

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
November 28, 2016
3:00 p.m.

At 3:00 p.m., Chairperson Mark Brown called the November 28, 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, Ruth Ann Campbell-Grothe and Alternate Member Beverly Mayhew. Also present: Jon Mendenhall; Town Administrator, Commissioner Bill Brennan; Liaison and Nicole Marks, Town Clerk.

Absent Members: Member Kathryn Powell and Member Daniel O'Reilly

Alternate Members in Public Attendance: Normand Neligon

Approval of Minutes:

MEMBER CAMPBELL-GROTHE MADE A MOTION TO APPROVE THE PLANNING BOARD MEETING MINUTES OF OCTOBER 27, 2016. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

Mr. Mendenhall said there were no new items to report since the last meeting.

Comprehensive Plan Update (draft sections discussed and survey are on file with the Town Clerk) – Mr. Dale Holland from Holland Consulting Planners reviewed information in Section 1 and Section 2 with the Planning Board. Mr. Holland said moving forward through these sections, you may ask why we have some items in the plan and a lot of these items are here because of CAMA certification and is why these items need to be addressed in the document. Mr. Holland said there will be a number of opportunities for public participation and goes far beyond state requirements. Mr. Holland said we interviewed 10 people. Mr. Holland said everybody we interviewed was very helpful and very interested and their comments led to the survey which is the last thing we will talk about today. Mr. Holland discussed Section 3 which is Environmental Conditions. Mr. Holland said in terms of future issues, you have a lot. Mr. Holland said some of these issues are: what do you want to be, what do you want to have happen out on the Highway 17 Corridor, what are we going to try to do about drainage and what do we try to do to get some consolidation between the six individual communities. Mr. Holland reviewed the survey questions for the Comprehensive Plan. Mr. Holland said drainage is one item that he heard the most about. Mr. Holland said the survey will not go on the website until the Planning Board is satisfied with the questions. Mr. Holland said their recommendation on how long to leave the survey on the website is 60 days but if needs to remain longer to receive more input, then that's what they will do. Mr. Holland said if the Planning Board is satisfied they will put the survey on the website starting December 1, 2016. It was the consensus of the Planning Board to place the survey on the website December 1, 2016.

It was the consensus of the Planning Board to have hard copies of the draft sections mailed to Town Hall and the Planning Board members will pick them up. Ms. Marks will contact Mr. Holland to let him know.

New Business:

Consideration of Farm at Brunswick Final (bonded) Plat for Phase 11:

CHAIRPERSON BROWN MADE A MOTION TO RECOMMEND TO THE BOARD OF COMMISSIONERS THE CONSIDERATION OF THE FARM AT BRUNSWICK FINAL (BONDED) PLAT FOR PHASE 11. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Text Amendment for Adequate Street Improvements to Serve New Subdivisions:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO RECOMMEND THE TEXT AMENDMENT FOR ADEQUATE STREET IMPROVEMENTS TO SERVE NEW SUBDIVISIONS SECTION 91.66 OF THE UDO TO THE BOARD OF COMMISSIONERS. MEMBER HAPNER SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

Mr. Barton Ingersoll, 1227 Fence Post Lane, The Farm at Brunswick – Mr. Ingersoll said there are some things I don't understand and I would like to ask some questions, if I could. Mr. Ingersoll said I understand that you have statutory authority for the roads and the specifications for it and are there statutory regulations for common areas? Mr. Ingersoll said are common areas in these new developments are they written out as to how they can be developed or how they are supposed to look? Mr. Ingersoll said how they are constructed, is there a requirement for the common areas like there are for roads? Mr. Ingersoll asked if the purpose of the Planning Board is to keep our property values at least equal or increase them. Mr. Mendenhall asked if there was a problem the Town should address. Chairperson Brown asked if this had anything to do with the pond back there. Mr. Ingersoll said yes, what was presented and we have done a lot of letter writing with the Mayor at the time and it comes down to somehow, we have this mud hole behind my house. Mr. Ingersoll said we have been to several HOA meetings where a D.R. Horton representative promised it would be taken care of and it hasn't and it is a distraction. Mr. Ingersoll said we have talked to realtors about it and they say that is a negative. Mr. Ingersoll said I'm wondering what legal authority you have in governing D.R. Horton. Mr. Ingersoll said it's beautiful here then you look in the back yard. Mr. Ingersoll said the check dam was removed as you said and in the terminology from DENR to D.R. Horton it was you "may" rather than you "shall" and we have argued that to no avail, obviously. Mr. Ingersoll said our question was in the common area, do you look for something specific as far as appearance in trying to keep property levels up? Mr. Ingersoll said we get a 4x4 big tractor that is used to bale hay with brush hogs and they come through every two weeks. Mr. Ingersoll said it really needs something to keep things looking better, the banks are very steep. Mr. Ingersoll said it's nothing more than a mud pit for mosquitoes. Mr. Ingersoll said the other issue when you are talking about drainage and stuff is, you really have to look at the homes on Fence Post Lane on the right side and talk to those homeowners about how wet and how much water stands back there after a rain and how they tried to get that fixed and D.R. Horton does nothing. Thank you.

Adjourn:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO ADJOURN THE NOVEMBER 28, 2016 PLANNING BOARD MEETING. ALTERNATE MEMBER MAYHEW SECONDED THE MOTION. CHAIRPERSON BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole L. Marks, Town Clerk