

**MINUTES**  
**PLANNING BOARD**  
**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday**  
**February 13, 2023**

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

MEMBERS PRESENT

Eric Dunham, Chair  
Joy Easley, Vice Chair  
Ron Medlin  
Richard Leary  
Christopher Wood  
Harry Richard Ishler, Alternate

MEMBERS ABSENT

William Bittenbender  
Clifton Cheek

STAFF PRESENT

Marc Pages, Principal Planner  
Connie Marlowe, Admin. Asst. II  
Garrett Huckins, Planning Tech.  
Ron Meredith, Project Planner  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins  
Daniel Park  
Steve Strickland

Ronnie McCray  
Robin Edwardsen

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Bittenbender and Mr. Cheek were absent.

IV. CONSIDERATION OF MINUTES FROM THE 09-JAN-23 MEETING.

Mr. Leary made a motion to approve the 09-Jan-23 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-95

Name: Admirals Cove  
Applicant: The Earthworks Group  
Tax Parcel(s): 2010000306 and 2010000311  
Location: Zion Hill Road SE (SR 1114)  
Description: Admirals Cove is a proposed planned development consisting of 207 single family homes on 66.79 acres creating an overall density of 3.10 dwelling 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 provided the Board with a letter from Peggy Dotson (attached) and an email from David Kubly (attached) as part of the recorded. He stated that some of Ms. Dotson's concerns were addressed in the Staff Report. He further addressed concerns expressed in Ms. Dotson's letter and Mr. Kubly's email.

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; and

- Note on the site plan that the stormwater system for the project shall be designed to the 25-year storm event.

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

Mr. Daniel Park, Earthworks Group, addressed the Board on behalf of the applicant. Mr. Park said they will have a 25' wetlands buffer to provide protection to the adjacent properties. He stated that they held a neighborhood meeting was very productive. Mr. Park concluded that the closest residence is approximately 140' from the proposed project.

Mr. Dunham asked about the areas noted on the plan as land set aside for residents. Mr. Park said they are proposing a broad walk that will be ideal as a walking trail for the neighborhood. Mr. Dunham asked Mr. Park if he is aware of any flooding in the area? Mr. Park replies no, but they are not proposing any development within the 100-year flood zone.

Mr. Robin Edwardsen addressed the Board. Mr. Edwardsen provided staff with a copy of a letter (attached) with his concerns of the proposed development. He felt that the proposed project should not be approved until sewer is made available to the development. He continued to express concern with the proposed smaller lot sizes, which allows for higher density. Mr. Edwardsen felt that the proposed development should be a major subdivision rather than a planned development. He stated that this project was previously approved as a major subdivision (Lockwood Landing) with much larger lot sizes (approximately 9,000 square feet). He summarized his objections as outlined in his letter.

Mr. Dunham asked Mr. Park to address Mr. Edwardsen's comments about wetlands on the site. Mr. Park said they did a wetland's delineation study and they are proposing a 25' buffer from the wetlands. Mr. Park further stated that they are trying to have a low-density project. Mr. Dunham was concerned with guest parking and Mr. Pages pointed out areas within the project that will provide for additional parking for guest.

Mr. Steve Strickland, Earthworks Group, addressed the Board. Mr. Strickland said when this project was submitted in 2007, they were going to provide sewer to the site. He stated that they will have a wastewater collection system for this project. Mr. Strickland reiterated that the closest residence is approximately 140' from the proposed project.

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

Ms. Easley made a motion to approve Admirals Cove Planned Development (PD-95) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

**B. Rezoning Z-860 – David Pickett.**

Request rezoning of approximately 3.00 acres located off Southport-Supply Road SE (NC 211), east of Deer Trot Road SE near Southport NC from CI (Commercial Intensive) to C-LD (Commercial Low Density) for Tax Parcel 1850001042.

**LAND USE PLAN MAP AMENDMENT LUM-860:**

Request to amend the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 1850001042 located off Southport-Supply

Road SE (NC 211) and east of Deer Trot Road SE near Southport, NC. This Land Use Plan Amendment totals approximately 3.00 acres.

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

Mr. Meredith said staff recommends approved from CI (Commercial Intensive) to C-LD (Commercial Low Density) for Tax Parcel 1850001042 with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial.

Mr. Dunham asked about the proposed change and Mr. Pages said this should have been previously rezoned, but it did not get included in the previous zoning changes to this area.

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

Mr. Ronnie McCray addressed the Board. He stated that they are requesting a zoning change to C-LD and he asked if the Board had any questions.

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

Mr. Leary made a motion to approve Tax Parcel 1850001042 from CI (Commercial Intensive) to C-LD (Commercial Low Density) with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial and the motion was unanimously approved.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for REZONING be

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment is NOT consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is not consistent with the CAMA Land Use Plan (Comprehensive Plan). However, an amendment has been requested to Commercial.

- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community:

The property is adjacent to similar zoning.

- The Planning Board further finds that the proposed zoning amendment is reasonable and in the public's interests for the following reasons:

There is similar zoning nearby.

Mr. Dunham stated that any person with standing may appeal the decision of the Planning Board. If an appeal is received in the allotted time, the case will move forward to the Brunswick County

Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

VIII. OTHER BUSINESS.

Mr. Pages addressed the Board. He stated that the Town of Carolina Shores has relinquished their ETJ (Extraterritorial Jurisdiction), so the County has to zone approximately 600 tax parcels. Mr. Pages said a Public Hearing is tentatively scheduled for 13-Mar-23 for the Board's consideration.

IX. ADJOURNMENT.

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