

## TOWN OF CAROLINA SHORES

### Planning Board

### Meeting Minutes

August 27, 2018

3:00 p.m.

At 3:00 p.m., Jon Mendenhall, Town Administrator called the August 27, 2018 Planning Board Meeting to order. The Pledge of Allegiance was recited and there was a moment of silence. The following members attended: Kathryn Powell, Ruth Ann Campbell-Grothe, Daniel O'Reilly and Alternate Member Pamela Faria. Also, present: Jon Mendenhall, Town Administrator; Commissioner Przywara, Liaison and Nicole Hewett, Town Clerk.

Absent: Chairperson Mark Brown and Vice-Chairperson Greg Hapner

Alternates in Public Attendance: Normand Neligon

#### **Nomination of Chairperson:**

Mr. Mendenhall said Chairperson Mark Brown and Vice-Chairperson Greg Hapner are both absent. Mr. Mendenhall said it would be prudent at this time for the Board to elect a presiding officer. Mr. Mendenhall said he will take nominations from the floor and then go from there.

MEMBER POWELL MADE A MOTION TO NOMINATE MEMBER CAMPBELL-GROTHE AS THE PRESIDING OFFICER OF THE AUGUST 27, 2018 PLANNING BOARD MEETING. MEMBER FARIA SECONDED THE MOTION. MR. MENDENHALL ASKED MEMBER CAMPBELL-GROTHE IF SHE ACCEPTED. MEMBER CAMPBELL-GROTHE ACCEPTED AND MR. MENDENHALL ASKED IF THERE WERE ANY OTHER NOMINATIONS FROM THE FLOOR AND WITH NO FURTHER NOMINATIONS, MR. MENDENHALL CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

#### **Approval of Minutes:**

MEMBER O'REILLY MADE A MOTION TO APPROVE THE PLANNING BOARD MEETING MINUTES OF JUNE 25, 2018 AND JULY 18, 2018. MEMBER POWELL SECONDED THE MOTION. CHAIRPERSON CAMPBELL-GROTHE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

#### **Administrative Reports:**

Farm at Brunswick - Mr. Mendenhall said the Farm at Brunswick has two preliminary plats that are outstanding and he anticipates them coming to the Town towards the end of the calendar year. Mr. Mendenhall said these are for the last two phases, which are Phases 16 and 17. Mr. Mendenhall said the Farm at Brunswick also has three final plats in which action will need to occur. Mr. Mendenhall said Phase 15 will occur between now and the end of the calendar year. Mr. Mendenhall said Phases 16 and 17 will be bonded out and there will be final plats probably in a year's time. Mr. Mendenhall said possibly by October of 2019, the Farm at Brunswick will be complete.

Lighthouse Cove – Mr. Mendenhall said Lighthouse Cove has redesigned their stormwater pond in response to issues with some topography. Mr. Mendenhall said they are moving it from the middle to the Village at Calabash side and taking all that water that everyone was so concerned about going behind their houses and taking it to the end of the site so all those concerns were alleviated and addressed. Mr. Mendenhall said it is going to change the setbacks and they are planning to come before

you probably in September to get that plan looked at and moving that pond. Mr. Mendenhall said so they listened and they are coming back to you with that.

Joint Meeting with Economic Development Commission – Mrs. Hewett said in regards to the Planning Board and Economic Development Commission, we would like to have a joint meeting on September 24, 2018 at 3:00pm which is the Planning Board’s regular scheduled meeting. Mrs. Hewett said the purpose of that meeting would be to discuss future planning for the Town of Carolina Shores. Mrs. Hewett said we feel that the Planning Board and the Economic Development Commission work so well together that we would like to have you meet jointly and see what direction everybody wants to go in and how to get there.

**New Business:**

Consideration of Calabash Lakes Final (Bonded) Plat Phase 4 – Mr. Mendenhall said what you have here is the final bonded plat for Phase 4 at Calabash Lakes. Mr. Mendenhall said the bond amounts have been looked at by the third-party engineer and deemed sufficient. Mr. Mendenhall said so we would recommend approval. Chairperson Campbell-Grothe asked if there were any discussion or questions and the Planning Board reviewed the map. Member O’Reilly asked about the stormwater pond and Mr. Mendenhall said he thinks one may be under construction as we speak. There was small discussion on the possibility of NC 179 becoming a four lane and the implications that would have.

MEMBER O’REILLY MADE A MOTION TO RECOMMEND TO THE BOARD OF COMMISSIONERS THE APPROVAL OF CALABASH LAKES FINAL BONDED PLAT PHASE 4. MEMBER FARIA SECONDED THE MOTION. CHAIRPERSON CAMPBELL-GROTHER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Member O’Reilly asked about the water tower and heard the deal fell apart. Mr. Mendenhall said no, it is still on. Mr. Mendenhall said we don’t have an agreement yet with the County and the Board of Commissioners. Mr. Mendenhall said it takes time to get the paperwork done.

**Public Comment:**

Commissioner Przywara – Commissioner Przywara said he and the Mayor won’t be available for the meeting in September.

**Adjourn:**

MEMBER POWELL MADE A MOTION TO ADJOURN THE AUGUST 27, 2018 PLANNING BOARD MEETING AT 3:12 PM. MEMBER O’REILLY SECONDED THE MOTION. CHAIRPERSON CAMPBELL-GROTHER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

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Chairperson

Submitted by:  
Nicole Hewett, Town Clerk