

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
July 25, 2016
3:00 p.m.

At 3:00 p.m., Chairperson Mark Brown called the July 25, 2016 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, Alternate Member Beverly Mayhew and Alternate Member Normand Neligon. Also present: Jon Mendenhall; Town Administrator, Commissioner Bill Brennan; Liaison and Nicole Marks, Town Clerk.

Absent Members: Member Dan O'Reilly and Member Ruth Ann Campbell-Grothe

Alternates in Public Attendance: None

Approval of Minutes:

None

Administrative Reports:

Mr. Mendenhall said there were no new items to report.

Chairperson Brown asked if Mr. Mendenhall knew how it was going with Phase 11 at The Farm. Mr. Mendenhall said no Phase 3 and Phase 11 are under construction and are not sure where they are at this point and there will be a final plat coming to the Planning Board. Chairperson Brown asked about the Goodwill Industries and said it looked like there was some progress.

New Business:

Consideration of a Map Amendment for Phase 4 of Calabash Lakes, R-8 to PRD:

Mr. Mendenhall said this is a rezoning for Phase 4 at Calabash Lakes from R-8 to PRD as discussed at the July 20, 2016 Planning Board meeting. Mr. Mendenhall said D.R. Horton has designed 67 residential units with some roadways, common areas and three ponds. Mr. Mendenhall said there are a few items of importance and to please note the 25 foot access easement for drainage between lots 1730 and 1731 for the Shingletree canal, the second item is 30 foot access easement for emergency egress and ingress which the Town is requiring that connects to Watson Avenue and it may become a conveyance. Mr. Mendenhall said the Town is also working on a Development Agreement, a legal document about how it works because PRD does not have any standards or setbacks, so they have to come up with all that and the Town Attorney will review it. Chairperson Brown said the available lot area is 6,000 square feet and R-8 is 8,000 square feet and will there be any lots bigger than 6,000 square feet or will they be between 6,000 – 8,000 square feet. Mr. Mendenhall said I think they will be between 6,000 and 8,000 square feet, probably a little larger than 6,000 square feet as there were some design issues with the cul-

de-sacs they kind of branch out in the back. Chairperson Brown said they should be the same as in Phase 3 and Mr. Mendenhall said yes. Chairperson Brown said they said the single family homes would range between 1,400 and 2,800 square feet but on page three it goes from 1,500 to 2,200 square feet; can they get 2,800 square feet on a lot that is 8,000 square feet with the correct setbacks and everything. Mr. Mendenhall said that is a good question. Chairperson Brown said that he is sure they would be within the guidelines anyway. Chairperson Brown said it's about a two year building span. Alternate Member Mayhew said D.R. Horton had a community meeting with the residents and it went well and seemed happy. Alternate Member Mayhew said that D.R. Horton said they will continue Phase 4 in the same manner of Phase 3.

CHAIRPERSON BROWN MADE A MOTION TO RECOMMEND TO THE BOARD OF COMMISSIONERS TO APPROVE THE MAP AMENDMENT FOR PHASE 4 OF CALABASH LAKES FROM R-8 TO PRD AND THAT THEY FOLLOW THE LOT SETBACKS AND RESTRICTIONS THAT THEY HAVE SET BEFORE US. MEMBER POWELL SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

None

Adjourn:

ALTERNATE MEMBER NELIGON MADE A MOTION TO ADJOURN THE JULY 25, 2016 PLANNING BOARD MEETING. 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