

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
May 28, 2013
3:00 p.m.

At 3:00 p.m. Vice-Chairman, John E. Manning called the May 28, 2013 Planning Board Meeting to order. The Pledge of Allegiance was recited. The following members attended: Alternate Kathryn Powell, Dan O'Reilly, Ellen Pecina and Ruth Ann Campbell-Grothe. Also present: Mike Hargett; Town Administrator, Nicole Marks; Town Clerk and Chuck Riggins, Building Inspector.

Absent: Chairman Mark Brown

Alternates in Public Attendance: Carol Schwarz

Consideration of Extraterritorial Jurisdiction:

ALTERNATE MEMBER POWELL MADE A MOTION THAT THE PLANNING BOARD RECOMMEND TO NOT CHANGE ANYTHING IN THE EXTRATERRITORIAL JURISDICTIONS AT THIS TIME. MEMBER PECINA SECONDED THE MOTION. VICE-CHAIRMAN MANNING ASKED IF THERE WERE ANY DISCUSSION. Member O'Reilly asked what alternate member Powell's reason was for making the motion. Member Powell said she feels they should not change anything unless the County has said they were going to take over and she sees no reason at this time to change anything. Member Pecina asked Mike Hargett, Town Administrator about affordable housing and asked if that was why Mr. Hargett met with the Economic Developer of Brunswick County and Mr. Hargett said no. CHAIRMAN MANNING CALLED FOR A VOTE AND MOTION CARRIED WITH VICE-CHAIRPERSON MANNING, ALTERNATE MEMBER POWELL AND MEMBER PECINA AS YES AND MEMBER O'REILLY AND MEMBER CAMPBELL-GROTHER AS NO.

D.R. Horton – Request for Modification of Approved Plan for Phase 1B of Calabash Lakes to Adjust Required Setbacks to Match Adopted UDO:

As there was not a representative from D.R. Horton present at the Planning Board Meeting, Chuck Riggins, Building Inspector spoke to the Planning Board regarding the modification request for Calabash Lakes. Mr. Riggins said what D.R. Horton is asking for is to have the setbacks modified to the current UDO standards. Mr. Riggins said that the previously approved plan has setbacks of 35" in the front, 30" in the rear and 15" on the sides. Mr. Riggins said D.R. Horton would like to have the approved plan modified so the current setbacks of the newly adopted UDO could be used with setbacks of 25" in the front, 20" in the rear and 10" on the sides.

ALTERNATE MEMBER POWELL MADE A MOTION TO APPROVE THE REQUEST FOR MODIFICATION OF THE PREVIOUSLY APPROVED PLAN FOR PHASE 1B OF CALABASH LAKES TO ADJUST REQUIRED SETBACKS TO MATCH ADOPTED UDO. MEMBER PECINA SECONDED THE MOTION. VICE-CHAIRMAN MANNING ASKED IF THERE WERE ANY DISCUSSION. VICE-CHAIRMAN MANNING CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Other Business:

Alternate Member Powell asked Member O'Reilly what his thoughts were about the ETJ. Member O'Reilly said he is a firm believer in letting the ETJ go and letting the County take over the Extraterritorial Jurisdictions and if they want to annex into the Town, they can. Alternate Member Powell said that she's a firm believer in "if it's not broke, don't fix it".

Mike Hargett, Town Administrator said the town has received notice that the people that have the 12 acre plot of land have appealed the County on the rezoning issue.

Mike Hargett, Town Administrator said that Jim Bradshaw from Brunswick County EDC will speak at the Board of Commissioners meeting on June 3, 2013 at 10:00 am. Mr. Hargett encouraged the Planning Board members to attend.

Mike Hargett, Town Administrator said that he, Commissioner Russo and Jim Meyer met with the Cooperative Extension Service and it was a productive meeting. Mr. Hargett said they will take a look at a 40 year plan for the town's tree resource so it will be where it needs to be. Mr. Hargett said even though it's important, tree preservation is not the total picture.

Mike Hargett, Town Administrator said that he, Commissioner Russo and Jim Meyer will be attending a tree conference on Friday in Kinston.

Public Comment:

Commissioner Przywara – Commissioner Przywara complimented the Planning Board on the great job they're doing.

Adjourn:

MEMBER CAMPBELL-GROTHER MADE A MOTION TO ADJOURN THE MAY 28, 2013 PLANNING BOARD MEETING. MEMBER PECINA SECONDED THE MOTION. VICE-CHAIRPERSON MANNING CALLED FOR A VOTE AND THE MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson Mark Brown

Submitted by:
Nicole L. Marks, Town Clerk