

TOWN OF CAROLINA SHORES

Planning Board

Meeting Minutes

March 27, 2017

3:00 p.m.

At 3:00 p.m., Chairperson Mark Brown called the March 27, 2017 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, Greg Hapner, Kathryn Powell and Alternate Member Beverly Mayhew. Also, present: Jon Mendenhall, Town Administrator and Nicole Marks, Town Clerk.

Alternate Members in Public Attendance: Normand Neligon

Absent: Member Daniel O'Reilly and Commissioner Bill Brennan, Liaison

Approval of Minutes:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO APPROVE THE PLANNING BOARD MEETING MINUTES OF JANUARY 18, 2017; JANUARY 23, 2017; FEBRUARY 15, 2017 AND FEBRUARY 27, 2017. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

The Farm at Brunswick – Mr. Mendenhall said the phases in The Farm for the PRD were approved at the last meeting of the Board of Commissioners in March. Mr. Mendenhall said we have already received the plats in for Phases 13, 14 and 15; leaving only two phases left to be platted. Mr. Mendenhall said we feel like construction will start once the engineering plans and plats are approved, sometime in the summer and wrap up in the fall for construction. Mr. Mendenhall said Phases 16 and 17 will probably come before the Planning Board in 2018 or maybe even 2019.

Calabash Lakes – Mr. Mendenhall said right now we are talking with D.R. Horton on Phase 5 at Calabash Lakes which is the last Phase left in that development. Mr. Mendenhall said that is in the planning stage and will be on the Planning Board agenda in April for a PRD rezoning and Development Agreement; very similar to Phase 3 in so far as the existing infrastructure must be removed and we will have to go through the process of tearing out and re-establishing water connections and then building the actual buildings. Mr. Mendenhall said these will be paired ranch units like in Phase 1C. Mr. Mendenhall said they are to fit in with the Townhouse product with a different type of element. Mr. Mendenhall said so it will come to the Planning Board in April and the Board of Commissioners in May and the Public Hearing will be in May. Mr. Mendenhall said we will then go through the long process of engineering plans and you may see construction hopefully in the Fall maybe. Mr. Mendenhall said the paired ranch seems to be a popular product and they are out of them.

Lighthouse Cove – Mr. Mendenhall said Phase 1 has been structurally patched and they are working on curb and gutter now as we speak. Mr. Mendenhall said there will be a 1 ½-2-inch asphalt overlay;

bringing that street up to its final grade. Mr. Mendenhall said at the point the bank will have ended its relationship with that community. Mr. Mendenhall said most of the lots are now under the ownership of H&H Homes. Mr. Mendenhall said so that POA will be standing on its own and there won't be any bonds left and the roads will be complete. Mr. Mendenhall said it will become a complete functioning neighborhood and that is very positive.

Beacon Townes – Mr. Mendenhall said we have two building sites left in Beacon Townes to be built and then that development will be complete.

Goodwill Industries – Mr. Mendenhall said they are needing the cul-de-sac to be complete before they can open.

Beach Window & Door – Mr. Mendenhall said Beach Window & Door are moving in and will probably have a ribbon cutting/welcome to the neighborhood. Mr. Mendenhall asked Ms. Marks if she had any idea of the timeframe and Ms. Marks said I called them but have not heard back from them yet.

Board of Commissioners Board Retreat – Mr. Mendenhall said the Board of Commissioners met last week on March 23rd and went over a lot of budget items and we look forward to implementing all those things in the new fiscal year. Mr. Mendenhall said we are just starting that process.

NCDOT - Mr. Mendenhall said tomorrow is a very important meeting and I encourage you to invite your friends and neighbors regarding the highway discussion that is going to occur at 2:00 p.m. and will be held at the South Brunswick Island Center which is the Community College. Mr. Mendenhall said I can't emphasize enough on how important that meeting is. Mr. Mendenhall said there will be a PowerPoint and question and answer period at the end. Mr. Mendenhall discussed the Sheridan Expressway which was built in the 1960's and how it split and destroyed a neighborhood. Mr. Mendenhall said they are now looking to convert it from an expressway back to a boulevard.

Comprehensive Plan – Mr. Mendenhall said there is no update to give as Mr. Holland is setting up the 4:00 meeting at the college today for the citizen input meeting and is being held at the South Brunswick Island Center. Mr. Mendenhall discussed the Capital Improvement Plan with the Planning Board and will present it to the Board when it is ready.

New Business:

Mr. Mendenhall said there will be New Business next month.

Public Comment:

None

Adjourn:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO ADJOURN THE MARCH 27, 2017 PLANNING BOARD MEETING AT 3:30 P.M. MEMBER POWELL SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole L. Marks, Town Clerk