

TOWN OF CAROLINA SHORES
Planning Board
Workshop Meeting Minutes
July 18, 2018
11:00 a.m.

At 11:00 a.m., Chairperson Mark Brown called the July 18, 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 and Daniel O'Reilly. Also, present: Jon Mendenhall, Town Administrator; Commissioner Joseph J. Przywara Liaison and Nicole Hewett, Town Clerk.

Absent: Alternate Member Pamela Faria

Alternates in Public Attendance: Alternate Member Normand Neligon

Approval of Minutes:

None

Administrative Reports:

Farm at Brunswick - Mr. Mendenhall said Phases 13 and 14 are under construction. Mr. Mendenhall said there are about ten units that have got building permits in Phase 13 and are working on a batch of about ten more for either Phases 13 or 14. Mr. Mendenhall said they are trying to strategically place of all those.

Calabash Lakes - Mr. Mendenhall said they are working in Phase 5, which is the paired ranch section in the back half of that loop. Mr. Mendenhall said they are still working in Phase 4 with the horizontal type construction.

Village at Calabash – Mr. Mendenhall said we have a couple of individual units going on in there. Mr. Mendenhall said in regards to Pork Chop at the last Board of Commissioners meeting, there was a text amendment approved allowing indoor pet pigs such as Pork Chop.

Sunfield Drive and Pinewood Drive – Mr. Mendenhall said we are still working on Sunfield Drive. Mr. Mendenhall said we have replaced culverts and are getting ready to pave. Mr. Mendenhall said we are pulling some roadside ditches on Pinewood Drive. Mr. Mendenhall said with the rain, we need to let things dry out so we don't have a muddy mess but we are making progress.

Carolina Shores Neighborhood – Mr. Mendenhall said we don't have a lot going on there and we have had no development inquiries at the present time.

Beacon Townes – Mr. Mendenhall said we are working on a couple of HOA issues and trying to get an easement for drainage and the greenway. Mr. Mendenhall said the greenway isn't going so well but the drainage is.

Chairperson Brown said he knows we have had a few problems with some flooding because of the construction and asked if any of that was still going on. Mr. Mendenhall said none has been reported at the present time.

Joint Meeting – Mr. Mendenhall said the Planning Board has done very well and the Comprehensive Plan was approved at the July 2018 Board of Commissioners meeting. Mr. Mendenhall said the thought process is that you worked very hard and it may be time to sit down at a joint meeting with the Board of Commissioners and get your thoughts about the future and what you would like to see be done and worked on. Mr. Mendenhall said you did the Comprehensive Plan and a bunch of rezoning. Mr. Mendenhall said you probably haven't had a joint meeting in a year or so. Mr. Mendenhall said it may be time to sit down and talk about things and where we are and where you want to go and celebrate your success. There was discussion on the dates of September 19th and 24th. Mr. Mendenhall will check with the Board of Commissioners. Mr. Mendenhall said there has been thought about bringing in food to celebrate your success.

Commissioner Przywara said he did bring up the fact to the Board of Commissioners that the Planning Board did not endorse changing the Ordinance. Commissioner Przywara said there was no Ordinance by anybody else that could be found in this County against swine. Commissioner Przywara said that Mr. Mendenhall created a unique Ordinance that had a lot of limitations on it. Commissioner Przywara said that the Commissioners sided with it and he was the only no. Member Campbell-Grothe said she has not read the Ordinance yet but does it only apply to pigs. Member O'Reilly asked if he was correct in saying that they had to be spayed and neutered and Mr. Mendenhall said no. Mr. Mendenhall read Ordinance 19-1, Chapter 81 Animals, Section 81.06 "It shall be unlawful for any person to raise, keep or maintain any swine, except as a domesticated in-door personal pet subject to leash laws, within the town." Member O'Reilly said he doesn't see anything wrong with it and Member Powell said she didn't either. Member Campbell-Grothe asked what if somebody comes in and wants a pet tiger or alligator, do we have to do those individually. Chairperson Brown said that Mr. Mendenhall said that there is somebody at Lighthouse Cove who wants to bring in beehives. Member O'Reilly said unfortunately bees are becoming extinct and Chairperson Brown said he understands that. Chairperson Brown said we don't know if he wants to do this as a business and sell honey. Member Hapner said you would have someone on either side of you and you wouldn't be able to use your property because of the bees and possible allergic reactions. Member O'Reilly asked if it was going to be a hobby or a business. Chairperson Brown said it hasn't come that far yet; it was just something he wanted to bring up. Mr. Mendenhall said he doesn't want anybody to think that there isn't any prohibition against wild animals because there is a whole section on that under Title 8. Mr. Mendenhall said it prohibits vicious animals, wild animals such as lions, tigers, leopards, bobcats, bears, deer or any animal that has the propensity to attack a person. Chairperson Brown said we did have an Ordinance that said no swine and that Ordinance could be changed too. Mr. Mendenhall said all Ordinances can be changed. Chairperson Brown said he didn't want to dwell on it though. Member O'Reilly said Boas could be dangerous.

Chairperson Brown said you were talking before about Carolina Shores North and Ocean Forest and asked if there was any movement on that. Mr. Mendenhall said we are studying Carolina Shores North and anticipate that study being done in about thirty days. Mr. Mendenhall said we will have to have a joint meeting with them and our Economic Development Commission to decide how they want to move forward. Mr. Mendenhall said Ocean Forest has backed out. Mr. Mendenhall said we spent time and money studying it and we received a letter saying they were no longer interested. Member O'Reilly asked if they gave a reason as to why they back out and Mr. Mendenhall said no.

Chairperson Brown asked about the Flood Maps and the Flood Damage Prevention Ordinance. Mr. Mendenhall said they were both approved at the July meeting of the Board of Commissioners. Mr. Mendenhall said there were some public comments regarding these items. Member Campbell-Grothe said a lot of people commented on the letter they got.

Member O'Reilly asked about the lot that was purchased on Highway 17 and if it was going to be used as flood control also. Mr. Mendenhall said we did not purchase it; it got sold out from underneath us. Mr. Mendenhall said we had a dispute with the Real Estate Agent. Mr. Mendenhall said essentially

what they were trying to do was to twist our arm for more money at like the 11th hour. Mr. Mendenhall said we lost the grant because of that too, it was upsetting.

New Business:

None

Public Comment:

Commissioner Joseph J. Przywara, Liaison to the Planning Board – Commissioner Przywara said he just wants to reiterate what Mr. Mendenhall said. Commissioner Przywara said the Commissioners had nothing but great comments about the work that the Planning Board has done on the Comprehensive Plan and everything. Commissioner Przywara said Mr. Holland also complimented the Planning Board on a great job. Commissioner Przywara said he wanted to be sure that the Planning Board knew they were recognized for that. Chairperson Brown said thank you.

Chairperson Brown said we have nothing on the agenda for the Planning Board meeting on July 23, 2018 and asked the Planning Board if they wanted to cancel that meeting.

MEMBER O'REILLY MADE A MOTION TO CANCEL THE JULY 23, 2018 PLANNING BOARD MEETING DUE TO LACK OF BUSINESS. MEMBER CAMPBELL-GROTHER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Adjourn:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO ADJOURN THE JULY 18, 2018 PLANNING BOARD MEETING AT 11:16 PM. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole Hewett, Town Clerk