

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
April 20, 2022
11:00 a.m.

At 11:00 a.m., Chairperson Vandergrift called the April 20, 2022, Planning Board Meeting to order. The following members attended: Ruth Ann Campbell-Grothe and Daniel Conte.

Also present: Commissioner Dee Gray, Planning Board Liaison; Chad Hicks, Town Administrator and Nicole Hewett, Assistant Town Administrator/Town Clerk.

Absent Members: Dan O'Reilly, Pamela Faria and Normand Neligon.

The Pledge of Allegiance was recited and there was a moment of silence.

Oath of Office:

Ms. Nicole Hewett swore in Planning Board Members: Ruth Ann Campbell-Grothe and Daniel Conte.

Approval of Minutes:

MEMBER CONTE MADE A MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 16, 2022, PLANNING BOARD MEETING. MEMBER CAMPBELL-GROTHE SECONDED THE MOTION. CHAIRPERSON VANDERGRIFT CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

Mr. Hicks said we have not had anything new come in since the last Planning Board meeting. Mr. Hicks said we have had a lot of inspections and new houses coming in. Mr. Hicks said he has had a few calls from developers on potential projects. Member Conte said the people in The Grove really appreciate the quality of the inspections the inspectors are doing. Mr. Hicks said we have a really good group.

Old Business:

Discussion of Set Back Requirements for Accessory Structures in the MFH1 Zoning District:

Mr. Hicks said at the last Planning Board meeting we made a recommendation to the Board of Commissioners to go to 5-foot setbacks for accessory structures. Mr. Hicks said this was basically for The Village at Calabash. Mr. Hicks said he did not know that there is a 7 ½ foot easement on a lot of those properties there. Mr. Hicks said that was brought up to the Board and it kind of confused everything. Mr. Hicks said he took it to the town attorney, and he thought it would be best to mirror their covenants. There was discussion on this item. Ray Alenckis, Richard Marcy and Matt Beairsto from The Village were in attendance to pertaining to this matter. Chairperson Vandergrift said we need to clarify that. Mr. Hicks said he thinks we should take it back to the Board of Commissioners with the original recommendation of 5 feet. Mr. Alenckis said this easement was put into place just for drainage. Mr. Alenckis showed the Board some photographs. Mr. Alenckis said its just a swale. Mr. Hicks said he will reach back out to the attorney and give him this information and thinks the original recommendation should be given to the Board of Commissioners. Mr. Alenckis said the community was established in 1985. Mr. Alenckis said in 1987, the Master Declaration was drawn and that's where all of our setbacks

are instituted, and we have been following that since that time. Mr. Alenckis said all of our houses that have been put in are within our guidelines.

Mr. Alenckis said we have people that put the driveway right up to the property line as long as it is not a Building or accessory building. Mr. Alenckis said the town has approved this for the last 30 years and now all of a sudden, it's a problem. Mr. Hicks said we will go back to the Board and make it clearer.

New Business:

Eagle Run – Final Plat Phases 2 & 3:

MEMBER RUTH ANN CAMPBELL-GROTHE MADE A MOTION TO RECOMMEND EAGLE RUN – FINAL PLAT PHASES 2 & 3 TO THE BOARD OF COMMISSIONERS. MEMBER CONTE SECONDED THE MOTION. CHAIRPERSON VANDERGRIFT CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Eagle Run – Preliminary Plat Phase 4:

MEMBER CONTE MADE A MOTION TO RECOMMEND EAGLE RUN – PRELIMINARY PLAT PHASE 4 TO THE BOARD OF COMMISSIONERS. MEMBER CAMPBELL-GROTHE SECONDED THE MOTION. CHAIRPERSON VANDERGRIFT CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

None

Adjourn:

MEMBER CONTE MADE A MOTION TO ADJOURN THE APRIL 20, 2022, PLANNING BOARD MEETING AT 11:24 A.M. MEMBER CAMPBELL-GROTHE SECONDED THE MOTION. CHAIRPERSON VANDERGRIFT CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

Submitted by:
Nicole L. Hewett, Assistant Town Administrator/Town Clerk