

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
January 9, 2023

Commissioners Chambers
David R. Sandifer Administration Bldg.
County Government Center
Old U.S 17 East

MEMBERS PRESENT

Joy Easley, Vice Chair
William Bittenbender
Clifton Cheek
Richard Leary
Christopher Wood
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Eric Dunham, Chair
Ron Medlin

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Principal Planner

OTHERS PRESENT

John Hankins
Patrick Newton
Don Helms

Richard Collier
Dan Sees

I. CALL TO ORDER.

Ms. Easley called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Ms. Easley said a prayer. Ms. Easley asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

Mr. Eric Dunham and Mr. Ron Medlin were absent.

IV. CONSIDERATION OF MINUTES FROM THE 12-DEC-22 MEETING.

Mr. Leary made a motion to approve the 12-Dec-22 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. NEW BUSINESS.

A. Planned Development – PD-94

Name: Evolve Cottages at Southport
Applicant: McKim & Creed
Tax Parcel(s): 221AE001-221AE048, 221AE050-221AE063, 2210006301, and
2210006303-2210006305
Location: Southport-Supply Road SE (NC 211)
Description: Evolve Cottages is a proposed planned development consisting of 161 single family lots and semi-attached units on 31.97 acres creating an overall density of 5.03 units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages identified the subject property and surrounding properties on a visual map.

Mr. Pages said staff recommends approval based on the following conditions:

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements;
- Note on the site plan that the stormwater system for the project shall be designed to meet or exceed the 25-year storm event;

- Remove the walking trail directly adjacent to the West Trace Subdivision; and
- Relocate the emergency gate on Patrick Newton Drive SE to be 350' south from the NC 211 (Southport-Supply Road SE) right-of-way. No buffer vegetation is to be installed within the 350' area of Patrick Newton Drive SE.

Mr. Bittenbender made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Richard Collier, representative for McKim and Creed, addressed the Board on behalf of the applicant. Mr. Collier said Creek Road SE will be improved from NC 211 (Southport-Supply Road SE) to its terminus at the end of the subject property line. There are wetlands on site at the center of the property and there is a wetland that crosses the subject property and West Trace Subdivision. He further stated that they will provide the minimum buffer required and the entrance to the development will be improved. Mr. Collier said Creek Drive SE will be the main access to the project and Patrick Newton Drive SE will only be used for emergency purposes with a gate at the rear property line. Stormwater will be designed to the 25-year storm event. He stated that, by capturing all of the on-site stormwater management, storing it on-site and releasing it at a slower rate, the wetlands will have an outlet prior to releasing to the North Carolina Department of Transportation (NCDOT) ditch(es). Mr. Collier reiterated that walking trails have been moved that were abutting West Trace Subdivision and the emergency gate has been move so Mr. Patrick Newton can gain access to his property that is adjacent to the subject property. He reiterated that there will be single family rentable units (113 units) as well as some duplexes (24 buildings) for the proposed project. He concluded that they will provide public water from NC 211 (Southport-Supply Road SE) and public sewer will be provided via the SE Brunswick Sanitary District from an existing easement through Tax Parcel 2210005710, which is owned by Mr. Patrick Newton.

Mr. Cheek asked if NCDOT approvals have been received and Mr. Collier said they have spoken with the District, but they have not received NCDOT approval. Mr. Bittenbender asked the distance the subject project is from Abbingtion Oaks? Mr. Collier said, approximately 200'.

Mr. Patrick Newton addressed the Board. Mr. Newton expressed concern with fencing and landscaping on the lower boundary of the subject property. Mr. Pages said that area is not proposed to have landscaping and/or fencing. Mr. Newton said the area that Mr. Collier indicated where the sewer will be available to the subject property is actually a 50' strip of property (Tax Parcel 2210005710) that he owns. Mr. Pages said the SE Sanitary District states that there is an existing easement through Tax Parcel 2210005710 and that is where the developer has to tap into the SE Sanitary District's sewer line. Mr. Newton asked for clarification that there will not be vegetation and/or fencing between the highway right-of-way and the fence. Mr. Pages said staff will add another condition stating that the fence will be relocated and no vegetation will be between the fence and NC 211 (Southport-Supply Road SE).

Mr. Dan Sees, Property Manager of St. Peter Lutheran Church, addressed the Board. Mr. Sees expressed concern with potential stormwater drainage onto St. Peter Lutheran Church's rear property line. Ms. Easley said the County requires that this development be designed to the 10-year storm event, but the developer is designing their stormwater to a 25-year storm event. She further stated that all stormwater is captured on site and channeled to the nearby NCDOT ditch(es). Mr. Collier added that their stormwater pond will capture all of their runoff and release it at a slower rate to the NCDOT ditch(es) in the area.

Mr. Don Helms, 4681 West Trace Drive, addressed the Board. Mr. Helms wanted assurance that stormwater is retained on the subject property because there are current flooding issues in the area. Ms. Easley reiterated that the applicant is proposing stormwater ponds to capture stormwater runoff on the site. She stated that the Brunswick County Stormwater Administrator is available to address in current and/or future stormwater concerns. Mr. Helms thanked Mr. Collier for removing the walking trail that was proposed near West Trace Subdivision.

Mr. Amos Horace Collier, owner of Tax Parcel 22100063, addressed the Board. Mr. Collier spoken in favor of the proposed development because he felt that it is the highest and best use for the property and there is adequate access to the property.

With no further comments, Mr. Wood made motion to close the Public Hearing and the motion was unanimously carried.

Mr. Leary made a motion to approve Evolve Cottages at Southport Planned Development (PD-94) with the noted conditions in the Staff Report and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Planning Board Case Update.

Mr. Pages addressed the Board. He stated that PD-93 was not appealed to the Board of Commissioners, so the Board's decision stands. He further stated that Zoning Cases Z-858 and Z-859 were approved at the Planning Board's 12-Dec-22 meeting and there were no written appeals within the allotted time (15 days), so the Board's decision stands.

IX. ADJOURNMENT.

With no further business, Mr. Wood made a motion to adjourn and the motion was unanimously carried.