

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
October 22, 2018
3:00 p.m.

At 3:03 p.m., Chairperson Mark Brown called the October 22, 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 and Daniel O'Reilly. Also, present: Jon Mendenhall, Town Administrator; Commissioner Joseph J. Przywara, Liaison and Nicole Hewett, Town Clerk.

Absent: Member Greg Hapner and Alternate Member Pamela Faria

Alternates in Public Attendance: Normand Neligon

Approval of Minutes:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO APPROVE THE PLANNING BOARD MEETING MINUTES OF AUGUST 27, 2018. MEMBER O'REILLY SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

Hurricane Florence - Mr. Mendenhall said we are glad we survived Hurricane Florence. Mr. Mendenhall said we appreciate everyone's patience with the electricity being out and all of the debris that has been collected and disposed of. Mr. Mendenhall said we have about six months to go of permanent repair, primarily our canals and the ditches need erosion control fixes, armoring and de-mucking. Mr. Mendenhall said it will be a while and we need everyone's patience as we go through that.

Beacon Townes – Mr. Mendenhall said Beacon Townes is complete and they are being taken over by their Home Owner Association, meaning that the builder is no longer part of the HOA Board. Mr. Mendenhall said it will be resident controlled.

The Farm at Brunswick – Mr. Mendenhall said The Farm at Brunswick is moving to a good completion date around 2020. Mr. Mendenhall said we are looking at about a year there.

Calabash Lakes – Mr. Mendenhall said Calabash Lakes is in its last phases and they would like to do one more phase. Mr. Mendenhall said that phase is taking those spots between the townhouses and replacing what were to be townhouse pads to paired ranch products. Mr. Mendenhall said we talked about this when they did the paired ranch work in Phase 5. Mr. Mendenhall said they are calling this Phase 6 and they would like to bring this to the Planning Board in November.

Planning Board November Schedule – Mr. Mendenhall said the Planning Board meeting is scheduled the Wednesday before Thanksgiving and then the regular Planning Board meeting is scheduled for the Monday after Thanksgiving and those are probably the worst dates in November. Mr. Mendenhall said we would like to recommend changing the schedule of the Planning Board meeting to just Wednesday November 14, 2018 at 11:00 am. and cancelling the meetings of November 21st and the 26th.

CHAIRPERSON BROWN MADE A MOTION TO CHANGE THE PLANNING BOARD 2018 MEETING SCHEDULE BY CANCELLING THE MEETINGS OF NOVEMBER 21ST AND 26TH AND CHANGE THOSE TO ONE MEETING ON WEDNESDAY, NOVEMBER 14, 2018 AT 11:00 AM. MEMBER O'REILLY SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mr. Mendenhall said we don't have any further development proposals at the present time. Chairperson Brown asked how the debris clean-up is coming along from the hurricane. Mr. Mendenhall said debris is substantially complete. Mr. Mendenhall said we were hoping to be done on Saturday but we are still hauling odd loads. Mr. Mendenhall said that may continue for a few days but we are mostly complete. Mr. Mendenhall said we have not reduced the debris pile yet; we are waiting on FEMA to look at that to make sure that it is okay to reduce. Mr. Mendenhall said we have to have documentation for reimbursement purposes. Mr. Mendenhall said we are also looking at about six months of repair and that will take some time to do. Member O'Reilly asked about the culvert pipe that is sitting on Sunfield. Mr. Mendenhall said we are going to let a contract to a company by the name of Simmons Construction to do that. Mr. Mendenhall said we are paving half of Sunfield Drive probably within the next ten days, that's what the contract called for and we will do the culvert work as well. Member O'Reilly said he has been looking at them all summer, they have been just sitting there. Mr. Mendenhall said they were originally for the other culvert on Sunfield but there was a utility conflict. Chairperson Brown said as far as the hurricane, he was helping one day to distribute water. Chairperson Brown said they took a couple of loads of water up to Boiling Spring Lakes and a lot of people needed help. Chairperson Brown said it was an awesome day because of the people that helped out. Chairperson Brown said there were kids that helped out that just jumped right in, teenagers and everybody helping. Chairperson Brown said there was a police officer there and he just jumped right in and helped. Chairperson Brown said from what he saw, people really needed help. Chairperson Brown said it was an awesome day and if anybody ever has the chance to help out, it makes you feel good. Mr. Mendenhall said we had 15 inches of rain; nothing like Boiling Spring Lakes and they probably had 30-40 inches. Mr. Mendenhall said Leland had about 30 inches and we had no flooding here. Mr. Mendenhall said there was flooding from the Waccamaw and Caw Caw. Mr. Mendenhall said the Caw Caw backed up. Mr. Mendenhall said we really appreciate people working and giving back. Mr. Mendenhall said the damage in other areas is unimaginable, like a nightmare that won't go away. Mr. Mendenhall said he was talking with some folks in Horry County and the amount of flooding and frequency of flooding that occurred there since Joaquin, it's very sad. Mr. Mendenhall said they have flooded three times in four years. Mr. Mendenhall said each flood worse than the flood that preceded it. Mr. Mendenhall said the road to recovery is going to be long and we can't lose sight of the fact that there are things going on that are maybe more of a priority than they used to be. Mr. Mendenhall said that means maybe some roads need to be elevated, some canals need to be worked on that haven't been worked on in a long time. Mr. Mendenhall said maybe some new canals need to be built for floodwater from the Waccamaw. Mr. Mendenhall said maybe study it some more; we can't keep doing this. Mr. Mendenhall said it's a devastating thing to be flooded once but to be flooded three times. Mr. Mendenhall said or think about the fact that you have never been flooded but let me tell you, the eyes are on this part of the world. Mr. Mendenhall said seeing Brunswick Plantation under water does not help our economic development. Mr. Mendenhall said people see that and you need to think about the resale value of your own house. Mr. Mendenhall said your investment is under threat and that is a very scary thing. Mr. Mendenhall said a success story from here is The Farm at Brunswick. Mr. Mendenhall said no house in The Farm has been flooded yet and that gives you the idea that good design is possible. Mr. Mendenhall said it may be more expensive, it may be more difficult, it may be a number of things that are more complex. Mr. Mendenhall said he thinks that you do need to recognize that there are engineers and designer professionals working on these things. Mr. Mendenhall said Beacon Townes, no flood damage and that is credit to design. Mr. Mendenhall said making sure things are properly elevated and making sure that stormwater is accounted for. Mr. Mendenhall said when this Board asks that stormwater is looked at, it is looked at. Mr. Mendenhall said that is very important and through technical merits, projects can be

made safer. Mr. Mendenhall said you have to make sure that happens. Member O'Reilly asked if this was going to upgrade the building standards. Mr. Mendenhall said that is a question for the State. Member O'Reilly said he thinks this building is rated for 150-200 mile per hour winds and Mr. Mendenhall said maybe. Chairperson Brown said his house was a spec house and already built but his neighbor was from Virginia and would come down every couple of weeks and watch the progress. Chairperson Brown said his neighbor would say with the hurricane clips they put in, this house isn't going anywhere and was very impressed with the construction of everything for this area. Mr. Mendenhall said on a Public Safety side, you can build well and you can elevate and it can be designed well but nobody take that to the bank. Mr. Mendenhall said it is not worth risking your life by staying. Mr. Mendenhall said he wouldn't trust it. Mr. Mendenhall said if you are ever under an evacuation order like for Hurricane Florence, you need to heed it, you don't want to be here. Member O'Reilly said he has some huge trees next to his house and he thinks that the Tree Ordinance needs to be reconfigured on those huge trees. Member O'Reilly said if they fall; his house is done. Mr. Mendenhall said by large, the trees are controlled by the HOA. Member O'Reilly said to your credit, we escaped a bullet and Mr. Mendenhall said that is a higher power. Member O'Reilly said the work that has been done here is incredible, it really is. Mr. Mendenhall said he appreciates him saying that, thank you. Member O'Reilly said we have to give credit where it is due.

New Business:

Consideration of a Revision to the PRD for Landmark at Lighthouse Cove – Chairperson Brown said somebody is doing a good job and asked for a summary of the revision. Mr. Mendenhall said hats off to Frank, he sure you had a lot more damage than we did. Mr. Mendenhall said you need to look at the second sentence of the summary. Mr. Mendenhall said the Board asked them to look at stormwater and they did. Mr. Mendenhall said they did everything they said they were going to do. Mr. Mendenhall said they did some engineering and that's really what precipitated all of this. Mr. Mendenhall said he is going to stop and let Frank Braxton explain the whole summary. Mr. Braxton said we wanted to look at drainage and how it affects the surrounding neighborhoods. Mr. Braxton said when they got the survey back, it gave us some more accuracy and they found some areas that we couldn't mimic like Phase 1 with the stormwater pond in the center of the development on the site. Mr. Braxton said we felt there was a better way and we looked at it. Mr. Braxton said we looked at how we could reposition and redesign the site. Mr. Braxton said instead of having a lot of pipes and having to go back through or do a lot of mass grading, how could we release the water further down the stream, past all of the existing houses. Mr. Braxton said we had a cul-de-sac at the end where we had a stormwater pond so we just switched off. Mr. Braxton said we lost three lots but in this particular case, it's better and there is more of a comfort level. Mr. Braxton said with the survey, they found an existing ditch that separates Phase 1 and Phase 2 and there is also a gravity sewer that exists. Mr. Braxton said the lots in that area are a little shallow. Mr. Braxton said so we are asking that we move from a 25' front yard setback to a 20' front yard setback on those lots and that will resolve the issue. Mr. Braxton said we moved everyone over a little bit as to encroach on the existing channel on Calabash Road. Mr. Braxton said we did what we said we were going to do and he feel comfortable with the drainage at this point. (Summary of Proposed modification of the PRD – Summary: “The proposed modification of the Landmark at Lighthouse Cove Subdivision remain true to the original intent with 3 fewer lots (102 to 99) and an improved engineered drainage and stormwater system. A 5' reduction of the Front Yard Setback is requested for Lots 1-6 and 49-55. There are no changes in the Side or Rear Setbacks.”). Chairperson Brown said to him it looks like it will flow nice with the proposed changes. Chairperson Brown said you have looked out for the neighborhoods as far as stormwater and that is way more important than moving a house 5'. Member Powell said you can respect the changes when you see something like this. Member O'Reilly asked how high the berm was going to be in the back. Mr. Braxton said about 2'. Chairperson Brown said he was okay with it and hearing from Jon this is the way to go, it's just worked out so well. Commissioner Przywara asked if there were any easements for the Town to go back in there, if we need to clean out the ditch? Mr. Mendenhall said currently we do not have an easement on the Calabash Lakes side, it is all

HOA. Mr. Mendenhall said he knows you all gave us an easement to get to The Village at Calabash under the plan. Mr. Mendenhall asked them what they thought about giving the Town an easement from the pond to the front. Mr. Braxton said we could make public easement. Mr. Mendenhall and Mr. Braxton to discuss the easement later on.

CHAIRPERSON BROWN MADE A MOTION THAT UNDER THE REVISION OF THE PRD WE RECOMMEND A FIVE-FOOT REDUCTION OF THE FRONT YARD SETBACK FOR LOTS 1-6 AND 49-55 AND FEWER LOTS FROM 102 TO 99. MEMBER O'REILLY SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

None

Adjourn:

MEMBER O'REILLY MADE A MOTION TO ADJOURN THE OCTOBER 22, 2018 PLANNING BOARD MEETING AT 3:34. MEMBER CAMPBELL-GROTHER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole L. Hewett, Town Clerk