

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

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

The following members attended: Kathryn Powell, Ellen Pecina, Mark Brown, Dan O'Reilly and John E. Manning. Also present: Mike Hargett, Interim Chairman; Nicole Marks, Town Clerk and Chuck Riggins, Building Inspector.

Absent: None

Approval of the Planning and Zoning Board October 19, 2011 Workshop Minutes:

MEMBER POWELL MADE A MOTION TO APPROVE THE PLANNING AND ZONING BOARD OCTOBER 19, 2011 WORKSHOP MINUTES. MEMBER BROWN SECONDED THE MOTION. INTERIM CHAIRPERSON, MIKE HARGETT ASKED IF THERE WERE ANY DISCUSSION. INTERIM CHAIRPERSON, MIKE HARGETT CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Approval of the Planning and Zoning Board 2012 Meeting Schedule:

MEMBER PECINA MADE A MOTION TO APPROVE THE PLANNING AND ZONING BOARD MEETING SCHEDULE FOR 2012. Member Brown said that due to his work schedule changing, he would not be able to make the workshops due to an issue with the time but would be able to make the regular meeting. Member Brown said that if the meeting were in the morning, he would be able to attend. After discussion on the time, the Board agreed to change the time to 11:00 am for the workshop only. MEMBER BROWN MADE A MOTION TO AMMEND THE ORIGINAL MOTION TO APPROVE THE PLANNING AND ZONING BOARD 2012 SCHEDULE WITH A CHANGE OF TIME FOR THE WORKSHOP MEETING TO 11:00 AM. MEMBER MANNING SECONDED THE MOTION. INTERIM CHAIRPERSON, MIKE HARGETT ASKED IF THERE WERE ANY FURTHER DISCUSSION. INTERIM CHAIRPERSON, MIKE HARGETT CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Revised Nature Trail Plan – The Farm at Brunswick:

Mr. John Richards from Thomas & Hutton Engineering handed out a map showing the revisions to the issues that were presented at the November 16, 2011 Planning and Zoning Workshop. Mr. Richards answered questions from the Board members.

Public Comments on The Farm at Brunswick Nature Trail:

Gayle Jacobsen, 471 Slippery Rock Way – Ms. Jacobsen wanted to suggest that this trail be put to vote to the residents because the plan has changed repeatedly. Ms. Jacobsen said that for a trail that is only going to be a mile long, it's not worth it. Ms. Jacobsen was originally told that women could walk their babies and it would have a solid surface and she does not want it. Ms. Jacobsen said yes it's true that there have been meetings but the plans have repeatedly changed.

Ms. Angela Massa, 105 Wheatfield Ct. - Ms. Massa said there are a lot of homes by the pond and by having the nature trail there, it is an invasion of her and other homeowners privacy. Ms. Massa asked why it is necessary that the trail be done now, it's been on hold since 2006 and also asked why there wasn't a meeting held at night so that everybody could attend instead of the very few that could attend at 3:00 in the afternoon. Ms. Massa said that Horton is notorious for doing things coming in the back door and she doesn't appreciate it. Ms. Massa also asked who was going to pay for this trail as she will not use it and doesn't want to pay for the maintenance. Ms. Massa said that it will become a walking path for dogs and who will assume responsibility.

Ms. Barbara Hawthorne, 467 Slippery Rock Way - Ms. Hawthorne said she attended the last meeting and originally the plan was supposed to have 2.2 miles and now it is down to 1.5. Ms. Hawthorne asked how long D.R. Horton is responsible and asked about letters being sent out to poll the residents. Ms. Hawthorne asked about liability if someone were to fall.

Ms. Sharon Conway, 211 Carolina Farms Blvd.- Ms. Conway wanted to know if the guardrails are going to remain when the sidewalk is installed and are there any plans to remove any trees.

Ms. Susan LoBuono, 243 Furrow Lane – Ms. LoBuono said her husband walked the trail and took video of the trail. Ms. LoBouno said currently the trail can't be used or walked on due to the present grading and slope issues.

Brad Brundage from D.R. Horton responded to questions and comments from the residents at The Farm. Mr. Brundage discussed the meeting and presentations that have been given for the past several months. Since last meeting, the trail has been scaled down to just under a mile.

Mr. Thomas Major, 488 Slippery Rock Way – Mr. Major wanted to know what the difference would be between the existing trail and the proposed trail, it will still be a dirt trail.

Mr. Ron Floor, 868 Corn Planters Circle – Mr. Floor asked about the angle and slope of the current trail and wanted to know if it was going to be graded.

Mrs. Stacey Przywara, 883 Corn Planters Circle – Mrs. Przywara said she is on the Board of the HOA at The Farm and there will be no additional cost for the insurance, what they currently have will cover it.

MEMBER O'REILLY MADE A MOTION TO RECOMMEND TO THE BOARD OF COMMISSIONERS THAT THE MODIFIED NATURE TRAIL PLAN BE APPROVED. MEMBER POWELL SECONDED THE MOTION. INTERIM CHAIRPERSON, MIKE HARGETT ASKED IF THERE WERE ANY FURTHER DISCUSSION. Member Powell had one point to make that the Planning and Zoning Board does not have the final say in this matter, the Board of Commissioners do. If anyone has a problem with the proposal or any other part of it, they need to be at the Board of Commissioners Workshop. INTERIM CHAIRPERSON, MIKE HARGETT CALLED FOR A VOTE AND MOTION FAILED WITH A THREE TO TWO VOTE.

Land Development Code – Holland Consulting Planners, Inc.:

Mr. Dale Holland gave a presentation on the US 17 Corridor, LEED and the Potential Addition/Elimination of Some Zoning Districts. Mr. Jim Henry, Engineer attended to discuss the LEED portion of the presentation.

*** A copy of the presentation is attached to these minutes.

Other Business:

Mr. Hargett will let the Planning and Zoning Board know when the training will take place with the Cape Fear Council of Governments.

Public Comment:

Mr. Joe Lowry, 223 Pilothouse - Mr. Lowry asked if the presentation given by Holland Consulting Planners was to change Highway 17.

Mr. Ron Floor, 868 Corn Planters Circle – Mr. Floor said he contacted the Target Headquarters and they put him in touch with a regional representative. Mr. Floor said the representative said they had looked in North Myrtle Beach and Little River and with the economy the way it is there are no plans to move forward with any projects at this time.

Mr. Gere Dale, 46 Calabash Drive – Mr. Dale said that he has been to a lot of meetings and wanted to commend Mr. Holland for a very informative meeting. Mr. Dale said that the Planning and Zoning Board should consider appointing a Chairperson as it has been over a year.

MEMBER MANNING MADE A MOTION TO ADJOURN THE NOVEMBER 28, 2011 MEETING. MEMBER O'REILLY SECONDED THE MOTION. INTERIM CHAIRMAN, MIKE HARGETT CALLED FOR A VOTE AND THE MOTION CARRIED BY UNANIMOUS VOTE.

Interim Chairman Mike Hargett

Submitted by:
Nicole L. Marks, Town Clerk

