

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
May 22, 2017
3:00 p.m.

At 3:00 p.m., Vice-Chairperson Campbell-Grothe called the May 22, 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 and Alternate Beverly Mayhew. Also, present: Jon Mendenhall, Town Administrator and Nicole Marks, Town Clerk.

Alternate Members in Public Attendance: Normand Neligon

Absent: Chairperson Mark Brown, Daniel O'Reilly and Commissioner Bill Brennan, Liaison

Approval of Minutes:

MEMBER POWELL MADE A MOTION TO APPROVE THE PLANNING BOARD MEETING MINUTES OF APRIL 19, 2017 AND APRIL 24, 2017. MEMBER HAPNER SECONDED THE MOTION. VICE-CHAIRPERSON CAMPBELL-GROTHER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

Goodwill Industries – Mr. Mendenhall said the cul-de-sac at Goodwill Industries is going to be paved very soon.

FY 2017-2018 Work Program Goals of the Board of Commissioners – Mr. Mendenhall reviewed the following goals with the Planning Board:

Public Works Improvements

- Implement capital improvement projects for FY 18 as included in the CIP – Mr. Mendenhall said Sunfield is the project for FY 18 and is in design now. Mr. Mendenhall said half of Sunfield will be done in FY 18 and then the other half will go into rotation. Mr. Mendenhall said the reason for that is because it's very expensive, approximately a \$600,000.00 - \$700,000.00 project.
- One-off (outside of CIP) investment in stormwater work to include:
 - Town Hall Campus Stormwater Ponds – Mr. Mendenhall said this is to correct the stormwater ponds here at Town Hall.
 - Maintenance Zone #3 Thru-Way Canal Clearing, Access Road, and De-muck – Mr. Mendenhall said this is to do some canal clearing on one of the canals that we don't have access to right now. Mr. Mendenhall said we do not have vehicle access way between the Village at Calabash and the Carolina Shores Subdivision and the Acreage.

Public Safety Improvements

- None

Parks & Recreation Improvements

- Work on a Parks & Green Space Committee
 - It is anticipated that the work of this committee would develop a parks and recreation master plan and be the stakeholder group to gauge the public input on desired improvements, with the leveling/reduction in physical plant/asset improvement below the matching or pro rata money for any future grant would be available. Mr. Mendenhall said the Town would really like to get some grants for some park work that is going to be talked about as part of the Comprehensive Plan. Mr. Mendenhall said the only problem is that you have to have a committee and it has to meet certain requirements. Mr. Mendenhall said we are going to try to work on that starting in the Fall.

Economic Development Improvements

- New Town Website
 - It is anticipated that significant economic development improvements will not be needed for 2-3yrs (websites have a life of approximately 36 months). Mr. Mendenhall said the Board of Commissioners would like a new Town website and we have samples to review. Mr. Mendenhall said we will try to select a vendor after the new fiscal year begins and revamp it. Mr. Mendenhall said it will probably take 4-6 months to complete and it's about a \$25,000.00 expenditure.

Physical Plant Improvements

- Add 1 emergency generator to power Town Garage replacing wheeled portable generator that does not adequately power necessary operations in that building (attempt using grant application). Mr. Mendenhall said right now we have a portable generator that does not meet our needs.

Administrative Improvements

- Continuous Improvement

Asset Improvement

- Add 1 pick-up in Maintenance Division - \$30,000.00, current non 4x4 truck to be used as the spare.
- Add 1 bucket truck in Maintenance Division - \$30,000.00, this will allow us to discontinue renting equipment.
- Continue to annually replace 1 lawn mower - \$10,000.00, surplus worst of lot.
- Total \$70,000.00

In addition, Mr. Mendenhall said the Board of Commissioners has approved the hiring of a full-time Town Planner. Mr. Mendenhall said in regards to the CIP, we have a draft that we have worked on and I think we are on the third draft. Mr. Mendenhall said the reason for the changes were because we had a broad, large range of projects and there were some very large expenditures, so we had to work through that as far as budgeting is concerned and get our money where it needs to be. Mr. Mendenhall said this is a working document that goes from FY 18 to FY 30 and we will dedicate some time on the Planning Board agenda probably in August to discuss the CIP and the process. Mr. Mendenhall said the idea is every new product delivery and new fiscal year, you check off a project and then add one back on. Mr. Mendenhall said there is a lot out in the ETJ with annexation right now, particularly on the other side of Highway 17 and they feel like they are being underserved by Brunswick County for whatever reason. Mr. Mendenhall said you could see a need for small area plans to figure out how these entities need to

come into the Town. Mr. Mendenhall said they like the noise ordinance provisions and code compliance provisions that have a little more teeth if you're a Town resident. Mr. Mendenhall said so a lot of interest there, Carolina Shores North and a couple of the other ones very interested in annexation. Vice-Chairperson Campbell-Grothe asked if there was another sheet that showed the items by priority. Mr. Mendenhall said we do not prioritize, they are meant to be all worked on at once. Mr. Mendenhall said some will get done before others and we can review each one. Mr. Mendenhall said equipment acquisition is easy, Sunfield is in design, Town Hall Campus stormwater ponds are in design, Maintenance Zone 3 has been bid out and we actually have a bid in hand, the Greenspace Committee is under investigation, Town website, we already have samples to review and we need to pick the vendor, emergency generator, we are waiting on a grant for that. Mr. Mendenhall said in regards to Hurricane Matthew, we are not receiving FEMA money like we have historically and we are working through that. Mr. Mendenhall said the State has not received as much as they thought and it's a bad situation for municipalities. Mr. Mendenhall said the State of North Carolina is a very conservative, fiscal operating state and there is a Local Government Commission. Mr. Mendenhall said further down on the list under Continuous Improvement, we are doing a lot of things in house so we can get them done quicker, faster and safer and we do a lot of safety trainings. Mr. Mendenhall said we patch potholes with hot mix and a roller and do some road paving in-house. Mr. Mendenhall said under Asset Improvement, the first item has been bid out, the second we have received an estimate and the last, we had a hit and run which resulted in a very serious traumatic injury to an employee. Mr. Mendenhall said we are working on all items at the same time.

Comprehensive Plan Update – Mr. Langdon Holland of Holland Consulting Planners gave an update. Mr. Holland said I will go through what you have and what you are receiving and how we set a path to move forward. Mr. Holland said I think we are leading into the portion of the document as to the statement of intent in regards to what the Town will do over the next 10 or 15 years to effectively change some of the issues that have been identified through the Comprehensive Plan process with the Planning Board, the public, etc. Mr. Holland said the proposed Land Use Map is based on what was existing zoning combined with the input received from the Planning Board and the public input process. Mr. Holland said this is a collective effort with a variety of factors. Mr. Holland said they looked at the surveys, what the Town is, what the Town will be and the desires of the Town in terms of density. Mr. Holland said we have looked at population increase and build out. Mr. Holland said a lot of what you see on the eastern portion of US 17 is undeveloped and could be modified at least in the northern portion and could affect build-out, density, unit numbers and population increases. Mr. Holland said as you know, the southeastern part is mostly built out. Mr. Holland said it all comes back to quality of life and what the Town wants to be moving forward. Mr. Holland said I think it has come down to not water, sewer, police or fire but administration, parks and recreation, open space and things the Town can provide. Mr. Holland said it comes down to density and that is what is reflected on the proposed map. Mr. Holland asked the Board if they had any questions about the map or the language. Member Hapner asked if the Parks & Recreation Committee will have any input regarding the map. Mr. Mendenhall said the committee will probably come of a derivative of this map. Mr. Mendenhall said we may want to remove the open space area on the map because the owners may not want it on there. Mr. Holland said we want to locate any problem areas and make sure they are defined to allow for decision making by boards and committees and also for grant purposes. Mr. Mendenhall said the Economic Development Commission recommends that the Planning Board look at the CVS corner and make sure it remains commercial. Mr. Mendenhall said another area the EDC brought up was the area in front of the Village at Calabash, there is a proposal that is floating around to apparently turn that into senior housing. Mr. Mendenhall asked Member Powell and the Planning Board what their opinion is on the senior housing.

Member Powell said she hadn't heard anything about that. Mr. Mendenhall said it was originally intended to be a strip shopping center. Mr. Mendenhall said the man that represents the owner has the design in hand. Mr. Holland said I would look at that as Conditional Use of some sort. Mr. Mendenhall asked what type of land designation would you call that. Mr. Holland said you could go O/I or Mixed Use. Mr. Holland said we need to look at how we define Mixed Use. Mr. Holland said we need to be clear when it comes to zoning because Mixed Use can take on different forms depending on residential development. Mr. Holland said Mixed Use on Highway 17 isn't going to be the same as the area by The Village; it should be two separate items. Mr. Holland said why don't we make that area Mixed Use and then look at the plan and see how we describe Mixed Use and the Planning Board agreed. Mr. Mendenhall said we have also received a permit for a cemetery extension beside The Farm that probably needs to be Open Space and then it raises the question on the side of The Farm there has been some discussion that on Highway 17 having something like another Beacon Townes. Member Hapner said I think it would be good; I don't see a problem with that. Mr. Mendenhall said it would be High Density Residential. Mr. Mendenhall said there has been some discussion on a large parcel owned by Henry Bennett and he would like to develop it like a Farm #2, for better lack of words. Mr. Mendenhall said it would be 700 buildable lots and is that something you can do and the Planning Board agreed. Mr. Mendenhall said he has spoken to Roy Trest about a triangle lot and he would like to advertise it as commercial and the Planning Board agreed. Chairperson Campbell-Grothe asked where does that leave us with an area for a park and Mr. Mendenhall said it doesn't. Mr. Mendenhall said the way we get a park once we get to that point would be to negotiate with whoever develops it. Mr. Mendenhall said there is a requirement in the UDO that if we want a park land set aside, we pay whatever the going rate is to buy it. There was discussion on the South Island Center. Mr. Mendenhall talked about the problem area of Marlowtown. Mr. Mendenhall said they have water, some sewer and a lot of noise complaints with a lot of problems that are being generated at Ocean Forest and that is one of the reasons why Ocean Forest is thinking about annexing into the Town. Mr. Mendenhall asked the Planning Board what their thoughts are on Marlowtown. Mr. Mendenhall asked Mr. Holland what his recommendation would be for that area. Mr. Holland said probably keeping it the density that it is already there makes sense. Mr. Holland said you could incentivize maybe by increasing density. Mr. Holland said if you increase density, it's more appealing for somebody to go in there and buy 2 or 3 lots and that's an incentive. Mr. Holland said again, that is a quality of life situation. Mr. Mendenhall said the EDC looked at the areas at the Stateline where the sweepstakes are and they should probably be rezoned Highway Commercial and they are currently zoned Medium Density Residential and Commercial. The Planning Board wanted to leave those lots Commercial. Mr. Mendenhall asked Mr. Phillip Bureau if he would like to give his thoughts on future golf course land development, are you happy with it, have you seen the map. Mr. Bureau said no I really haven't. Member Powell said I don't think he wants to and Mr. Bureau said not particularly. Mr. Bureau said I'm just trying to figure out what you all are doing, so I can plan my life depending on what you all decide, that's why I'm here. Mr. Mendenhall said I appreciate you being here. Mr. Holland said remember until the Comprehensive Land Use Plan is turned over to the Board of Commissioners to be adopted, it can continue to be modified including the map. Mr. Holland said we will get you a revised map for your next meeting and continue to tweak that. Mr. Holland said I think our goal is to get you the rest of the draft for your next month's meeting and have discussion that leads to some type of finality. Mr. Holland reviewed Section 4. Projections/Future Demand with the Planning Board. Mr. Holland said all the changes that were made on the proposed map today will change the projections in Section 4. Mr. Mendenhall said that in Section 4, page 4-2 under Commercial/Economic Development, paragraph 2, "incorporation in 1992" should be "1999". Mr. Holland said to let them know if there are any errors, typo's etc., no matter what they are. Mr. Holland said there has been some discussion on sidewalks, greenways and bicycle paths. Mr. Holland said he is leaving two maps and would like a committee or group or someone to sit around the table and draw lines on the map where the

Greenway/paths could be located and to connect key locations within the communities; using a right-of-way to accommodate a bike path or pedestrian structure. Mr. Holland said it doesn't matter if it requires acquisition of property. Mr. Holland said what we are proposing is getting this map into the plan and speaking on how the Town has an interest in this issue, sees this as an important issue and then as an effort to implement this document to secure funding to go through a more formal process. Mr. Holland said this will then lead to the Town securing NCDOT funding for these projects and that is the way they are doing these types of things. Mr. Holland said they will give you the money for the plan; however you have to go through that process to get those various improvements made. Mr. Holland said we ask that you provide feedback as we move forward on the Comprehensive Land Use Plan. Mr. Mendenhall said this is not just a plan for the future but also allows us to acquire funding and grants for these types of projects. Mr. Mendenhall said this is something we should avail ourselves to while we have the opportunity to. Mr. Holland said this is really the only way to secure assistance for these projects and get put on the list for consideration. Mr. Holland said if you don't show that you have vested interest in the town and go through the process, you will not get funding. Mr. Mendenhall said we want to be good stewards of the taxpayer's money and if we can get some funding instead of paying 100% of the cost, then we should do that. Member Hapner asked if they were going to talk about the Golf Course. Member Hapner asked if the golf course was currently up for sale and Mr. Phillip Bureau responded it's always up for sale. Member Hapner said has there been any interest because I'm sure a lot of people in the Town would be up in arms if they lost that Golf Course. Vice-Chairperson Campbell-Grothe asked what golf course. Member Hapner said the Carolina Shores Golf Course with all this greenspace here. Mr. Bureau said if I'm looking at the map correctly, that is the only open space that currently exists in the Town of Carolina Shores, is that not correct? Mr. Mendenhall said that is correct; on the zoning map and on land use plan map, yes. Member Hapner said I'm not sure, is there any interest in the Carolina Shores Golf Course or somebody like a developer coming in. Mr. Bureau said as it stands right now, they cannot. Mr. Bureau said there has been interest in the past. Mr. Bureau said the Golf Course as it stands today, if it were sold as a golf course, it would be difficult to find somebody to purchase it. Mr. Bureau said we can theorize all we want, we can talk about whether or not the current owners would walk away and just leave it. Mr. Bureau said the difficulty is that if they do that, and there is a misunderstanding in the community, that when the new company took over, there wasn't a lot of people to take over the Carolina Shores Golf Course. Mr. Bureau said it's gone through foreclosure three times, it's gone through bankruptcy nine times, it has its own source of issues within the community and it is not a very sought after golf course. Mr. Bureau said so there has been some interest previously in somebody purchasing it as a golf course but that faded very quickly. Mr. Bureau said so I don't know if this group ever walked away, who would continue as owners. Mr. Bureau said as the General Manager, I get all kinds of complaints every day from the property owners. Mr. Bureau said I received an email the other day saying why don't you sell it to someone for a couple of million dollars and make it really nice for us. Mr. Bureau said there is about 8% of the people who live in the Carolina Shores that play at the golf course, I mean that's it, that's who we are and that's fine. Mr. Bureau said the clubhouse is financially sound, the taxes are all paid, the mortgage is all paid, the insurance is all paid, employees are all paid, the rounds are going up, the revenues are going up. Mr. Bureau said there isn't any interest in leaving the golf course there but it's just what it is, I mean it's improving but it's improving slowly, it has its own set of challenges. Mr. Mendenhall said for the Town's behalf, the EDC talks about that a lot and this is a large component of our quality of life. Mr. Mendenhall said it's hard because there are 3 letters when you put them together R, O and I and when separate, it doesn't mean a whole lot but when you put together R, O and I it's rate of return and we understand the business involved and it's a hard thing. Mr. Mendenhall said I don't want to put words in your mouth Phillip, we want to work together but sometimes we're not and we have those that have their own perspective on things. Mr. Mendenhall said I appreciate you asking Greg because it's something we've talked about a lot haven't we Phillip and

Mr. Bureau said yes. Mr. Mendenhall said so our residents should go play rounds at the course. Mr. Bureau asked if the Town has any plans for the parks or a timeframe. Mr. Bureau said I will tell you why. Mr. Bureau said from a golf course perspective, the residents who live on the golf course and we are getting residents that live in other communities who come and park in our parking lot and walk our golf course. Mr. Bureau said it's the only open space and they think of it as a park and it's not. Mr. Bureau said we unfortunately end up being in verbal confrontations with these people. Mr. Bureau said I can't believe the language they used to my wife which really makes me mad. Mr. Bureau said I can't call the police because they never show because they don't think it's important. Mr. Bureau said we would love to see you put parks all over Carolina Shores and get them off our golf course, I mean we really would. Mr. Bureau said it's the only open space and you can go any day you want to and any time of the day and you will see people walking their dogs, playing Frisbee on the fairways, doing all kinds of stuff. Mr. Bureau said the kids use the bunkers as some kind of war games, all kinds of stuff and I understand the kids in the backyard because our golf course is much nicer than their backyard, I can understand that. Member Hapner said I see people using the cart paths as walkways and I was wondering if later on in the evening or after rounds... Mr. Bureau said we tried that. Mr. Bureau said when the new company took over, we sent an email saying until 7:30 am you can walk your dog in the morning and to please pick up after your dogs and after 7:00 p.m. you can use the golf course, please pick up after your dog and what we found was that people were no always picking up the mess and throwing it in our trashcans, not even taking it to their house. Mr. Bureau said after 2 ½ years of this, I said stop and you can't come on the property anymore. Mr. Bureau said they were verbally assaulting our guests and our staff and it's not pleasant for them and it's not pleasant for us. Mr. Bureau said Jon is in a terrible predicament; I feel really bad for him. Mr. Bureau said we are in a terrible predicament and I feel badly for us and the only people who are not in a predicament are the people who trespass, the people who don't care. Mr. Bureau said it's just the environment we live in, not just here all over the country and I talk to other golf courses every day and they have the same problem. Mr. Bureau said other than putting up a fence around your property, people today don't believe in personal property anymore, they just don't.

New Business:

None

Public Comment:

None

Adjourn:

MEMBER POWELL MADE A MOTION TO ADJOURN THE MAY 22, 2017 PLANNING BOARD MEETING AT 4:12 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