

**TOWN OF CAROLINA SHORES**  
**Planning Board**  
**Meeting Minutes**  
**August 26, 2013**  
**3:00 p.m.**

At 3:00 p.m. Vice-Chairman, John E. Manning called the August 26, 2013 Planning Board Meeting to order. The Pledge of Allegiance was recited. The following members attended: Alternate Kathryn Powell, Ellen Pecina, Ruth Ann Campbell-Grothe and Dan O'Reilly. Also present: Mike Hargett; Town Administrator, Nicole Marks; Town Clerk and Chuck Riggins, Building Inspector.

Absent: Chairman Mark Brown and Joseph Przywara, Liaison

Alternates in Public Attendance: Carol Schwarz

**Continued Item: Manufactured Homes in R-8 Zoning District:**

Ms. Marilyn Gore who resides at 494 Stanley Trail NW, Calabash, NC, 28467 said she would like to put a trailer on the property that she owns, which her son would move into and she feels that she should be able to do this.

Mr. Hargett, Town Administrator said that Chuck Riggins, Building Inspector indicated that based on his experience, there is likely to be other requests in this area. Mr. Hargett said he and Mr. Riggins were trying to find a possible solution. The summary that outlines these 3 options are attached to these minutes as "Exhibit A". Alternate Member Powell said that she visited the area with Mr. Riggins and the area is wooded with enough land to put the trailer on. Alternate Member Powell said she sees no reason why Ms. Gore should not be allowed to put the trailer on her property.

Ms. Gore said she has lived at the property where she wants to place the trailer for 31 years. Ms. Gore said she has bought the trailer and wants to move it on her land.

Mr. Riggins said he counted approximately 8 manufactured homes that he could see on Marlow Town Road and Stanley Trail. Mr. Riggins does feel there are going to be more of these requests. Mr. Riggins said there were a couple of roads he didn't go on and there are probably more manufactured homes. Mr. Riggins said these are currently non-conforming situations. Mr. Riggins said if the Ordinance was changed, the non-conforming situation would go away. Mr. Hargett said the County does not allow manufactured homes in the adjoining R-15 Zoning classification. Mr. Hargett said if the Planning Board were to choose Option #3, he would ask that the conditional use fee be waived. Mr. Riggins said if the Planning Board were to choose option #2, it wouldn't require a fee or hearing.

The following motion was made:

ALTERNATE MEMBER POWELL MADE A MOTION THAT THE PLANNING BOARD RECOMMENDS GOING ALONG WITH OPTION #2 AS A SUPPLEMENTAL REGULATION IN THE PRESENCE OF OTHER MANUFACTURED HOMES IN CLOSE PROXIMITY AND FITS ALL THE OTHER CRITERIA. MEMBER O'REILLY SECONDED THE MOTION. VICE-CHAIRMAN MANNING ASKED IF THERE WERE ANY FURTHER DISCUSSION. VICE-

CHAIRMAN MANNING CALLED FOR A VOTE AND MOTION CARRIED WITH MEMBERS MANNING, POWELL, O'REILLY AND CAMPBELL- GROTHE AS YES AND MEMBER PECINA AS NO.

Vice-Chairman Manning thanked Ms. Gore for speaking and attending the Planning Board Meeting.

It was the consensus of the Planning Board, to allow Staff to write the Supplemental Regulations which would be presented to the Board of Commissioners. Mr. Hargett said that some of the regulations would be:

- Minimum lot size of 4,000 square feet
- Sufficient land
- Water and sewer approved by the County
- Presence of similar type of housing
- Building Inspector to require survey if close to property line

**Other Business:**

None

**Public Comment:**

Bill Brennan, 818 Watson Ave. – Mr. Brennan said there should be a drawing or a plot plan given out to the Board of Commissioners at their meeting as to where the area of the R-8 Zoning District request is.

Vice-Chairman Manning said the next Planning Board scheduled meeting is on September 18, 2013.

Vice-Chairman Manning reminded everyone of the Town's Anniversary Celebration on September 21, 2013.

**Adjourn:**

MEMBER CAMPBELL-GROTHE MADE A MOTION TO ADJOURN THE AUGUST 26, 2013 PLANNING BOARD MEETING. MEMBER PECINA SECONDED THE MOTION. VICE-CHAIRMAN MANNING CALLED FOR A VOTE AND THE MOTION CARRIED BY UNANIMOUS VOTE.

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Chairperson Mark Brown

Submitted by:  
Nicole L. Marks, Town Clerk