

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
February 27, 2017
3:00 p.m.

At 3:00 p.m., Vice-Chairperson Campbell-Grothe called the February 27, 2017 Planning Board Meeting to order. The Pledge of Allegiance was recited and there was a moment of silence. The following members attended: Greg Hapner, Kathryn Powell, Daniel O'Reilly and Alternate Member Beverly Mayhew. Also, present: Commissioner Bill Brennan; Liaison and Nicole Marks, Town Clerk.

Alternate Members in Public Attendance: Normand Neligon

Absent: Chairperson Mark Brown and Town Administrator, Jon Mendenhall.

Approval of Minutes:

Minutes are postponed until March, 2017.

Administrative Reports:

No Administrative Reports given as Mr. Mendenhall, Town Administrator was not present.

Comprehensive Plan Update – Mr. Dale Holland from Holland Consulting Planners asked if there were any questions or comments on the previous sections given before moving on to the Existing Land Use section, there were none other than the written comments he received this afternoon. Mr. Holland said there are several things in Existing Land Use in Carolina Shores that are very different than what you usually see in a community of 3,000-3,200 people. Mr. Holland said that doesn't mean they are bad or wrong, they are different. Mr. Holland said you are currently a single-family residence and it will most likely continue that way for quite a while. Mr. Holland said when you look at all the vacant land, mostly in the Extra-Territorial Jurisdiction about 40% of that land is zoned for single-family residential use and that is key when we start talking about land use. Mr. Holland said what do you want the configuration of land use to be 10-20 years from now in Carolina Shores. Mr. Holland said you have a large quantity of vacant land, primarily in the ETJ that is going to be developed at some point. Mr. Holland said you are right now a retirement, bedroom community. Mr. Holland said you have less than 2% in your commercial land usage. Mr. Holland said that does a couple of things; it drives people out of town to get goods and services and puts a big burden on land use to pay the bills of Carolina Shores. Mr. Holland said there are some infrastructure issues. Mr. Holland said as he mentioned before most of the vacant land is in the town's ETJ and we have to figure out ways how we get some of that land into the corporate limits as it is developed because a large commercial development that is on Highway 17 and not in the corporate limits is not helping the town's tax revenue, not lessening the financial burden on the town. Mr. Holland said he has heard a lot about traffic issues in town and it doesn't help with the burden on Carolina Shores. Mr. Holland said this section has tremendous impact on where you want to go from here because it is a balancing act. Mr. Holland discussed Manufactured Homes and Modular Homes and what their standards are and will look into the Census information. Mr. Holland discussed pg.2-3, Table

5 and said he will go back through the building permits and look into the information on that table that was provided by the Census and will modify accordingly. Mr. Holland said a couple of things that were mentioned when they conducted the interviews and received on the comment section of the survey was the Town does not have any public meeting or gathering place and no street or pedestrian connectivity. Mr. Holland said when we are discussing future needs, goals and strategies we may want to look at those and we do not have a Central Business District. Mr. Holland said you have less than 1% in multi-family and I suspect you are going to increase that. Mr. Holland said the next portion you get will be discussion on demands for future land use. Mr. Holland said we are at the point in the process that we need to have a mid-project public meeting to present some of this information to the public at large and provide the public input and engage them in the process. Mr. Holland said I would recommend that we do that in March and the question is; if we do it in March, when and where do we want to do it. Mr. Holland said if we have a 150 people, we couldn't have it at Town Hall and I don't think that is an unrealistic turnout. There was discussion on this item. Mr. Holland said as of this morning, we have received 386 completed surveys so we are at 12.6% of your total population. Mr. Holland said I would hope that we could get 15-20%. Mr. Holland said Holland Consulting Planners can do it anytime except Sundays. There was discussion on doing it on a Saturday or before the Planning Board's regular meeting on March 27th. There was a tentative date of Saturday, March 25, 2017 at 10:00 a.m. Member O'Reilly mentioned the South Brunswick Island Center as a meeting place. Mr. Holland said he will discuss it with Mr. Mendenhall and Town staff.

New Business:

Consideration of Farm at Brunswick PRD Revision:

MEMBER POWELL MADE A MOTION TO APPROVE THE CONSIDERATION OF FARM AT BRUNSWICK PRD REVISION. MEMBER O'REILLY SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Vice-Chairperson Campbell-Grothe said they will forward the recommendation to the Board of Commissioners and the Board of Commissioners will hold a Public Hearing on this item on March 9, 2017 at 2:00 p.m.

Public Comment:

Joseph Przywara, 883 Corn Planters Circle: Mr. Przywara said everyone there was interested in the Farm at Brunswick PRD Revision. Mr. Przywara said the only reason I asked that question of Mr. Holland was so I could get an understanding of multi-family.

Adjourn:

MEMBER O'REILLY MADE A MOTION TO ADJOURN THE FEBRUARY 27, 2017 PLANNING BOARD MEETING AT 3:33 P.M. ALTERNATE MEMBER MAYHEW SECONDED THE MOTION. VICE-CHAIRPERSON CAMPBELL-GROTHER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole L. Marks, Town Clerk