

TOWN OF CAROLINA SHORES

Planning Board

Meeting Minutes

April 24, 2017

3:00 p.m.

At 3:00 p.m., Chairperson Mark Brown called the April 24, 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 Daniel O'Reilly. Also, present: Nicole Marks, Town Clerk.

Alternate Members in Public Attendance: Beverly Mayhew and Normand Neligon

Absent: Commissioner Bill Brennan, Liaison and Jon Mendenhall, Town Administrator

Approval of Minutes:

None

Administrative Reports:

Comprehensive Plan Update – Mr. Dale Holland from Holland Consulting Planners gave the Comprehensive Plan Update. Mr. Holland asked if there were any further questions or comments on Section 3 and there were none. Mr. Holland said as of today we have received 601 Comprehensive Plan surveys and that includes 26 non-Carolina Shores residents and 4 that were outside Brunswick County. Mr. Holland said so we have 571 in town responses; which represents almost 19% of the population and over 78% of your households. Mr. Holland said I have given you a summary of citizen input, which is divided by neighborhoods and reviewed this item with the Planning Board. Mr. Holland reviewed some of the Comprehensive Plan Survey final results and said all the additional comments are included in the packet (a copy of this packet on file with the Town Clerk). Mr. Holland said my overall reaction to the survey is that Carolina Shores appeared to me to be a pretty happy community; with a bright outlook on the future with some concerns that were obvious without even doing the survey. Mr. Holland said the results are what they are. There was discussion on closing the survey and it was the consensus of the Planning Board to close the survey. Mr. Holland said I am pleased with the participation level of the survey. Mr. Holland said I have given you the text for future population projections and the descriptions of the land use categories that we are showing on the future Land Use Map. Mr. Holland said on page 1 of Section 4, under Population, second paragraph, the first sentence should read through 2035 not 2036. Mr. Holland reviewed the population projections and said Brunswick County is one of the fastest growing counties in the State and the Nation and by 2035 the County should have a 50.7% growth rate and Carolina Shores at 51.7%. Mr. Holland said this is phenomenal. Mr. Holland said a lot of the Town's growth is going to come from the ETJ. Mr. Holland said in the near future, we will do a section on build out with the vacant land in the ETJ and the Town. Mr. Holland said municipalities have lost their ability to have forced annexation, well not totally but almost impossible and our hands are tied. Mr. Holland said we do have voluntary annexation but you usually have to have a carrot; like water and sewer but the Town does not have water and sewer and will have to come up with other incentives. Mr. Holland reviewed the proposed Land Use Map with the

Planning Board. Mr. Holland said we show the driving range on the map as Recreational and I think ultimately, we need to change that from Recreation to maybe Medium or High Density Residential or possibly some Commercial because that land is too valuable and will become more valuable. Mr. Holland said there are 5 lots on the bottom of the map that show High Density but it should be Commercial and we will get that corrected. Mr. Holland discussed the possibility of open space areas for the Town and if the Town purchased property, they could annex the property into the Town. Mr. Holland said we need to seriously look at the demands of recreational use and needs in the Town. Mr. Holland said the Town does not have a central gathering place and he feels very strongly that the Town needs to look at that. Mr. Holland said the Town has an opportunity to do something about the future core development of Carolina Shores. Mr. Holland said there are 6,7, 8 parcels or so on the west side of Highway 17, which has the potential to be the Town's Central Business District but if you're not careful and don't exert a lot of energy in controlling what happens there, you will end up with what they have in Leland which is commercial strip development. Mr. Holland discussed turning stores inward for appearance and the possibilities of the layout. Mr. Holland said there is a Bill in the Legislature right now that would repeal, eliminate all ETJ jurisdictions in North Carolina. Mr. Holland said it has passed the first reading and has been sent to Committee and no one knows what will be done with it in Committee. Mr. Holland said it is essential for municipalities in North Carolina to raise up in opposition to that Bill because if that happens, the Town will have absolutely no control over what happens in the ETJ. Mr. Holland discussed how Millennials are affecting Planning because they are a lot of force economically and culturally and they are changing a lot of American lifestyles. Mr. Holland said they are a large group that like to live in developments where they can go downstairs to the coffee shop in the morning and get coffee; they like to live in communities that have shared common access to computer systems; a lot of them work from home and like to have more mobile working situations, they like to be in places that have shared office space or facilities where there may be a common clerical staff that they can go in and share and use. Mr. Holland said they also like to live in a walkable or green community, where's there's less traffic. Mr. Holland said to get to where I think you need to go, we will have to make some changes to the Unified Development Ordinance when it comes to Mixed Use. Mr. Holland discussed interconnection of communities. Mr. Holland said it's hard to know what the Legislature is going to do. Mr. Holland said for example, the Legislature has taken away your ability to have any aesthetic architectural designs on single-family development. Mr. Holland said I have concerns and suspicions that they are going to do the same thing with commercial development. Mr. Holland said so if that happens, you will lose all ability to have any standards for what construction looks like within your jurisdiction. Mr. Holland said there are a lot of States out there that give government more tools than North Carolina. There was discussion on communication facilities. Mr. Holland said North Carolina municipalities don't have to let those on their Town owned right-of-way but the Legislature has another Bill under consideration; which has passed the first reading and would deny the ability to prohibit them on your right-of-way. Mr. Holland said if the Bill passes, you will have to let them. Mr. Holland said we may have to put some breaks on what you can and can't have under Highway Commercial. Mr. Holland said you need to think about how you want the Town to look in 2035 and that is your homework. Mr. Holland said most of the land in the Town and ETJ on the proposed map is already committed. Mr. Holland said there is a Bill that if it passes, would eliminate all development fees.

New Business:

Chairperson Brown discussed the Carolina Bays Parkway. Chairperson Brown said there are so many stories out there and we are being left in the dark. There was discussion on this issue.

There was discussion on a Public Broadcasting Station interview regarding NCDOT.

Public Comment:

None

Adjourn:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO ADJOURN THE APRIL 24, 2017 PLANNING BOARD MEETING AT 4:10 P.M. MEMBER O'REILLY SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole L. Marks, Town Clerk