

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
August 8, 2016

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Richard Leary
Troy Price
Chris Stanley
Randy Ward
William Bittenbender

MEMBERS ABSENT

None

STAFF PRESENT

Kirstie Dixon, Planning Manager
Connie Marlowe, Admin. Asst.
Marc Pages, Land Planner
Bob Shaver, County Attorney

OTHERS PRESENT

Alan Solana
Phil Norris
Bobby Johnson
Curtis Johnson
Brian Slattery, State Port Pilot
Robert McCall
Jessica Camara

Alan Lewis
Keith Herbs
John Hankins
Lewis Dozier
Mary McCall
Jo-Ann Behrent-Peabody

I. CALL TO ORDER.

The Chair called the meeting to order at 6:01 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

There were no members absent.

IV. CONSIDERATION OF MINUTES OF THE 13-JUN-16 MEETING.

Mr. Ward made a motion to approve the minutes as written and the motion was unanimously carried.

V. PLAQUE PRESENTATION TO MRS. CYNTHIA HENRY.

Mr. Dunham presented Mrs. Henry with a plaque for her appreciation of years of service on the Board. The other Board members and staff wished her much success in her future endeavors. Mrs. Henry thanked the Board and staff for their generosity and expressed her appreciation for serving on the Board for nine years.

VI. AGENDA AMENDMENTS.

Ms. Dixon addressed the Board. She introduced the summer interns (Jennifer Dickinson and Sam Stephens) that worked in the Economic Development and Planning Department. Mr. Dunham and the other Board members welcomed the interns to the meeting and wished them well on the future endeavors.

VII. PUBLIC COMMENT.

There were none.

VIII. PUBLIC HEARINGS.

A. Rezoning Z-741CZ – Solana, Theriault & Gross PLLC (%Alan M. Solana)

Request to rezone approximately 4.58 acres located off Todd Road SW (SR 1147) near Shallotte, NC from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 2290004409.

Ms. Dixon addressed the Board. She read the Staff Report (attached). She identified the subject property and surrounding properties on a visual map.

Ms. Dixon said staff recommends approval from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 2200004409 with the noted conditions listed in the Staff Report as well as the permitted uses (Outdoor Recreation including water rescue and scuba diving training, Single Family Detached Residential, Accessory Dwelling Units, and Planned Development subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance).

Mr. Dunham asked staff if the buffers currently exist on the site? Ms. Dixon replied, no. Mr. Dunham asked staff if the owner intends to operate a commercial scuba diving and other recreation (training facility) business on the subject property? Ms. Dixon replied, yes.

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

Mr. Alan Solana, Attorney-At-Law, addressed the Board on behalf of the applicant (Shawn Nasserri, Nasserri Properties, LLC). Mr. Solana said the previous property owner (Steve Denny) bought Lake Serene several years ago when the subject property was within the Town of Shallotte corporate limits. Mr. Solana said the previous property owner was going to develop the property for multi-family use with a recreational facility (boat ramp, pier, and gazebo) serving the residential area prior to the economic boom. As a result of the economic boom, the previous property owner petitioned for his property to be de-annexed to the County and the zoning designation was changed to R-7500 (Medium Density Residential).

Mr. Solana said diving has occurred on the site for more than a decade by the previous property owner. He further stated that the previous property owner of the subject property placed restrictions (see attached) to limit the use of the lake for diving purposes to Lot 1, which is the subject property. Mr. Solana said they held a neighborhood meeting and met with adjacent property owners that were unable to attend the neighborhood meeting and there were no objections from the immediate property owners. Mr. Solana said there is a couple in the area that had some concerns and they are present tonight. He said the applicant has agreed to additional buffers and swells between Lots 1 and 2 and a security gate has been installed on site to prevent trespassing on the subject property.

Mr. Solana said the applicant wants to get zoning approval so he can move forward with applying for a building permit for a three bedroom structure on the property. He stated that a site plan has been submitted and the site has been approved for a three-bedroom on-site wastewater system. As a result, the applicant intends to erect a structure that appears to be residential in nature with a two car garage and a fence in the rear with a parking area to deter trespassers from accessing Lake Serene without supervision. Mr. Solana said they have agreed to the conditions read in the Staff Report.

Mr. Stanley asked Mr. Solana if the intended business will attract some other type of business to be a supportive role? Mr. Solana said his client has an instructional scuba diving training facility in Wilmington. He further stated that his client has classroom instruction, a pool, and open water dives in the ocean as part of his facility in Wilmington. Mr. Solana said the subject property would allow for diving to the bottom of the water and reappearance for safety survival.

Mr. Dunham asked the depth of the water? Mr. Nasserri replied, 45 feet at the deepest point. Mr. Solana added that the applicant intends to erect a buoy and cord to delineate the diving area for the subject property. Mr. Dunham clarified that adjacent property owners have access to Lake Serene, but they cannot provide for commercial diving in Lake Serene? Mr. Solana replied, yes. He further stated that the previous property owner placed restrictions on the lots on Lake Serene stipulating such as well as other restrictions outlined in the deeds for those properties contiguous to Lake Serene.

Mrs. Mary McCall, owner of Lot 3 (Tax Parcel 2290004411), addressed the Board. Mrs. McCall said she and her husband purchased their property to build a retirement home and their plans are 98% complete. Mrs. McCall said they plan to begin construction on the home within the next month. She stated that she has a proxy (attached) for the property owners of Lot 2 and the concerns they have regarding the scuba diving facility. Mrs. McCall read a letter of their concerns of the proposed use and who will be liable should there is an injury or death on the

subject property as they were advised by legal counsel that the property owners on Lake Serene will be responsible for any injuries incurred on the lake. She expressed concern with a sign on the property advertising the scuba diving business and she had photos of activity currently occurring on the site. Mrs. McCall said the adjoining property owners feel the approval of the zoning change will be detrimental to area and they respectfully request that the Board deny the applicant's request to rezone the subject property from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning).

Mr. Bittenbender asked the number of property owners that have access to Lake Serene? Mrs. McCall said 6 property owners. Mrs. Easley asked if the property owners own the portion of Lake Serene in front of their property? Mrs. McCall replied, yes. Mr. Stanley asked Mrs. McCall if they have rights to all of Lake Serene? Mr. McCall said they were told that they own the bottom of Lake Serene to the sky on their property. Mr. Stanley asked if they have riparian rights over the entire lake? Mr. McCall said he is unsure.

Mrs. Jo-Ann Behrent-Peabody, owner of Tax Parcel 2290004044, addressed the Board. Mrs. Behrent-Peabody said she and her husband purchased their property to build a home. She stated that they were neither informed of the neighborhood meeting nor did they receive a letter regarding the meeting tonight. Mr. Dunham asked Mrs. Behrent-Peabody to point out her property on the visual map. The Board discovered that she is not an adjoining property owner, but her property overlooks Lake Serene. She said they do not have deed restrictions on their property regarding no scuba diving is allowed. She stated that they were contacted by the previous property owner asking if they would agree to not have a scuba diving business on their property and they declined. Mrs. Behrent-Peabody said she and her husband was lead to believe by the previous owner of the subject property that he was going to build a home on the property and the water structures (gazebo, boat launch, and dock) were built for the property owners on Lake Serene to use. Mrs. Behrent-Peabody said they were informed that they have the right to utilize the entire lake. She said she also spoke with legal counsel and was advised that they will be liable if harm came to someone using the lake. Mrs. Behrent-Peabody said she is opposed to the zoning change.

Ms. Jessica Camara addressed the Board. Ms. Camara was concerned with traffic, noise, and a potential increase in taxes. She further stated that this is currently a quiet neighborhood. Ms. Camara felt that the entire area will be affected should this zoning change occur. Mr. Dunham suggested Ms. Camara contact staff tomorrow regarding whether or not her tax values will increase as result 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. Dunham asked staff if they have any information on the ownership of Lake Serene? Mr. Pages said he did not think this manmade lake is subject to riparian and maritime rights. Mr. Dunham asked staff if there is any language regarding the use of Lake Serene in any of the deeds for the property owners abutting Lake Serene? Ms. Dixon said she did not review any deeds of the property owners abutting Lake Serene. Mr. Stanley said there may be riparian rights even though this is a manmade lake. Mrs. Easley said there are deed restrictions for 4 lots abutting Lake Serene according to the deed restrictions previously submitted to the Board by Mr. Solana.

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

Ms. Behrent-Peabody readdressed the Board. Mrs. Behrent-Peabody said they were told by the previous property owners' attorney that they would have use of the entire lake. She further stated that their property extends out into the lake to ensure the lake could not be owned by a

development and restrict the property owners use of the lake or make them responsible for maintenance of the lake.

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

Mr. Ward said the deed restrictions presented to the Board by Mr. Solana restricts commercial diving with the exception of Lot 1.

Mrs. Easley asked staff the zoning of the property when it was in the Town of Shallotte? Ms. Dixon said multi-family. Ms. Dixon said the activity on site began when the subject property was located in the Town of Shallotte; thus, grandfathering the current use. Mrs. Easley asked staff when the property was de-annexed to the County? Ms. Dixon replied, 2015. She said the owner (Steve Denny), at that time, requested that the property be de-annexed to the County.

Mr. Dunham expressed concern with lake ownership and who would be liable for damages that occurred on the lake. He suggested that this matter be tabled until these questions can be answered.

Mrs. Easley made a motion to table the request until the next Planning Board meeting and ownership and liability be researched prior to that meeting. The motion was unanimously carried.

B. Rezoning Z-742 – East Coast Engineering and Surveying (%Alan C. Lewis)

Request to rezone approximately 13.45 acres located off Todd Road SW (SR 1147) and Edna Way SW near Shallotte, NC from IG (Industrial General) to NC (Neighborhood Commercial) for a portion of Tax Parcel 2290004503.

Land Use Plan Map Amendment LUM-742:

Request to amend approximately 13.45 acres located off Todd Road SW (SR 1147) and Edna Way SW near Shallotte, NC from Industrial to Commercial for a portion of Tax Parcel 2290004503.

Mr. Chris Stanley asked to be recused citing a potential conflict of interest. Mrs. Easley made a motion to excuse Mr. Stanley from voting on this matter and the motion was unanimously carried.

Ms. Dixon addressed the Board. She read the Staff Report (attached). She identified the subject property and surrounding properties on a visual map.

Ms. Dixon said staff recommends approval from IG (Industrial General) to NC (Neighborhood Commercial) for Tax Parcel 2290004503 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcel 2290004503.

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

Mr. Alan Lewis, East Coast Engineering and Surveying, addressed the Board. Mr. Lewis said the applicants of the subject property were unable to attend the meeting so he is speaking on their behalf. He stated that this a down-zoning from IG to NC and the applicants intend to relocate to the area to build their dream home. Mr. Lewis further stated that his clients wanted to avoid a potential spot zoning issue when they requested this zoning change.

Mr. Bobby Johnson, owner of Tax Parcel 22900089, addressed the Board on behalf of his family. He asked staff when his family's property was rezoned to NC because it was previously zoned Heavy Manufacturing? Ms. Dixon said she was unsure and she would have to research when the change occurred. Mr. Johnson asked if property (Tax Parcel 2130006416) to the north of the subject property could be rezoned from IG to NC? Mr. Dunham said an application would have to be submitted for the zoning change. Mr. Johnson said he requested such in the past and he was told that the adjacent property owners would have to agree to rezoning their property from IG to NC. Ms. Dixon interjected that she has spoken with Mr. Johnson about this situation and she suggested that he contact a neighbor that has property contiguous to the NC Zoning that would be agreeable to the zoning change and Mr. Johnson's property could be included in the application request; otherwise, the zoning change would create a potential spot zoning situation. Mr. Johnson said the adjacent property owner(s) to NC Zoning is not in favor of rezoning their property. Ms. Dixon told Mr. Johnson that he can submit an application to request his property be rezoned from IG to NC, but staff would likely not recommend in favor due to the potential of spot zoning.

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

The Board discussed the worksheet and concluded the following:

- I. Will the uses permitted by the proposed change be appropriate for the area concerned?

Yes. There is similar zoning nearby.

- II. Does adequate public school facilities and other public services/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change?

Yes. This rezoning request is located in the Union Elementary School District, which has a two year capacity; Shallotte Middle School District has adequate capacity; and West Brunswick High School District has adequate capacity. The proposed use is not expected to generate demand on schools.

This rezoning is located in the Shallotte Point Fire District.

Water is available by Brunswick County Utilities via an eight inch (8") line off Todd Road SW (SR 1147). Sewer is not available at this time. It is the developer's responsibility to connect to the water system.

This rezoning has access off Todd Road SW (SR 1147), which have no capacity deficiencies at this time. There are no North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- III. Is the proposed change consistent with the CAMA Land Use Plan or any other adopted land use document?

No. However, an amendment has been requested.

- IV. Is the proposed amendment reasonable as it relates to the public interest?

Yes. There is similar zoning nearby and there was not opposition from the public.

THEREFORE, on the basis of all the foregoing, Mr. Ward made a motion to recommend to the Board of Commissioners to approve from IG (Industrial General) to NC (Neighborhood Commercial) Tax Parcel 2290004503 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcel 2290004503 located off Todd Road SW (SR 1147) and Edna Way SW near Shallotte. The motion was unanimously carried.

Mrs. Easley made a motion to bring Mr. Stanley back to the panel and the motion was unanimously carried.

C. Rezoning Z-743 – Norris & Tunstall Engineers, P.C. (%Phil Norris)

Request to rezone approximately 5.69 acres located at 9601, 9617, 9621, and 9625 Blackwell Road SE (SR 1551) near Leland, NC from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 04700040, 0470004001, 04800001, 0480000202, 0480000203, and 0480000205.

Land Use Plan Map Amendment LUM-743:

Request to amend approximately 5.69 acres located at 9601, 9617, 9621, and 9625 Blackwell Road SE (SR 1551) near Leland, NC from Industrial to Commercial for Tax Parcels 04700040, 0470004001, 04800001, 0480000202, 0480000203, and 0480000205.

Ms. Dixon addressed the Board. She read the Staff Report (attached). She identified the subject property and surrounding properties on a visual map.

Ms. Dixon said staff recommends approval from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 4700040, 0470004001, 04800001, 0480000202, 0480000203, and 0480000205 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcels 4700040, 0470004001, 04800001, 0480000202, 0480000203, and 0480000205. Ms. Dixon said another adjacent property owner has requested that their property (Tax Parcel 048000002) be included in the zoning change after the deadline submittal and staff concurs with including said parcel. Ms. Dixon said there has been a lot of transition in this area and there is a growing need for the change.

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

Mr. Phil Norris, Norris & Tunstall Consulting Engineering, addressed the Board on behalf of the applicant. Mr. Norris said the developer he represents is putting the subject properties together for a commercial development. He stated that all of the property owners have been contacted regarding purchasing their property and they are in agreement with the zoning change. Mr. Norris reiterated that the area is in transition.

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

The Board discussed the worksheet and concluded the following:

- I. Will the uses permitted by the proposed change be appropriate for the area concerned?

Yes. The area is in transition.

- II. Does adequate public school facilities and other public services/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change?

Yes. This rezoning request is located in the Belville Elementary School District, which has a two year capacity warning; Leland Middle School District has adequate capacity; and North Brunswick High School District is out-of-capacity. The proposed use is not expected to generate demand on schools.

This rezoning is located in the Leland Fire District.

Water is available by Brunswick Regional Water & Sewer District (H₂GO) off Blackwell Road SE (SR 1551). Sewer is available by Brunswick Regional Water & Sewer District (H₂GO) off Blackwell Road SE (SR 1551). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access Blackwell Road SE (SR 1551), which have no capacity deficiencies at this time. There are three (3) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- R-3601 in the interchange at NC 133 and US 74/76/17. The project is under construction and completion is anticipated 2016.
- R-3633 is I-140 Wilmington Bypass - US 17 in Brunswick County to I-40 in New Hanover County. This project has been divided into many sections. Several sections of this project have been completed (A and C). Currently Sections BA & BB are under construction.
- R-5862 is an upgrade to Village Road NE. This project is in the planning stage and completion anticipated 2019.

- III. Is the proposed change consistent with the CAMA Land Use Plan or any other adopted land use document?

No. However, an amendment has been requested.

- IV. Is the proposed amendment reasonable as it relates to the public interest?

Yes. The area is in transition and there was no opposition from the public.

THEREFORE, on the basis of all the foregoing, Mrs. Easley made a motion to recommend to the Board of Commissioners to approve from R-6000 (High Density Residential) to C-LD (Commercial Low Density) Tax Parcels 04700040, 0470004001, 04800001, 0480000202, 0480000203, 0480000205, and 04800002 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcels 04700040, 0470004001, 04800001, 0480000202, 0480000203, 0480000205, and 04800002 located at 9601, 9617, 9621, and 9625 Blackwell Road SE (SR 1551) near Leland. The motion was unanimously carried.

D. Rezoning Z-744CZ – United Renewable Energy (%Keith Herbs)

Request to rezone approximately 30 acres located at 3033 Albright Road SE (SR 1508) near Bolivia, NC from R-7500 (Medium Density Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 15400025.

Mr. Pages addressed the Board. He 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-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 15400025 with the noted conditions listed in the Staff Report as well as the permitted uses (Solar Farm, Bona Fide Farm, Private Stables, Farmers Market, Farm Stand, Agricultural Tourism, Home Occupation, Day Care-In Home, Minor Utilities, Accessory Dwelling Unit, Single Family Detached Residential, and Planned Development subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance). He further stated that the owner must provide a written statement (staff received an oral agreement to the conditions from the applicant) that he agrees to the conditions prior to the request moving forward to the Board of Commissioners for consideration.

Mr. Bittenbender asked the distance the site is located off Midway Road SE (SR 1500)? Mr. Pages said Albright Road SE is approximately ¼ mile off Midway Road SE (SR 1500).

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

Mr. Keith Herbs, United Renewable Energy, addressed the Board. Mr. Herbs said his company is a developer and the construct solar farms. He stated that they work with landowners who have an interest in solar farms and they work with local utilities to ensure the project is a good fit, can be successfully financed and constructed in areas that are conducive to solar farms. Mr. Herbs said this site is 1 of 12 sites in the Brunswick Electric Membership Corporation (BEMC) service area that they have developed. He further stated that the sites they select are usually in agricultural areas. Mr. Herbs said they take solar resource and harvest it to create energy.

Mr. Herbs said this particular project will equate to approximately 2300 solar panels that are mounted on a racking structure, which consist of driven post in the ground with a 20 degree tilt to the south. He said the footprint of the project is approximately 3 acres. Mr. Herbs said they have an agreement in place with BEMC for them to purchase the solar generated energy through a long term power purchase agreement. He said they also have an agreement to interconnect with BEMC's system. Mr. Herbs said they will have a 6 foot high perimeter fence for security purposes. Mr. Herbs said they may include an energy storage system, which are containers that include lithium ion batteries. He said they anticipate the project to be constructed in the latter part of this year or early 2017 once all approvals are received from the appropriate agencies. Mr. Herbs concluded that the use does not generate traffic other than during installation or maintenance of the solar panels and this will be a good fit with the area. He concluded that it will also add to the County's tax base.

Mr. Dunham asked Mr. Herbs if they intend to expand at a later date? Mr. Herbs reiterated that they have an agreement with BEMC and they have no future plans of expansion at this particular time.

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

Mr. Dunham asked staff to address the potential of spot zoning? Mr. Pages said staff indicated such because there is no like zoning nearby. He further stated that staff does not anticipate this to be spot zoning. Attorney Shaver added that spot zoning in itself is not illegal. He further stated that if the problems that could occur from spot zoning are addressed and the benefits outweigh the detriment, then the zoning change could occur.

The Board discussed the worksheet and concluded the following:

- I. Will the uses permitted by the proposed change be appropriate for the area concerned?

Yes. There are similar uses existing in the County and it is a benefit to the County as a whole.

- II. Does adequate public school facilities and other public services/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change?

Yes. This rezoning request is located in the Bolivia Elementary School District, which has adequate capacity; South Brunswick Middle School has adequate capacity; and South Brunswick High School District has a two year capacity warning.

This rezoning is located in the Bolivia Fire District.

Water and sewer are not available at this time.

This rezoning has access off both Albright Road SE (SR 1508) and Midway Road SE (SR 1500), which have no capacity deficiencies at this time. There are two (2) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- B-5311 replaces a bridge over Middle Swamp. This project is in the planning and design phase and construction is scheduled for 2019.
- R-5021 widens NC 211 from Midway Road (SR 1500 to NC 87. This project right-of-way is in progress and completion is anticipated in 2020.

- III. Is the proposed change consistent with the CAMA Land Use Plan or any other adopted land use document?

Yes. The proposed change is consistent with the CAMA Land Use Plan.

- IV. Is the proposed amendment reasonable as it relates to the public interest?

Yes. There was no opposition from the public and the owner has been working in conjunction with BEMC to provide alternative energy sources.

THEREFORE, on the basis of all the foregoing, Mrs. Easley made a motion to recommend to the Board of Commissioners to approve from R-6000 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) Tax Parcel 15400025 with the noted conditions listed in the Staff Report as well as the permitted uses (Solar Farm, Bona Fide Farm, Private Stables, Farmers Market, Farm Stand, Agricultural Tourism, Home Occupation, Day Care-In Home, Minor Utilities, Accessory Dwelling Unit, Single Family

Detached Residential, and Planned Development subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance) and the applicant must provide a written statement agreeing to the conditions prior to the request moving forward to the Board of Commissioners for consideration.

IX. OTHER BUSINESS.

A. Planning Board Cases Update

Ms. Dixon reported that Z-739 and Z-740 were approved by the Board of Commissioners at their 18-Jul-16 meeting. However, the farmers market/farm stand text amendment was denied in a 3 to 2 vote at the 18-Jul-16 Board of Commissioners' meeting.

X. ADJOURNMENT.

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