

TOWN OF CAROLINA SHORES
Planning and Zoning Board
Meeting Minutes
March 28, 2011
3:00 p.m.

At 3:00 p.m. Chairman, Mike Hargett called the March 28, 2011 Planning & Zoning Board Meeting to order. The Pledge of Allegiance was recited.

The following members attended: Ron Capps, Ellen Pecina, Kathryn Powell and Mark Brown. Also present: Mayor Selby, Mike Hargett, Interim Chairman, Commissioner Przywara - Liaison, Nicole Marks, Deputy Town Clerk and Chuck Riggins, Building Inspector.

Absent: Ruth Martin, Daniel O'Reilly and John E. Manning

Workshop Minutes

MEMBER CAPPS MADE A MOTION TO APPROVE THE AUGUST 18, 2010 WORKSHOP MINUTES, THE AUGUST 23, 2010 MEETING MINUTES, THE OCTOBER 20, 2010 WORKSHOP MINUTES, THE NOVEMBER 17, 2010 WORKSHOP MEETING MINUTES, THE FEBRUARY 16, 2011 WORKSHOP MEETING MINUTES AND THE FEBRUARY 28, 2011 MEETING MINUTES. MEMBER POWELL SECONDED THE MOTION. CHAIRMAN HARGETT ASKED IF THERE WERE ANY DISCUSSION. CHAIRMAN HARGETT CALLED FOR A VOTE AND THE MOTION CARRIED BY UNANIMOUS VOTE.

UDO Review

Mr. Hargett said that he had contacted Ms. Shanelle Bullock and forwarded her the two flow charts, approval designation on the matrix and the updated objectives. Mr. Hargett stated that he had discussion with Mayor Selby with regards to revisiting with the Board of Commissioners to outsource the UDO and turned the floor over to Mayor Selby. Mayor Selby stated that as he said at the previous Planning and Zoning Workshop one of his goals in three years was to have a workable UDO and it's been unsuccessful trying to do it in house. Mayor Selby said that he is still of the opinion 3 years later to hire professionals with a ceiling cap and with a recommendation from the Planning and Zoning Board to the Board of Commissioners. Mayor Selby stated it's expensive but other Towns are doing it. Mayor Selby said that a lot of time and money has been spent already and maybe the Town could get it done cheaper with the work that has already taken place and with the direction that is already there. Mr. Chuck Riggins, Building Inspector discussed previous prices of \$12,000-\$50,000 and those prices are about three years old now. Member Pecina and Member Brown agreed with Mayor Selby in regards to hiring a professional. Member Powell said that the Board lost a lot of expertise when they lost a few previous members and the Board has worked very hard on what had been accomplished thus far.

MEMBER CAPPS MADE A MOTION TO SUPPORT PURSUING AN OUTSIDE CONSULTANT TO ASSIST IN THE PROCESS OF THE UDO. MEMBER POWELL SECONDED THE MOTION. CHAIRMAN HARGETT ASKED IF THERE WERE ANY FURTHER DISCUSSION. CHAIRMAN HARGETT CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

There was lengthy discussion on how the process should take place with an outside consultant and the timeframe and the cost. Mr. Hargett said when using a professional services contract, the Town would be very clear as to what the expectations would be so there would be no confusion. Mr. Hargett said that he contacted Ms. Linda Herncane, former Town Administrator as to what had been expected of Shanelle Bullock from Division of Community Assistance and that DCA had fulfilled the four sections asked of them. Mr. Riggins suggested doing it section by section and Mr. Hargett said that does make sense. Member Powell said that if the Planning and Zoning Board were to work with the Board of Commissioners in a group effort, the roles and responsibilities would have to be carefully planned out in order for the meeting to work effectively. Commissioner Przywara said there shouldn't be a fight over the entire document and would hope for a quick response time. Mr. Hargett stated that he will remain on the Planning and Zoning Board until they are comfortable or for as long as the Board of Commissioners would like him to remain and then after that, he and Mr. Riggins would work together to help assist the Planning and Zoning Board.

Other Business:

Mr. Riggins, Building Inspector stated he had a conversation with one of the developers at Lighthouse Cove and things are looking to well for them either. Mr. Riggins stated that there a quite a few lawsuits going on there and is not sure how long it will take to get them worked out. Mr. Riggins stated that Lighthouse Cove may become another bank owned property. The property was sold from Regions Bank to Realto Bank.

Public Comments

None

MEMBER POWELL MADE A MOTION TO ADJOURN THE MARCH 28, 2011 MEETING.
MEMBER CAPPS SECONDED THE MOTION. CHAIRMAN HARGETT CALLED FOR A VOTE
AND THE MOTION CARRIED BY UNANIMOUS VOTE.

Chairman Mike Hargett

Submitted by:
Nicole L. Marks, Deputy Town Clerk

