

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
September 23, 2013
7:00 p.m.

At 7:00 p.m. Chairman Mark Brown called the September 23, 2013 Planning Board Meeting to order. The Pledge of Allegiance was recited. The following members attended: John E. Manning, 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: Alternate Kathryn Powell and Joseph Przywara, Liaison

Alternates in Public Attendance: Carol Schwarz

Proposed Rezoning to Accommodate Manufactured Homes in ETJ:

Mike Hargett, Town Administrator said the area the Planning Board is discussing is located across Highway 17 down Shingletree Road in the area of Stanley Trail. Mr. Hargett said this area is located in the Town of Carolina Shores ETJ and the Town has the Planning and Development authority in this area. Mr. Hargett said to the best of the Town's knowledge, in 2006 or 2007 the zoning changed in that area. Mr. Hargett said the individuals who made that change, are no longer with the Town and the Town cannot determine the nature of that change. Mr. Hargett said the Town learned from a former staff member it was changed because some individuals from that area desired to have storage units and the Agricultural District didn't allow storage units. Mr. Hargett said at that time, the Planning Board decided to rezone the area to R-8 to accommodate that need of the community and that is what the Town knows at this time. Mr. Hargett said changing from AD to R-8 has been beneficial to the residents in many ways. Mr. Hargett said the lot size was much smaller when it was zoned AD. Mr. Hargett said one problem with the R-8 District is that it does not permit mobile homes. Mr. Hargett said it's the Town's understanding that many of the individuals who own property in this area would like to have mobile homes located on their property. Mr. Hargett said that most of the housing located in this area are mobile homes. Mr. Hargett said there are some conventional homes but the majority of homes in this area are currently manufactured housing. Mr. Hargett said the Planning Board initially proposed an amendment to allow that. Mr. Hargett said the Board of Commissioners didn't approve that, however, the Board of Commissioners understood the conflict that has appeared in this area by not allowing mobile homes and requested the Planning Board and staff to give further thought to the proposed amendment. Mr. Hargett said he and Chuck Riggins, Building Inspector did further research as to where the location of the mobile homes are located and the size of the lots in this area. Mr. Hargett said they have proposed as another option to accommodate allowing mobile homes in this area by rezoning this area to MFHII from the southern most boundary line up as depicted on the map as Exhibit A and is hereby attached to these minutes. Mr. Hargett said the area below that line, are much larger tracts of land and they would be left as R-8. Mr. Hargett said that MFHII allows single wide, double wide and conventional housing. Mr. Hargett said if the Planning Board makes a decision tonight; their recommendation would go the Board of Commissioners. Mr. Hargett said that before rezoning would take place there would be a publicized Public Hearing for the Board of Commissioners.

Public Comment on Proposed Rezoning to Accommodate Manufactured Homes in ETJ:

Marilyn Ann Gore, 492 Stanley Trail, NW, Calabash – Ms. Gore said there is a conflict because she has a lady in attendance whose husband was on the Planning Board when it was supposedly rezoned and the area wasn't rezoned and how can the Town go forward without any proof that it was rezoned? Ms. Gore said in regards to the area being changed because of storage buildings, she doesn't feel that storage buildings are more important than where they live. Ms. Gore said she doesn't understand why the property owners weren't aware of what was happening to their property. Ms. Gore said the Town said the rezoning took place in 2006 or 2007 and it just got adopted in 2012? Ms. Gore asked if the County has proof of the change or in what year? Ms. Gore said she doesn't understand how the Town can go forward. Ms. Gore asked if it mattered how the change occurred and she still doesn't understand why the property owners weren't aware. Ms. Gore said people can't live in storage buildings. Ms. Gore said the residents don't know when or why it was rezoned from Ad to R-8. Ms. Gore said again, she has a lady in attendance whose husband was on the Planning Board in 2007 and this topic came up and it didn't pass and something is wrong.

Myrtle Bellamy, 4478, Calabash, NC, 28467 – Ms. Bellamy said her husband was on the Planning Board and in 2010 her husband got sick and the Town let him go. Ms. Bellamy said the Town dropped it and didn't approve the rezoning. Ms. Bellamy said they can't put what they want on their property and the Town needs to make it legal. Ms. Bellamy said her husband was on the Planning Board from 2001 thru 2010.

Brenda Marlowe, 460 Marlowtown Rd. NW, Calabash, NC 28467 – Ms. Marlowe said she is glad the Board is working to get the zoning changed on behalf of the residents. Ms. Marlowe asked for clarification on the map as to what is zoned R-8? Ms. Marlowe said her concern is that if it were changed to MFHII and there was a fire, could they put it back? Ms. Marlowe said there are residents that are beyond the age of replacing with a stick built home. Ms. Marlowe asked each member of the Planning Board where they were from? Ms. Marlowe said she's sure they wouldn't like something imposed on them. Ms. Marlowe thanked the Planning Board.

Delois Jenerette, 576 Shingle Tree, Calabash, NC, 28467 – Ms. Jenerette asked what would happen to the back of Shingle Tree. Ms. Jenerette asked if it would be included in the rezoning. Ms. Jenerette asked about the Fire Tax on their tax bill and asked if it was mandatory and for how long.

Liddie Wilson, 481 Marlowtown Rd., Calabash, NC, 28467 – Ms. Wilson asked since the Planning Board is working on this, is there going to be a follow-up meeting. Ms. Wilson said that she didn't get a letter in the mail regarding the Planning Board September 23rd meeting. Ms. Wilson said she didn't know about the rezoning and she has kids that want to put a home behind her on land she owns and now she finds out that they can't do that. Ms. Wilson said that everybody would like to have a house but she can't afford it. Ms. Wilson asked when they are going to get an answer from the Town regarding the mobile homes being placed on their property. Ms. Wilson thanked the Planning Board for their help.

Mr. Hargett said he received three phone calls from property owners that live out of Town as a result of the letter being sent. Mr. Hargett said one person had concern on how the change would affect the property values. Mr. Hargett said another property owner said that the change would not hurt anything in view of other existing mobile homes. Mr. Hargett said that Phyllis Bellamy agreed it should be changed and that residents should have the right to use it for any type of housing.

MEMBER O'REILLY MADE A MOTION TO RECOMMEND TO THE BOARD OF COMMISSIONERS TO APPROVE MFHII DISTRICT ON THAT PARTICULAR PARCEL OF PROPERTY. MEMBER MANNING SECONDED THE MOTION. CHAIRMAN BROWN ASKED IF THERE WERE ANY FURTHER DISCUSSION. CHAIRMAN BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

After the motion was made, Mr. Hargett asked the Planning Board to clarify the parcel of property in the motion and recommended that the area be from the designated line on the map.

MEMBER O'REILLY MADE A MOTION THAT THE AREA DEPICTED ON THE MAP (EXHIBIT A) AND DISCUSSED DURING THE PLANNING BOARD MEETING BE INCLUDED AS THE MFHII DISTRICT. MEMBER CAMPBELL-GROTHE SECONDED THE MOTION. CHAIRMAN BROWN ASKED IF THERE WERE ANY FURTHER DISCUSSION. CHAIRMAN BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mr. Hargett said that while he and Mr. Riggins are going through the UDO, there are provisions that may also need to be amended that would allow more than one unit on a parcel. Mr. Hargett said they would ask that a motion be made to reflect this text amendment.

MEMBER O'REILLY MADE A MOTION TO RECOMMEND TO THE BOARD OF COMMISSIONERS THAT PARAGRAPH THREE OF THE LETTER DATED SEPTEMBER 18, 2013 BE ACCEPTED AS WRITTEN. MEMBER PECINA SECONDED THE MOTION. CHAIRMAN BROWN ASKED IF THERE WERE ANY FURTHER DISCUSSION. CHAIRMAN BROWN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Other Business:

Chairman Brown thanked the residents for coming to the meeting to share their concerns.

Public Comment:

None

Adjourn:

MEMBER MANNING MADE A MOTION TO ADJOURN THE SEPTEMBER 23 2013 PLANNING BOARD MEETING. MEMBER PECINA SECONDED THE MOTION. CHAIRMAN BROWN CALLED FOR A VOTE AND THE MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson Mark Brown

Submitted by:
Nicole L. Marks, Town Clerk