

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
September 25, 2017
3:00 p.m.

At 3:04 p.m., Chairperson Mark Brown called the September 25, 2017 Planning Board Meeting to order. The Pledge of Allegiance was recited and there was a moment of silence. The following members attended: Kathryn Powell, Greg Hapner, Dan O'Reilly and Alternate Normand Neligon. Also, present: Jon Mendenhall, Town Administrator; Commissioner Bill Brennan, Liaison and Nicole Marks, Town Clerk.

Alternate Members in Public Attendance: Alternate Beverly Mayhew

Absent: Member Ruth Ann Campbell-Grothe

Approval of Minutes:

None

Administrative Reports:

Farm at Brunswick – Mr. Mendenhall said work is going on at The Farm at Brunswick. Mr. Mendenhall said they are working in Phases 13 and 14.

Calabash Lakes Phases 4 and 5 – Mr. Mendenhall said Phase 3 is being steadily built out and Phase 4 is being timbered as we speak.

Lighthouse Cove – Mr. Mendenhall said the streets in Lighthouse Cove have been turned over to the Town and the Town has accepted those streets into the system. Mr. Mendenhall said the issue with the bank, the streets and the function of that HOA is beginning to transition more into a typical, normal situation as the bank is no longer holding the streets. Mr. Mendenhall said the bank is still present on the HOA Board but we are seeing some good progress there.

Village at Calabash – Mr. Mendenhall said there are some new units coming online at The Village at Calabash.

Carolina Shores Subdivision - Mr. Mendenhall said there are some new units coming online at the Carolina Shores Subdivision.

Goodwill Industries – Mr. Mendenhall said Goodwill had their opening but cancelled their grand opening due to the storm. Mr. Mendenhall said they are now open to the public; so please stop by and visit with them and welcome them to the neighborhood.

Comprehensive Plan Update – Mr. Mendenhall said we are wrapping up the Comprehensive Plan and it was delayed a month but will be discussing scheduling next on this agenda.

Board of Adjustment Training – Mr. Mendenhall said by way of staff report, there will be a Board of Adjustment training meeting today at 3:30 to review a training scenario. Mr. Mendenhall said it is just a scenario, not an actual thing.

Chairperson Brown asked how many homes are in Lighthouse Cove now and Mr. Mendenhall said he didn't know right off hand. Mr. Mendenhall said he could tell them that there is a new builder in there that has taken some of the lots from True Homes. Chairperson Brown mentioned the Comprehensive Plan and the words non-profit and not-for profit and asked if there was a difference between the two. Mr. Mendenhall said there is no difference. Chairperson Brown said the wording should be consistent in the document. Chairperson Brown said on page 3-39, they were talking about temperature ranges in Carolina Shores being anywhere from 47 degrees to 78 degrees and that doesn't seem right. Chairperson Brown said he thinks the 78 degrees should be higher. Chairperson Brown said on page 6-2 they refer to the Board of Commissioners as the Board of Commissioners and then Town Council, again it should be consistent. Chairperson Brown said they talked about the Carolina Bays Parkway and asked Mr. Mendenhall if he had heard any more on that topic. Mr. Mendenhall said no but they are still studying it. Mr. Mendenhall said GSATS continues to study it and asked for local planner input and Mr. Mendenhall gave that information to them and where the Town stands on it because we don't want homes or neighborhoods destroyed. Mr. Mendenhall said they asked for identifying landmarks and we went through and identified every golf course, every neighborhood and every church. Mr. Mendenhall said we populated their map pretty thoroughly so they are aware of what the neighborhood entails. Mr. Mendenhall said it's very detailed. Mr. Mendenhall said he had a discussion with a developer's engineer and talked about how South Carolina DOT did a very poor job with drainage around Carolina Forest and Horry County. Mr. Mendenhall said you have to be very mindful that their drainage patterns could make design for the Highway itself doesn't create an adverse situation for the surrounding neighborhoods. Mr. Mendenhall said quite frankly, there are some drainage issues in Carolina Forest. Chairperson Brown asked about the changing of traffic patterns. Mr. Mendenhall said it is still in the works and it doesn't look good in the fact that it won't happen. Mr. Mendenhall said primarily because there have been a lot of accidents there since that open house meeting.

New Business:

None

Public Comment:

None

Adjourn:

ALTERNATE MEMBER NELIGON MADE A MOTION TO ADJOURN THE SEPTEMBER 25, 2017 PLANNING BOARD MEETING AT 3:15 P.M. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole L. Marks, Town Clerk