

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

**6:00 P.M. Monday**  
**September 11, 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  
William Bittenbender  
Richard Leary  
Harry Richard Ishler, Alternate  
Clifton Cheek  
Ron Medlin

MEMBERS ABSENT

Jason Gaver

STAFF PRESENT

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

OTHERS PRESENT

John Hankins  
Eric Clay  
Alan Holden  
Phil Norris, Norris & Tunstall Engineering  
Jennifer Kirkbride  
Fitz Read  
JoAnne McCart  
Linda Lofton  
William Wolf  
Jamey Cross, Star News

Matthew Nichols, Attorney-at-Law  
Christopher Stanley  
Walter Warren, Thomas & Hutton Engineering  
Sean Knudsen  
Charly Doerschuk  
Andrew Turlington  
Marie Hetcel  
Patrick Izzo  
Sue Manfredi  
Dylan Phillips, Brunswick Beacon

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. He asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

Mr. Jason Gaver was absent.

IV. CONSIDERATION OF MINUTES FROM THE 14-AUG-23 REGULAR MEETING.

Mr. Leary made a motion to approve the 14-Aug-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. Rezoning Z-871 – Ben Bradsher.

Request rezoning of approximately 8.91 acres located off Ocean Hwy West (US 17) between 2164 and 2248 Ocean Hwy West (US 17) near Shallotte from C-LD (Commercial Low Density) to I-G (Industrial General) for Tax Parcel 18200093.

LAND USE PLAN MAP AMENDMENT LUM-871:

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Commercial to Industrial Intense for Tax Parcel 18200093 located off Ocean Hwy West (US 17) between 2164 and 2248 Ocean Hwy West (US 17) near Shallotte, NC. This Land Use Plan Amendment totals approximately 8.91 acres.

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

Mr. Meredith read the staff's recommendation and the consistency and reasonableness determination. He said staff recommends approval from C-LD (Commercial Low Density) to I-G (Industrial General) for Tax Parcel 18200093 located off Ocean Hwy West (US 17) between 2164 and 2248 Ocean Hwy West (US 17) near Shallotte in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to Industrial Intense.

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

Mr. Matthew Nichols, Attorney-at-Law, addressed the Board on behalf of the applicant. He stated that Ben Bradsher and Bailey Watkins, representatives of Construction Partners, were also present on behalf of the applicant. Mr. Nichols briefly discussed a PowerPoint presentation (attached) regarding aerial photos of the site, the current zoning of the property, the proposed zoning change, and an Industrial Suitability Map in the Blueprint Brunswick 2040 CAMA Land Use Plan that states this area is generally suitable for industrial use. Mr. Nichols said the subject property is adjacent to existing I-G (Industrial General) zoning and industrial uses in the area.

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

Mr. Cheek made a motion to approve Tax Parcel 18200093 to I-G (Industrial General) located off Ocean Hwy West (US 17) between 2164 and 2248 Ocean Hwy West (US 17) in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to Industrial Intense and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

**CONSISTENCY & REASONABLENESS DETERMINATION**

*Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.*

This request is CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is REASONABLE and appropriate based upon the following findings:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives support rezoning.
  - LU-2 – Support development in areas that are best suited for future development.
  - NR-5 – Minimize and mitigate the impacts of stormwater run-off from development.
  - IWS-4 – Coordinate water and sewer services with new development.
  - ED-1 – Maintain and expand job opportunities in the County.
  - HW-5 – Continue to grow opportunities for education and employment within the County.

<input type="checkbox"/> <i>Agricultural Development Plan</i>	<input checked="" type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

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.

**B. Rezoning Z-872 (Haywood Equity Group Limited Partnership - % Ralph Dickson).**

Request rezoning of approximately 4.0 acres located at the corner of Ocean Hwy West (US 17) and Sherrow Estate Street SW (SR 1270) near Shallotte, N.C. from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1820009205.

Mr. Ron Meredith addressed the Board. He read the staff's recommendation and consistency and reasonableness determination (attached). Mr. Meredith identified the subject property and surrounding properties on a visual map.

Mr. Meredith said staff recommends approval from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1820009205 located at the corner of Ocean Hwy West (US 17) and Sherrow Estate Street SW (SR 1270) near Shallotte, NC.

Mr. Dunham asked staff about Tax Parcel 1820009202 that adjoins the subject parcel? Mr. Meredith said that is an outparcel separate from the subject parcel. Mr. Dunham asked if the parcels have the same owner and Mr. Meredith said he was not certain of the property owner of Tax Parcel 1820009202, but that parcel is currently zoned C-LD (Commercial Low Density) in its entirety.

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

Mr. Eric Clay addressed the Board on behalf on the property owners. Mr. Clay said he appreciates the Board's consideration on this matter. He further stated that they wish to rezone the entire parcel to C-LD (Commercial Low Density) to accommodate the existing commercial use on the subject property.

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

Mr. Leary made a motion to approve Tax Parcel 1820009205 to C-LD (Commercial Low Density) located at the corner of Ocean Hwy West (US 17) and Sherrow Estate Street SW (SR 1270) and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

**CONSISTENCY & REASONABLENESS DETERMINATION**

*Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.*

This request is CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is REASONABLE and appropriate based upon the following findings:

- The property is currently split zoned C-LD (Commercial Low Density) and R-7500 (Medium Density Residential).
- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives support rezoning.
  - Consistent with the commercial (Retail & Office) Place Type on the future land use classification map.
  - LU-2 – Support development in areas that are best suited for future development.
  - NR-5 – Minimize and mitigate the impacts of stormwater run-off from development.
  - IWS-4 – Coordinate water and sewer services with new development.
  - ED-1 – Maintain and expand job opportunities in the County.
  - HW-5 – Continue to grow opportunities for education and employment within the County.

<input type="checkbox"/> <i>Agricultural Development Plan</i> <input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i> <input type="checkbox"/> <i>Brunswick County Trail Plan</i> <input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input checked="" type="checkbox"/> <i>Unified Development Ordinance</i> <input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i> <input type="checkbox"/> <i>Airport Height Control Ordinance</i> <input type="checkbox"/> <i>Other: _____</i>
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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.

Mr. Dunham stated that there are three (3) Planned Developments for consideration and the Board cannot adjudicate civil matters; rather, the Planning Board can only address zoning issues. He further stated that a civil matter would be an amenity and/or HOA (Homeowners' Association) concerns.

C. Planned Development – PD-111

Name: The Beach at Bricklanding (Expansion) Planned Development  
 Applicant: Easystreet Properties LLC (%Dan Womble)  
 Tax Parcel(s): 244ED013  
 Location: Goose Creek Road SW (SR 1155)  
 Description: The Beach at Bricklanding is a proposed planned development expansion consisting of 6 additional single family lots on 1.21 acres creating an overall density of 4.95 dwelling units per acre.

Mr. Marc 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.

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

Mr. Christopher Stanley, Land Surveyor, addressed the Board on behalf of the applicant (Dan Womble). Mr. Stanley said Mr. Womble is out of town and he is helping Mr. Womble with this project. He further stated that this was an offsite septic system of the first section of the subdivision and the subdivision is now being served by public water and sewer; thus, making this property viable for development.

Mr. Alan Holden addressed the Board on behalf of the applicant. He stated that Mr. Womble appreciates the Board's consideration to approve this project. Mr. Holden further stated that Mr. Womble is mindful of preserving the trees on the property, whenever possible.

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

Mr. Leary made a motion to approve PD-111 (The Beach at Bricklanding Expansion Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-112

Name: Enclave at Camerson Woods (Expansion) Planned Development  
Applicant: Lennar Carolinas (%David Ellis)  
Tax Parcel(s): 22800008, 2280000701, 2280000702 and 2280000703  
Location: Jenrette Road SW (SR 1918)  
Description: Enclave at Cameron Woods is a proposed planned development expansion consisting of 124 single family lots on 48.50 acres creating an overall density of 2.6 dwelling units per acre.

Mr. Marc 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.

Mr. Cheek asked staff if the parcels to the west of the stubout have access through the current development or are those parcels landlocked? Mr. Pages said those parcels are landlocked, but there is a potential for connection to the southeast of the proposed project (Ocean Aire Subdivision). Mr. Pages said staff suggested a connection south of the proposed project, but there is a wetland crossing in close proximity to that area. Mr. Dunham clarified the wetland crossing area on a visual map. Mr. Dunham asked staff about the wetland crossing through lot 120? Mr. Pages said there will be some reclamation for wetlands because the U.S. Army Corps of Engineers will have to approve the wetland crossings.

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

Mr. Walter Warren, representative of Thomas & Hutton, addressed the Board. Mr. Warren said they worked with staff to adjust the proposed plan to provide future connectivity. Mr. Warren said there were several concerns voiced at the neighborhood meeting on 28-Aug-23 regarding this project being part of Cameron Woods POA (Property Owners Association). He stated that this project will have a separate POA with amenities.

Mr. Cheek asked if there is a wetland area on lot 120? Mr. Warren said there is a small wetland area on lot 120 and they have been working with the consultant on the best course of action. Mr. Dunham pointed out 3 wetland crossings in that area on a visual map. Mr. Warren said there is a ditch in the area. Mr. Leary asked if lot 120 will be a buildable lot and Mr. Warren said yes. He stated that the ditch in that area will be filled-in as part of their permit with the U.S. Army Corps of Engineers.

Ms. Jennifer Kirkbride, homeowner in Cameron Woods, addressed the Board. Ms. Kirkbride was concerned that Lennar Carolinas LLC meets all minimum requirements and asked that the Board ensure such. She said at the neighborhood meeting on 28-Aug-23, there were approximately 70 homeowners in attendance, and no one voiced approval of this project. She stated that, after the neighborhood meeting, Waccamaw Management (representative of Lennar Carolinas LLC), posted a message on town square (Cameron Woods' communication tool) stating that, "Lennar has elected to proceed with the adjacent property currently consisting of 124 homesites without it being part of the existing Cameron Woods POA. The new community will have its own HOA and amenities". Ms. Kirkbride said she spoke with Madison McClane with Waccamaw Management today and requested a signed document from Lennar Carolinas LLC stating and confirming the town square post to no avail at the current time. She asked that the Board assure their community through Lennar Carolinas LLC written documents that the HOA is not the Cameron Woods POA, Inc. as a condition of approval of this project. Ms. Kirkbride asked if this project will be designed to a 100-year storm event? If not, she said they are requesting that the project be designed to a 100-year storm event.

Ms. Charly Doerschuk, resident of Cameron Woods, addressed the Board. Ms. Doerschuk was concerned with the potential of unsafe travel with the 124 single family proposed in addition to the existing homes in the area that will total approximately 458 homesites using 1 road for ingress and egress. She was concerned with evacuating the area during a natural disaster with only 1 way in or out of the area. Ms. Doerschuk was also concerned with emergency personnel trying to maneuver through the area in a timely fashion to save property or human life. She felt the proposed development should have its own entrance or a 4 way stop sign should be installed at the intersection of Jenrette Road SW (SR 1918) and Waterbrook Way SW as well as speed bumps on Jenrette Road SW (SR 1918). Ms. Doerschuk was also concerned with the removal of trees and the potential of flooding issues on Jenrette Road SW (SR 1918) and Waterbrook Way SW as a result of this development. She asked that the Board review all the recent developments in the County and the potential negative impacts of these developments. She asked that this project be denied until the potential risks that can be generated from this project are assessed and alleviated. Ms. Doerschuk concluded that she nor any of her neighbors received notification of the meeting. Mr. Pages interjected that public notices are sent to adjacent/adjoining property owners per the State statutes.

Mr. Fitz Read, resident of Ocean Ridge Plantation, addressed the Board on behalf of Waterbrook Woods community. Mr. Read said it was his understanding that there will be a 30' vegetative buffer separating Enclave at Cameron Woods from Waterbrook Woods development and Mr. Pages concurred. Mr. Read asked if there will be construction traffic on Waterbrook Way and Mr. Pages said there is no entrance to that area.

Mr. Andrew Turlington, property owner of Waterbrook Woods, addressed the Board. Mr. Turlington said there is a ditch in close proximity to the development that may cause runoff to the adjacent properties. Mr. Dunham said there is a stormwater plan for this area, and he suggested that Mr. Turlington contact the County Stormwater Engineer to review the stormwater plan. Mr. Pages added that the proposed development has to maintain stormwater runoff on the site and they cannot cause runoff to adjacent properties. Mr. Pages further stated that the plan will be designed to the 25-year storm event and the 100-year storm event shall be modeled and taken into consideration during the stormwater design.

Ms. JoAnne McCart, resident of Cameron Woods, addressed the Board. Ms. McCart was concerned with traffic on Jenrette Road SW (SR 1918) and noise pollution. She said she lives in close proximity to where the construction traffic will be entering the property for the next 3 to 5 years. Ms. McCart felt that there should be another entrance to the proposed project. She concurred that no one was notified of this meeting and the sign was hidden and obscured on the site.

Ms. Marie Hetcel, resident of Cameron Woods, addressed the Board. Ms. Hetcel was concerned with wildlife preservation in the area. She felt that the project should be denied until all agreements have been worked out with Cameron Woods property owners. Ms. Hetcel reiterated that an entrance should be required for this project. Mr. Pages interjected that the UDO does not address or require a separate HOA or an amenity center for this project approval. Ms. Hetcel asked if the HOA has to be named and Mr. Pages replied, no. He said an HOA has to be formed to maintain the roads and open space in the community. Ms. Hetcel reiterated that this development should have an entrance and exit and there should be a wildlife corridor. She also pointed out that there is a wastewater treatment plant in the area where this development is planned and buyers in this community will be complaining about the odor from the wastewater treatment plant.

Mr. Dunham asked Mr. Warren if they will have a separate HOA for this project? Mr. Warren replied, yes. He stated that the HOA for Enclave at Cameron Woods will be formed prior to the recordation of the plat map. Mr. Leary asked Mr. Warren if this information was provided to the homeowners in Cameron Woods in writing and Mr. Warren said yes. Ms. Dixon interjected that the Board has no purview over this matter. Mr. Warren stated that Cameron Woods POA Inc owns the property along the boundary of the property. He further stated that the sign was posted in a conspicuous place on the subject property.

Mr. Patrick Izzo, Cameron Woods homeowner, addressed the Board. Mr. Izzo was concerned with the additional traffic on Jenerette Road SW (SR 1918) that will be generated by this development and he suggested a traffic light be installed at Old Georgetown Road SW (SR 1163) and Jenrette Way SW (SR 1918) to accommodate the existing developments and the proposed project. Mr. Dunham said that is a matter that will be addressed by the North Carolina Department of Transportation (NCDOT). Mr. Izzo asked if the walking trails will be separate from Cameron Woods? Mr. Pages said the walking pedestrian area will not be excluded from Cameron Woods because it is good planning principle to connect walking areas throughout neighborhoods. Ms. Dixon added that this is an expansion of an existing development.

Ms. Linda Lofton, homeowner of Camerson Woods, addressed the Board. Ms. Lofton asked if this plan will reflect that an amenity center will be built in this community? Mr. Pages said they are not required to have an amenity center because they have adequate open space and recreation space proposed for the project. Ms. Lofton wanted assurance that this community will not have access to Cameron Woods' amenity center. Mr. Cheek said the Board does not have the authority to require such. Mr. Pages reiterated that they have enough recreation space for this development. Ms. Lofton asked if their community has any recourse if Lennar Carolinas LLC does not provide an amenity center or create a POA for this community? Ms. Easley said that will be a civil matter between the two parties and a decision made through the Court system. She further stated that the Board can approve a project if the minimum requirements of the UDO are met.

Mr. William Wolf, Cameron Woods homeowner, addressed the Board. He asked if any of the 4 Tax Parcels (22800008, 2280000701, 228000702, and 228000703) listed is part of Cameron Woods? Mr. Pages said these are 4 separate tax parcels that make up this project.

Ms. Sue Manfredi, homeowner in Waterbrook Woods, addressed the Board. Ms. Manfredi was concerned with their roads and stormwater drainage being affected by the proposed project.

Mr. Sean Knudsen addressed the Board. Mr. Knudsen said they will have a separate HOA and the homeowners will not have access to Cameron Woods' amenities. He said they will provide a letter to Cameron Woods homeowners stating such. He further stated that the HOA does not have a formal name, but they will provide the official name of the HOA to Cameron Woods homeowners when it is formed. He concluded that they are doing a threatened endangered species study as part of the wetlands permitting process.

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

Mr. Leary made a motion to approve PD-112 (Enclave at Cameron Woods Expansion Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

E. Planned Development – PD-113

Name: McLamb Farm Planned Development  
Applicant: Norris and Tunstall Engineering Consultants (%Phil Norris)  
Tax Parcel(s): 20900024 (a portion of )  
Location: No. 5 School Road NW (SR 1305)  
Description: McLamb Farm is a proposed planned development consisting of 319 single family lots on 82.36 acres creating an overall density of 3.87 dwelling units per acre.

Mr. Marc 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.

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

Mr. Phil Norris, Norris & Tunstall Consulting Engineers, addressed the Board on behalf of the applicant. He stated that they have worked closely with staff and there are 2 major entrances to the property that are strategically situated to align with entrances to Rich Square Project and a healthcare facility across the street. Mr. Norris further stated that they connect to the County's public water and sewer and there are no wetland impacts on the project. He concluded that the stormwater facilities on the project will be designed to meet or exceed the 100-year storm event.

Mr. Cheek asked if the dotted lines that run down to the Caw Caw drainage canal is part of the 100-year storm event? Mr. Norris said that is an existing ditch.

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

Mr. Cheek made a motion to approve PD-113 (McLamb Farm Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

F. Text Amendment – Data Center.

Ms. Dixon addressed the Board. She stated that a data center/data storage is not addressed in the UDO, which prompted the proposed text amendment (attached). She stated that the UDO will be amended to add Data Centers/Data Storage as a principal use in Article 5, Section 5.1.6.B., Light Industrial Use Interpretation Table, allow Data Centers within the I-G (Industrial General) zoning

district as a permitted use, and add a definition for Data Centers. She further stated that Bob Lazaro, County citizen, expressed concern via email with where the data centers would be allowed, the amount of electricity the facility will use, and that the design standard for the facilities should be LEAD certified. Ms. Dixon said she informed Mr. Lazaro that the County cannot require that the facilities be LEAD certified.

Ms. Dixon read the staff’s recommendation and consistency and reasonableness determination (attached). She said staff recommends approval to add Data Centers/Data Storage as a principal use in Article 5, Section 5.1.6.B., Light Industrial Use Interpretation Table, allow Data Centers within the I-G (Industrial General) zoning district as a permitted use, and add a definition for Data Centers in the Brunswick County Unified Development Ordinance.

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

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

Mr. Cheek made a motion to recommend to the Board of Commissioners to approve a text amendment to add Data Centers/Data Storage as a principal use in Article 5, Section 5.1.6.B., Light Industrial Use Interpretation Table, allow Data Centers within the I-G (Industrial General) zoning district as a permitted use, and add a definition for Data Centers in the Brunswick County Unified Development Ordinance and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

**CONSISTENCY & REASONABLENESS DETERMINATION**

*Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.*

This request is CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is REASONABLE and appropriate based upon the following findings:

- Clarifies Unified Development Ordinance (UDO) by addressing a use that was not permitted or defined.
- Expand options for businesses in Brunswick County.
- Blueprint Brunswick Goals & Objective, Education Goal, states that Brunswick County should promote quality education and lifelong learning opportunities.
- ED-1, states that Brunswick County should maintain and expand job opportunities in the County.

<input type="checkbox"/> Agricultural Development Plan	<input checked="" type="checkbox"/> Unified Development Ordinance
<input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP)	<input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan
<input type="checkbox"/> Brunswick County Trail Plan	<input type="checkbox"/> Airport Height Control Ordinance
<input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)	<input type="checkbox"/> Other: _____

VIII. OTHER BUSINESS.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Rezoning Case Z-870 was approved at the Planning Board's 14-Aug-23 meeting and there were no written appeals within the allotted time, so the Board's decision stands. She stated that the text amendment (First Responders Training Facility) will go before the Board of Commissioners at their 16-Sep-23 Board meeting for consideration.

IX. ADJOURNMENT.

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