

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
June 13, 2022

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
Clifton Cheek
Richard Leary
Ron Medlin
Christopher Wood

MEMBERS ABSENT

Brett Riggs, Alternate

STAFF PRESENT

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

OTHERS PRESENT

John Hankins
Brad Schuleer, Paramounte Engineering
J. Phillip Norris, Norris & Tunstall Eng.
Terry Wethington
Martha Rabon-Robinson
Dan Weeks, H&W Design
Joseph Causey
Clint Long

Van Walton
Gary Pfeil
John Danford, Thomas & Hutton
Brigit Flora, B.C. Stormwater Eng.
Larry Duckett
Tameka Small
James Sheffield
H. Richard Ishler

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

III. ROLL CALL.

Mr. Brett Riggs was absent.

IV. CONSIDERATION OF MINUTES FOR THE 09-MAY-22 AND 17-MAY-22 MEETINGS.

Mr. Bittenbender made a motion to approve the 09-May-22 minutes as presented and the motion was unanimously carried.

Mr. Cheek made a motion to approve the 17-May-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-80

Name: Bell Swamp Connection Tract
Applicant: Paramounte Engineering
Tax Parcel(s): 0970003102 and 09700033
Location: Ocean Hwy. East and Bell Swamp Connection NE (SR 1407)
Description: Bell Swamp Connection is a proposed planned development consisting of 139 single family units and 90 townhomes on 48.65 acres creating an overall density of 4.71 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 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
- Extend the 20' peripheral buffer to the rear of Lot 12.

Mr. Leary made a motion to open the Public Hearing and the motion was unanimously approved.

Mr. Brad Schuler, representative for Paramounte Engineering, addressed the Board on behalf of Bell Creek Development Group LLC. Mr. Schuler stated that the subject split-zoned (C-LD and C-I) property was rezoned at the 09-May-22 Planning Board meeting and the entire tract was rezoned to C-LD. He stated that the proposed project will be a residential development consisting of a mixture of single-family housing and townhomes with an overall density of 4.71 dwelling units per acre. Mr. Schuler said the site has been designed so the townhomes are located closer to US 17, which creates a transition from US 17 to the surrounding homes in the area. He further stated that a vegetative berm will be erected along US 17 to provide buffering from the highway. A neighborhood meeting was held and there were concerns of flooding as a result of the widening of US 17 and their engineering team has been made aware of the adjoining property owner's concerns. Mr. Schuler said a County and State Stormwater permit has to be issued for the site and he proceeded to say that they are proposing 3 stormwater ponds on the site. He stated that 40% of the site will be designed open space and they are preparing a Traffic Impact Analysis (TIA) for the North Carolina Department of Transportation's (NCDOT) approval. Mr. Schuler said there are 2 access points to Bell Swamp Connection NW (SR 1407) and there is a stub-out to the north for interconnectivity purposes.

Ms. Easley asked Mr. Schuler how they feel about Ms. Flora's recommendation to design the project to a 25-year storm event? Mr. Schuler said it is their intent to exceed the County's minimum stormwater standards by potentially impacting an isolated wetland within a stormwater facility on the northwestern portion of site with the US Army Corps of Engineers' (Corps of Engineers) approval, which would allow for the project to be designed to the 25-year storm event. Otherwise, they will have to build around the isolated wetland. Ms. Easley asked Mr. Schuler if the project could be designed to the 25-year storm event if the Corps of Engineers do not allow the wetlands to be impacted? Mr. Schuler said it is still their intent to design the project to the 25-year storm event, but some of the pond area may have to be eliminated.

Mr. Dunham asked Mr. Schuler if they would be agreeable to a condition requiring the project be designed to a 25-year storm event? Mr. Schuler said they are amenable to designing the project to a 25-year stormwater event.

Mr. Van Walton, owner of Tax Parcels 09700024 and 0970003901, addressed the Board. Mr. Walton said his property was impacted by the water that was dumped off US 17 when US 17 was 4-laned. He wanted assurance that no water from the subject property causes flooding on his property. Mr. Walton asked if he could gain access from the proposed stub-out road if he developed his adjacent property for commercial purposes? Mr. Pages said staff would have to review his plans at the point he intends to develop his property.

Ms. Martha Rabon-Robinson, owner of 270 Bell Swamp Road Connection, addressed the Board. Ms. Rabon-Robinson stated that the subject property is within a ½ mile of a Voluntary Agricultural District (VAD) and she proceeded to read the criteria associated with VADs. Ms.

Rabon-Robinson asked that any potential buyers be informed that they are purchasing property within a ½ mile of a VAD and the activities associated with a VAD.

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

Mr. Dunham asked staff the developer's obligation for notifying potential buyers that the subject property is within a ½ mile of a VAD? Mr. Pages said all final plats are required to have a note stating the property is within a ½ mile of a VAD or staff will stamp the plat stating, "This property is located within ½ mile of a Voluntary Agricultural District (VAD)" prior to recordation of the final plat. Ms. Dixon interjected that the VAD records a document stating that the property is within a ½ mile of a VAD and it is discovered during a title search of the property.

Mr. Leary made a motion to approve Bell Swamp Connection Tract Planned Development (PD-80) with the noted conditions and the project must be designed to a 25-year storm event and the motion was unanimously carried.

B. Planned Development – PD-81

Name: Anderson Tract (Revision)
Applicant: Norris and Tunstall
Tax Parcel(s): A Portion of 2250002601
Location: Hickman Road NW (SR 1303)
Description: Anderson Tract is a proposed planned development consisting of 336 townhomes on 58.21 acres creating an overall density of 5.77 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 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
- Provide a turnaround at the dead end at the amenity area or loop the road.

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

Mr. Dunham asked Mr. Norris if the project will have overflow parking for the townhomes? Mr. Norris said the plan currently meets the minimum parking requirements and they are not proposing any additional parking. Mr. Dunham asked Mr. Norris if there are any accommodations for guest parking? Mr. Dunham said there will be a garage and 2 additional parking spaces for each unit. Mr. Norris reiterated that they are currently meeting the minimum requirements for parking and additional parking spaces will create more impervious surface. Ms.

Easley stated that the roads are private and will be governed by a homeowners' association regarding street parking.

Mr. J. Phillip Norris, Norris and Tunstall Engineering, addressed the Board. Mr. Norris said the project was previously approved by the Board and some of the areas were removed because they are wetland areas and those areas will be conveyed to an adjacent property owner. He further stated that there are extensive buffers, which is a combination of wetlands and high ground that will not be utilized. He stated that their stormwater retention will meet and/or exceed the 100-year storm event. Mr. Norris said a TIA has been completed with a left and right turn lane into the project as recommended by NCDOT. Mr. Norris said they will take into consideration about providing additional parking spaces. However, he suggested that minimum parking requirements be revised if the Board thinks the current requirements are not sufficient. He concluded that there were no attendees at the neighborhood meeting.

Mr. Larry Duckett addressed the Board. Mr. Duckett asked if there are plans for turn lanes to the property because Hickman Road NW (SR 1303) is a narrow, heavily travelled road? Mr. Pages said NCDOT is requiring left and right turn lanes to this site. He further stated that a TIA is required and must be approved by NCDOT and NCDOT may other require road improvements.

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

Ms. Easley made a motion to approve Anderson Tract Revision Planned Development (PD-81) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-82

Name: Osprey Isle
Applicant: Thomas and Hutton Engineering
Tax Parcel(s): 2120000503, 2120002801, 21200027 and 2120002501
Location: Near the Intersection of US 17 and Plantation Drive SW
Description: Osprey Isle is a proposed planned development consisting of 81 single family lots and 264 semi-attached units on 157.1 acres creating an overall density of 2.20 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 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

- Place a note on the site plan that the stormwater system shall be designed to accommodate the 25-year storm event.

Mr. Pages noted that there were discussions at TRC meeting regarding 2 active entrances to the site, staff consulted with NCDOT and staff is amenable to 1 entrance with an emergency access road (Anchor Trail SW - an unimproved road that will have to be improved to withstand the weight of a fire truck) being used for emergency purposes with direct accessibility from US 17.

Ms. Easley asked if the project will be designed to the 25-year storm event and Mr. Pages concurred.

Mr. Leary asked staff where the flood zone area is located on the plan? Mr. Pages identified the flood zone areas on a visual map.

Mr. Leary made a motion to open the Public Hearing and the motion was unanimously approved.

Mr. John Danford, Thomas & Hutton Engineering, addressed the Board. Mr. Danford stated that 73% of the site will be open space and they are providing substantial buffers from neighboring properties (Tall Pines Plantation). He said the neighborhood meeting was well attended and there were concerns with adequate buffering being in place and they are maintaining a 50' natural buffer from Tall Pines Plantation. He reiterated that the floodplain, floodway and wetlands will be protected. He concluded that the lots will be smaller to ensure the floodplain and wetlands will not be disturbed.

Mr. Gary Pfeil addressed the Board. Mr. Pfeil asked about the traffic count for this project? Mr. Pages said the project will generate approximately 3,301 vehicle trips per 24-hour weekday volume. Mr. Pfeil asked if the public will be kept abreast of road improvements to the area? Mr. Pages said he will provide Mr. Pfeil with an NCDOT contact at the Division Office in Wilmington that can provide him with road improvement updates. Mr. Pages further stated that a TIA is required for this project and the TIA has to be approved by NCDOT.

Mr. Larry Duckett, homeowner in Tall Pines Plantation, addressed the Board. He stated that they are constantly challenged with water management. Mr. Duckett said Tall Pines Plantation will be sandwiched between the proposed project and another project to the west of Tall Pines Plantation. He was concerned with potential flooding in the area from the adjacent developments during hurricane and/or other rainstorm events. Mr. Duckett asked what recourse the homeowners in Tall Pines Plantation will have if their properties are flooded once both projects are developed? Mr. Cheek said the stormwater facilities are engineered designed to capture the water on the subject property and release the water slowly to the Shallotte River so as not to pose any flooding issues to the Tall Pines Plantation community..

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

Mr. Wood made a motion to approve Osprey Isle Planned Development (PD-82) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Rezoning Z-847 (Dan Weeks [%Sara Gibbs])

Request rezoning of approximately 20.52 acres located off Chappell Loop Road SE (SR 1524) near Leland from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 03800008.

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

Mr. Pages said staff recommends approval from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 03800008.

Mr. Dunham asked if there are wetlands on the site? Mr. Pages said there are some wetlands in the center of the site and he identified those areas on a visual map.

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

Mr. Dan Weeks, H&W Design, addressed the Board on behalf of the applicant. Mr. Weeks said there has been a wetlands assessment on the site and interconnectivity on the northern portion of the property will not be available due to the wetlands in that area. As a result, that area will serve as a wetland buffer. He stated that this an isolated pocket of commercial property and the site is not conducive to commercial use because of its location and inadequate road frontage. Mr. Weeks concluded that the proposed zoning change is compatible to surrounding zoning and/or land uses.

Ms. Tameka Small, owner of Tax Parcels 038000904 and 038000901, addressed the Board. Ms. Small was concerned with the potential use of the property and how it will affect the current property owners that have lived on Chappell Loop Road SE (SR 1524) for several generations. She was also concerned with the additional traffic that maybe generated once the subject property is developed. Ms. Small said there is current flooding in the area and she expressed concerns with the potential of additional flooding to the area once the subject property is developed. Ms. Small asked that the property owner be considerate of the neighboring property owners when they begin developing the subject property.

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 03800008 from NC (Neighborhood Commercial) to R-6000 (High Density Residential) and the motion was unanimously carried.

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as Community Commercial.

- 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.

The Chairman 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.

E. Rezoning Z-848 (Terry Wethington)

Request rezoning of approximately 1.58 acres located at 5579 Old Georgetown Road SW (SR 1163) near Shallotte from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2130000104.

LAND USE PLAN MAP AMENDMENT – LUM-848:

Request to amend Tax Parcel 2130000104 located at 5579 Old Georgetown Road SW (SR 1163) near Shallotte from LDR (Low Density Residential) to Commercial.

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

Mr. Pages said staff recommends approval from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2130000104 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 2130000104.

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

Mr. Terry Wethington addressed the Board. Mr. Wethington said there is self-storage facility on site and the proposed zoning will allow for future expansion of the existing non-conforming use of the property.

Mr. Joseph Causey addressed the Board on behalf of his mother. Mr. Causey said his mother's property (Tax Parcel 2130000112) is currently being used for commercial purposes (construction equipment storage yard) and they are in favor of the zoning change. He further stated that they will likely request a zoning change of their property (Tax Parcel 2130000112) in the future.

Mr. James Sheffield addressed the Board. Mr. Sheffield stated that he operates the commercial business next door and he, too, is in favor of the zoning change.

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

Mr. Bittenbender made a motion to approve Tax Parcel 2130000104 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 2130000104 and the motion was unanimously carried.

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) as it is classified as LDR (Low Density Residential). However, a CAMA Land Use Plan 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 Land Use Plan) and the following changes have been considered to meet the needs of the community:

There is similar zoning to the east of the subject property and the zoning change will allow for an expansion of the current non-conforming commercial use on the site.

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

There is currently a non-conforming commercial use on the site and the zoning change will allow for future expansion.

The Chairman 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.

F. Rezoning Z-849 (J. Phillip Norris [%Bobby Harrelson – Ashton Farms LLC])

Request rezoning of approximately 20.00 acres located off Longwood Road NW (SR 1321) near Ash from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for a portion of Tax Parcel 16300015.

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

Mr. Pages said staff recommends approval from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 03800008.

Ms. Easley asked if the subject property has frontage off Longwood Road NW (SR 1321)? Mr. Pages replied, no. She asked if the access road (Wild Wing Drive NW) is private or public? Mr. Pages said Wild Wing Drive NW is a private road.

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. J. Phillip Norris, Norris and Tunstall Engineering, addressed the Board on behalf of the applicant. Mr. Norris reiterated that this is a down-zoning of the property and there should not be any traffic concerns.

Mr. Dunham asked if there are wetlands on the site? Mr. Norris said there has been a wetlands delineation completed on the entire parcel and the wetlands will be avoided for the portion of the parcel that is being requested for a zoning change.

Mr. Cheek asked why this particular area was chosen from the larger portion of the tract? Mr. Norris said the applicant intends to use the area for a sand mine pending approval of the zoning change and a special use permit approval from the Brunswick County Board of Adjustment to operate a sand mine on this property. Mr. Norris said there is an existing sand mine across the street that has been depleted of sand and the owner has negotiated a lease to move the operation to this parcel. NCDOT has been contacted and a driveway permit has been issued for the intended use of the property. Mr. Norris said an existing soil road on the property will be used for the haul road to the mining area rather than Wild Wing Drive NW; thus, causing no impact to the adjoining neighbors.

Mr. Leary asked Mr. Norris why a gap was left between Longwood Road NW (SR 1321) and the requested rezoning area? Mr. Norris said the property owner (Bobby Harrelson) intends to put a lake on the site in the future.

Mr. Clint Long, owner of Tax Parcel (1630001502), addressed the Board. Mr. Long was concerned with the road to the south of the zoning area being blocked once the future lake is dug. Mr. Pages said the road is currently mapped as a right-of-way and it could not be abandoned without a petition to do so is presented to the Board of Commissioners for approval. Mr. Norris interjected that, as part of the mining application, there has to be a 40' minimum buffer in place so the road in question will not be affected.

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

Mr. Cheek made a motion to approve a portion of Tax Parcel 16300015 from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) and the motion was unanimously carried.

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as LDR (Low Density Residential).

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

There was no opposition to the zoning change and this change will result in a down-zoning of the property.

The Chairman 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.

G. Rezoning Z-850 (Owen Metts)

Request rezoning of approximately 2.40 acres located off Southport-Supply Road SE (NC 211) near Supply from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 16800105.

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

Mr. Huckins said staff recommends approval from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 16800105.

Mr. Dunham asked if this area has been transitioning over to commercial? Mr. Pages said there have been commercial uses in the area over the last few years and he proceeded to identify some of those uses (Dollar General and Marathon Gas Station). Mr. Pages said this area is transitioning. Ms. Dixon added that this area will be considered as a major node in the Blueprint Brunswick Comprehensive Plan.

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

Mr. Owen Metts addressed the Board. Mr. Metts stated that the proposed zoning change will be the highest and best use of the property.

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

Mr. Cheek made a motion to approve Tax Parcel 16800105 from R-6000 (High Density Residential) to C-LD (Commercial Low Density) and the motion was unanimously carried.

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as Mixed Use.

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

The area is in transition.

The Chairman 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.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-838, Z-843, Z-844, Z-845 and Z-846 were approved at the 09-May-22 and there were no appeals, 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.