

**TOWN OF CAROLINA SHORES**  
**Planning Board**  
**Meeting Minutes**  
**October 20, 2021**  
**11:00 a.m.**

At 11:07 a.m., Chairperson Hapner called the October 20, 2021 Planning Board Meeting to order. The following members attended: Member Ruth Ann Campbell-Grothe, Member Pamela Faria, Member Marlene Vandergrift, Alternate Member Normand Neligon & Alternate Member Daniel Conte.

Also, present: Commissioner Joseph Przywara, Liaison; Sandy Wood, Inspections & Construction Superintendent and Nicole Hewett, Assistant Town Administrator/Town Clerk.

Absent: Member Dan O'Reilly and Town Administrator, Chad Hicks.

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

**Approval of Minutes:**

MEMBER CAMPBELL-GROTHER MADE A MOTION TO APPROVE THE MINUTES FROM THE JUNE 16, 2021 PLANNING BOARD MEETING. ALTERNATE MEMBER CONTE SECONDED THE MOTION. CHAIRPERSON HAPNER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

**Administrative Reports:**

The Farm at Brunswick: Mr. Wood said we have permitted all lots and within 6 months to a year it will be built out not including the roads.

Landmark at Lighthouse Cove: Mr. Wood said we have 15-20 more lots to permit and then they will be built out there. Mr. Wood said we have to work on the buffering there.

Eagle Run: Mr. Wood said Phase 1 of Eagle Run is wide open and he has 15 new permits on his desk as we speak. Mr. Wood said they have not started any roads. Mr. Wood said they have started working on the plans for the amenity center. Mr. Wood said the sales office is open.

CS North ETJ: Mr. Wood said CS North is blowing up and he has about 15-20 new houses going up in there. Mr. Wood said the ETJ has to follow the Town planning ordinances and we do the zoning and building inspections.

Mr. Wood said within the next six months we will see construction at Shingletree Estates. Mr. Wood said these will be townhomes. Mr. Wood said they are trying to get the County to approve the use of Pulte's sewer pumping station. Mr. Wood said that would save them a lot of money and a lot of work. Mr. Wood said they have applied for state stormwater and DOT approval. Mr. Wood said the town is just waiting on them to get water, sewer, stormwater and driveways and then we can start work there. Mr. Wood said you could probably see houses coming up out of the ground within 6 months. Mr. Wood said he has about seven new homes in the original Carolina Shores area, which is unusual.

**Consideration of Rezoning from NB (Neighborhood Business) to ID (Industrial) – Parcel ID #'s 24000004 and 2400000405 Located at 231 Calabash Road 28467:**

The Planning Board reviewed the maps in regards to the consideration of rezoning. Mr. Wood said the applicant would like to put storage buildings there. There was discussion on the rezoning. Ms. Hewett explained the Public Hearing process.

MEMBER HAPNER MADE A MOTION TO RECOMMEND APPROVAL TO THE BOARD OF COMMISSIONERS FOR THE REZONING FROM NB (NEIGHBORHOOD BUSINESS) TO ID (INDUSTRIAL) FOR PARCEL #'S 24000004 AND 2400000405. MEMBER CAMPBELL-GROTHE SECONDED THE MOTION. CHAIRPERSON HAPNER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

**Public Comment:**

None

**Adjourn:**

MEMBER FARIA MADE A MOTION TO ADJOURN THE OCTOBER 20, 2021 PLANNING BOARD MEETING AT 11:50 A.M. ALTERNATE MEMBER CONTE SECONDED THE MOTION. CHAIRPERSON HAPNER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

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Chairperson

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