



Planning Board Meeting
May 17, 2023 11:00am

Pledge of Allegiance to the Flag and Moment of Silence

- I. Call to Order
- II. Oath of Office
 1. Mrs. Diane Baker
 2. Mr. Harry McClard
- III. Approval of Minutes
 3. Approval of Minutes: April 19, 2023
- IV. Administrative Reports
 4. Staff Report
- V. Old Business:
 5. Discussion of Retail Sales in Industrial District (ID) Zone
- VI. New Business:
 6. Discussion on Open Meeting Laws & Public Records
- VII. Public Comment
- VIII. Adjournment

TOWN OF CAROLINA SHORES
Planning Board
Meeting Minutes
April 19, 2023
11:00 a.m.

DRAFT

At 11:00 a.m., Chairperson Conte called the April 19, 2023, Planning Board Meeting to order. The following members attended: Ruth Ann Campbell and David Steele

Also present: Normand Neligon, ETJ Alternate; Commissioner Watts, Liaison; Chad Hicks, Town Administrator and Nicole Hewett, Assistant Town Administrator/Town Clerk

Absent Members: Ronald Johnson

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

Oath of Office:

David Steele was sworn in by Nicole Hewett, Town Clerk.

Approval of Minutes:

MEMBER CAMPBELL MADE A MOTION TO APPROVE THE MINUTES OF THE JANUARY 18, 2023, PLANNING BOARD MEETING. MEMBER STEELE SECONDED THE MOTION. CHAIRPERSON CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

Mr. Hicks said since the March building report, we have had 49 new houses come under construction and an additional 8.7 million in total evaluation. Mr. Hicks said there are 136 homes coming out of the ground. Mr. Hicks said we are still wide open. Mr. Hicks said there were 10 CO's issued that month as well. Mr. Hicks said we still have not seen it slowing down yet. Mr. Hicks said the neighborhoods are coming along good. Mr. Hicks said we are making last-minute arrangements with D.R. Horton to fix the roads in Phases 11-17. Mr. Hicks said once that is completed, the roads will be turned over to the Town. Mr. Hicks said Eagle Run is doing a great job with their construction in that development. Mr. Hicks said Shingletree multi-family is coming along. Mr. Hicks said we are looking good.

Old Business:

None

New Business:

Assign Zoning to Various Properties Under Consideration for Annexation:

Mr. Hicks said this is in regard to some former ETJ properties in the Town. Mr. Hicks said we gave up all of our non-commercial ETJ property on the other side of Highway 17. Mr. Hicks said the people in the Industrial Park on Koolabrew immediately turned around and asked to be voluntarily annexed into the Town. Mr. Hicks said the map is being worked on and we are in the process of researching the deeds

to make sure all the ownerships line up as they are wanting to come back into the Town. Mr. Hicks said they would actually be taxpayers of the Town. Mr. Hicks said they would come back into the Town with their prior rezoning and that would be meet the Cama Land Use Plan.

MEMBER CAMPBELL MADE A MOTION TO RECOMMEND TO THE BOARD OF COMMISSIONERS TO ASSIGN THE INDUSTRIAL ZONING TO THE PROPERTIES THAT WERE PREVIOUSLY INDUSTRIAL AND NEIGHBORHOOD BUSINESS TO THE PROPERTY THAT WAS PREVIOUSLY NEIGHBORHOOD BUSINESS. MEMBER STEELE SECONDED THE MOTION. CHAIRPERSON CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Discussion of Retail Sales in Industrial District (ID) Zone:

It was the consensus of the Planning Board to table this item until the May Planning Board meeting in order to do research and see what makes sense.

Public Comment:

Mr. Hicks said on the Senate side of the General Assembly, they are actually pushing to do away with all ETJ.

Adjourn:

MEMBER CAMPBELL MADE A MOTION TO ADJOURN THE APRIL 19, 2023, PLANNING BOARD MEETING AT 11:17 AM. MEMBER JOHNSON SECONDED THE MOTION. CHAIRPERSON CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Chairperson

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

§ 143-318.10. All official meetings of public bodies open to the public.

(a) Except as provided in G.S. 143-318.11, 143-318.14A, and 143-318.18, each official meeting of a public body shall be open to the public, and any person is entitled to attend such a meeting. Remote meetings conducted in accordance with G.S. 166A-19.24 shall comply with this subsection even if all members of the public body are participating remotely.

(b) As used in this Article, "public body" means any elected or appointed authority, board, commission, committee, council, or other body of the State, or of one or more counties, cities, school administrative units, constituent institutions of The University of North Carolina, or other political subdivisions or public corporations in the State that (i) is composed of two or more members and (ii) exercises or is authorized to exercise a legislative, policy-making, quasi-judicial, administrative, or advisory function. In addition, "public body" means the governing board of a "public hospital" as defined in G.S. 159-39 and the governing board of any nonprofit corporation to which a hospital facility has been sold or conveyed pursuant to G.S. 131E-8, any subsidiary of such nonprofit corporation, and any nonprofit corporation owning the corporation to which the hospital facility has been sold or conveyed.

(c) "Public body" does not include (i) a meeting solely among the professional staff of a public body, or (ii) the medical staff of a public hospital or the medical staff of a hospital that has been sold or conveyed pursuant to G.S. 131E-8.

(d) "Official meeting" means a meeting, assembly, or gathering together at any time or place or the simultaneous communication by conference telephone or other electronic means of a majority of the members of a public body for the purpose of conducting hearings, participating in deliberations, or voting upon or otherwise transacting the public business within the jurisdiction, real or apparent, of the public body. However, a social meeting or other informal assembly or gathering together of the members of a public body does not constitute an official meeting unless called or held to evade the spirit and purposes of this Article.

(e) Every public body shall keep full and accurate minutes of all official meetings, including any closed sessions held pursuant to G.S. 143-318.11. Such minutes may be in written form or, at the option of the public body, may be in the form of sound or video and sound recordings. When a public body meets in closed session, it shall keep a general account of the closed session so that a person not in attendance would have a reasonable understanding of what transpired. Such accounts may be a written narrative, or video or audio recordings. Such minutes and accounts shall be public records within the meaning of the Public Records Law, G.S. 132-1 et seq.; provided, however, that minutes or an account of a closed session conducted in compliance with G.S. 143-318.11 may be withheld from public inspection so long as public inspection would frustrate the purpose of a closed session. (1979, c. 655, s. 1; 1985 (Reg. Sess., 1986), c. 932, s. 4; 1991, c. 694, ss. 1, 2; 1993 (Reg. Sess., 1994), c. 570, s. 1; 1995, c. 509, s. 135.2(p); 1997-290, s. 1; 1997-456, s. 27; 2011-326, s. 8; 2020-3, s. 4.31(b).)

Chapter 132.

Public Records.

§ 132-1. "Public records" defined.

(a) "Public record" or "public records" shall mean all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, regardless of physical form or characteristics, made or received pursuant to law or ordinance in connection with the transaction of public business by any agency of North Carolina government or its subdivisions. Agency of North Carolina government or its subdivisions shall mean and include every public office, public officer or official (State or local, elected or appointed), institution, board, commission, bureau, council, department, authority or other unit of government of the State or of any county, unit, special district or other political subdivision of government.

(b) The public records and public information compiled by the agencies of North Carolina government or its subdivisions are the property of the people. Therefore, it is the policy of this State that the people may obtain copies of their public records and public information free or at minimal cost unless otherwise specifically provided by law. As used herein, "minimal cost" shall mean the actual cost of reproducing the public record or public information. (1935, c. 265, s. 1; 1975, c. 787, s. 1; 1995, c. 388, s. 1.)