

**TOWN OF CAROLINA SHORES**  
**Planning Board**  
**Meeting Minutes**  
**June 16, 2021**  
**11:00 a.m.**

At 11:03 a.m., Chairperson Hapner called the June 16, 2021 Planning Board Meeting to order. The following members attended: Member Dan O'Reilly, Member Ruth Ann Campbell-Grothe, Member Marlene Vandergrift, and Alternate Member Normand Neligon.

Also, present: Sara Brumm, Permit Coordinator, Planning Board Liaison Commissioner Joseph Przywara, Construction Superintendent Sandy Wood, and Assistant Town Administrator/Town Clerk Nicole Hewett.

Absent: Member Pamela Faria and Town Administrator Chad Hicks

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

At this time, Nicole Hewett issued Oaths of Office to Member Dan O'Reilly and Member Marlene Vandergrift.

**Selection of Chairperson and Vice Chairperson:**

Member Campbell-Grothe nominated Greg Hapner for Chairperson. Member O'Reilly seconded the nomination. All members agreed with the nomination and Greg Hapner accepted.

Member Campbell-Grothe nominated Marlene Vandergrift for Vice Chairperson. Chairperson Hapner seconded the nomination. All members agreed with the nomination and Marlene Vandergrift accepted.

**Approval of Minutes:**

MEMBER O'REILLY MADE A MOTION TO APPROVE THE MINUTES FROM THE MAY 19, 2021 PLANNING BOARD MEETING. MEMBER CAMPBELL-GROTHE SECONDED THE MOTION. CHAIRPERSON HAPNER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

**Administrative Reports:**

Calabash Lakes: Sandy said that Calabash Lakes is built out and the Town received the final engineering report from D.R. Horton for the roads, which Chad will take to the Board of Commissioners for approval.

Landmark at Lighthouse Cove: Sandy said that Landmark at Lighthouse Cove is about 50% built out. Sandy hopes that in the next few months the work on the turning lane on Thomasboro Road will begin, as it is a DOT requirement. Sandy said that the trees that were wrongfully cut down at the beginning stages of development will be replanted per the Development Agreement.

The Farm at Brunswick: Sandy said that D.R. Horton is working in the last phase at The Farm at Brunswick and we lack about 10 permit applications that would finish it up. Sandy said he is working with D.R. Horton on the roads and has walked them to make note of the repairs needed before the Town accepts the roads. In Phase 17, the roads need about 1.5" of asphalt but that will not be added until the houses are completed, which is probably in about a year.

Eagle Run: Sandy said the Phase 1 roads are complete in Eagle Run and about 10 houses are in different stages of development currently. Sandy said Phases 2 and 3 of Eagle Run were approved by the Board of Commissioners and building will start soon. There was discussion about the dispute between Pulte Homes and Crow Creek.

Sandy said that the office has been very busy and that he even has about 10 custom homes being built at this time, which is a lot. Member O'Reilly asked about commercial development on Highway 17. Sandy said he and Chad have talked to a developer interested in putting in a Dunkin Donuts beside CVS, but they haven't received anything in writing. Member O'Reilly asked if anyone has heard anything else from NCDOT regarding the Highway 31 expansion. Commissioner Przywara said he hasn't heard anything, but that Commissioner Brennan is the liaison to that committee.

### **New Business: Approval of PRD Site Plan-Villas at Shingletree**

Sammy Gay with Venture Engineering said that the site plan show the community with 138 townhome units in 34 buildings. Chairperson Hapner asked if these will be rentals. Sammy said yes, they will be long-term rentals, not vacation homes. Chairperson Hapner asked if the rental prices are known, and Sammy said he doesn't know but he can get that information. Chairperson Hapner said he is concerned with the flood zone, as a few buildings are shown as currently in a flood zone. Sammy said that they will be applying for a Letter of Map Revision (LOMR) from FEMA because they will be bringing fill in to raise the area above the minimum height for the flood zone. There was discussion regarding flooding and drainage. Member Campbell-Grothe asked how many buildings would be built at a time. Sammy said that the developer would like to be built out as soon as possible. Member Vandergrift asked about a time frame for that. Sammy said that the site work will take about 6 months and then the building would take about a year after that. Sandy said that the state will discuss with the developer about the turning lanes required. Sammy said that they have already been in communication with NCDOT. There was discussion about lift stations and drainage. Sandy said that a couple of buildings show 5 units in a building but there is no rendering of that to look at. Sammy said he will send that over via email. Chairperson Hapner asked about the roads being private. Sammy said yes, the roads will be private, so any issues with roads will be handled by the property manager.

Chairperson Hapner asked if anyone would like to make a motion for approval. Member Campbell-Grothe asked if anyone in the audience had any questions first. The questions from the audience were if a price point was known (that information will be found out) and if there will be gutters (the answer was yes). There was discussion on amenities.

MEMBER VANDERGRIFT MADE A MOTION TO RECOMMEND APPROVAL TO THE BOARD OF COMMISSIONERS FOR THE SITE PLAN FOR THE VILLAS AT SHINGLETREE. MEMBER O'REILLY SECONDED THE MOTION. CHAIRPERSON HAPNER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

### **Public Comment:**

Commissioner Przywara said he would like to introduce Dan Conte, who will be appointed as a Planning Board Alternate at tomorrow's Board of Commissioners Special Called Meeting. Mr. Conte stood up and introduced himself and was welcomed.

**Adjourn:**

MEMBER CAMPBELL-GROTHER MADE A MOTION TO ADJOURN THE JUNE 16, 2021 PLANNING BOARD MEETING AT 12:07 PM. MEMBER O'REILLY SECONDED THE MOTION. CHAIRPERSON HAPNER CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

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Chairperson

Submitted by:  
Sara Brumm, Permit Coordinator