

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
July 11, 2022

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

MEMBERS PRESENT

Clifton Chee
Richard Leary
Ron Medlin
Christopher Wood
Harry "Richard" Ishler, Jr.

MEMBERS ABSENT

Eric Dunham, Chair
Joy Easley, Vice Chair
William Bittenbender

STAFF PRESENT

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

OTHERS PRESENT

John Hankins
Orazio Falcone

James Hardwick

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Eric Dunham, Ms. Joy Easley, and Mr. William Bittenbender were absent.

IV. CONSIDERATION OF MINUTES FROM THE 13-JUN-22 MEETING.

Mr. Leary made a motion to approve the 13-Jun-22 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-841 (Sandy Schumacher [%S&H Investment Group LLC]).

Request rezoning of approximately 0.30 acres located at 4695 Peoples Way SW near Shallotte from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 244EB00701.

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 244EB00701.

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

Mr. James Hardwick addressed the Board on behalf of the applicant. Mr. Hardwick said they want to place a home on the property without removing any additional trees on the site.

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 244EB00701 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 HDR (High 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 is similar zoning to the north and west of the subject property.

Mr. Wood 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-851 (Orazio Falcone).

Request rezoning of approximately 5.02 acres located off Southport-Supply Road SE (NC 211) near Bolivia from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 1860001708.

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 RR (Rural Low Density Residential) for Tax Parcel 1860001708.

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

Mr. Orazio Falcone addressed the Board. Mr. Falcone stated that he would like to place a mini-storage facility on the subject property.

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

Mr. Leary made a motion to approve Tax Parcel 1860001708 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 is similar zoning nearby and the proposed use will be a service to the area.

Mr. Wood 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.

Mr. Pages addressed the Board. He stated that Zoning Cases Z-847, Z-848, Z-849, and Z-850 were approved at the 13-Jun-22 meeting and there were no appeals, so the Board's decision stands.

- Blueprint Brunswick Update.

Mr. Pages addressed the Board. He stated that staff is hoping to have a draft of Blueprint Brunswick within the next month.

Mr. Pages introduced Mr. Gilbert Combs as a new Project Planner on staff and the Board welcomed Mr. Combs.

IX. ADJOURNMENT.

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