he feels like you got information in some type of way because that is how you got here but don't get set that it is the next meeting because it may be a Special Called Meeting. Mr. Mendenhall said that facility may not be available. An audience member asked how they will be

notified. Mr. Mendenhall said we have this thing called the Sunshine List and you can get on that list and get all of our Public Notices and notifications. Mr. Mendenhall said a Special Called Meeting won't be on the regular meeting calendar, it will be a special notice going out. Mr. Mendenhall said that is something you all need to be aware of today, either get on the Sunshine List or if you have one person at your HOA that got you here, maybe just that one person needs to be on from the HOA and push that information out. An audience member said he has been here for three years and has never heard the term Sunshine List. Mr. Mendenhall said the Sunshine List is a thing in North Carolina where you can get your name and your contact information on a list and every type of Public Notice that goes out gets pushed out via that list. Mr. Mendenhall said it is throughout North Carolina and you can be on every Sunshine List in the state if you have a mind to. Mr. Mendenhall said you can see the Town Clerk about that. Mrs. Hewett said a Public Notice would also be posted on the website and that would leave it to your responsibility to go the website and check to see what meetings are coming up that are Special Called Meetings. Mr. Mendenhall said the easiest way to do it is if you have a HOA or a neighborhood group, you all got tied into some kind of notice here; get that one person to get on the Sunshine List and they can go through all these notices. Mr. Mendenhall said we have all kinds of notices over drainage, resources and some of it you will be interested in and some of it you won't be. Mr. Mendenhall said let that person filter through it and push out what interests the group or you will all get a lot of notices. Chairperson Brown said to Mr. Scantland, you are going to find a venue that will accommodate hundreds of people. Chairperson Brown said that is what we are dealing with here and we would love for them to all be there to hear the presentation and hear what the Planning Board has to say before we make any decisions. Mr. Scantland said he appreciates it. Chairperson Brown said okay, we will be in touch. Chairperson Brown said we don't have a date set as of yet because it could be a Special Called Meeting.

CHAIRPERSON BROWN MADE A MOTION TO TABLE THE CONSIDERATION OF REZONING FROM HC TO PRD – A PORTION OF PARCEL ID 2400001405 LOCATED AT 9810 OCEAN HIGHWAY WEST AND A PORTION OF PARCEL ID 2250006301 LOCATED AT 9698 OCEAN HIGHWAY WEST UNTIL WE HAVE ANOTHER MEETING ABOUT IT. ALTERNATE MEMBER FARIA SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

None

MEMBER CAMPBELL-GROTHER MADE A MOTION TO CANCEL THE PLANNING BOARD MEETING OF MONDAY, MARCH 25, 2019 AT 3:00 PM DUE TO LACK OF BUSINESS. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY MEMBERS BROWN, CAMPBELL-GROTHER, POWELL AND HAPNER AS YES AND ALTERNATE MEMBER FARIA AS NO.

Adjourn:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO ADJOURN THE MARCH 20, 2019 PLANNING BOARD MEETING AT 12:30 PM. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

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Chairperson

Submitted by:  
Nicole Hewett, Town Clerk