

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
December 12, 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
William Bittenbender, Alternate
Richard Leary
Chris Stanley
Troy Price
Randy Ward

MEMBERS ABSENT

None

STAFF PRESENT

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

OTHERS PRESENT

John Hankins
Landon Weaver
Joe Wilson
Williston McMillian
Judy Moyers

Lewis Dozier
Brian Slattery, Brunswick Beacon
Brenda McMillian
David Moyers
Elliott Bryant

I. CALL TO ORDER.

The Chair called the meeting to order at 6:03 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.

There were no members absent.

IV. CONSIDERATION OF MINUTES OF THE 14-NOV-16 MEETING.

Ms. Easley made a motion to approve the minutes as written and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Major Subdivision Conceptual Plan Approval – SS-261

Name: Campbell's Ridge
Applicant: Bill Clark Homes
Tax Parcels: 05700028 and 0700007103
Location: Located on Snowfield Road SE (SR 1522) near Leland, NC
Description: Campbell's Ridge is a proposed Major Subdivision which will consist of 90 single family lots on a gross site of 65.69 acres creating an overall density of 1.37 units per acre.

Mr. Pages addressed the Board. Mr. Pages read the Staff Report (attached). Mr. Pages identified the proposed area 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 Major Subdivision 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;
- Include the stormwater ponds as part of the provided open space; and
- Add a note to the site plan that all open space areas, screening elements and stormwater ponds will be maintained by the home owner's association.

Mr. Pages said there is a 30' access easement (Leap Frog Lane) on the eastern side of the project that will be screened with an 8' shadow box fence.

Ms. Easley asked staff about condition #4 requiring a note be added on the site plan that all open space areas, screening elements and stormwater ponds being maintained by the home owners'

association (HOA). Mr. Pages said, initially, the builder will be required to maintain all open space areas, screening elements and stormwater ponds and responsibility will be dedicated to the HOA once it is formed. Mr. Stanley asked staff about interconnectivity with Leap Frog Lane to the subject property. Mr. Pages said Leap Frog Lane is a dirt road and staff felt it would not be advantageous to require access to that particular road.

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

Mr. Landon Weaver addressed the Board on behalf of Bill Clark Homes. Mr. Weaver made himself available for questions. Mr. Dunham asked if sewer is nearby? Mr. Weaver said sewer is approximately three miles from the site.

Mr. David Moyers addressed the Board. Mr. Moyers asked Mr. Weaver if there is a price range for the homes that will be located on the subject property? Mr. Weaver said they do not have a price range at this time, but it will be family-oriented and affordable housing. Mr. Moyers asked staff about the approval process? Mr. Pages said certain permits (Environmental Health and Building) will have to be issued prior to a home being constructed. Mr. Moyers asked Mr. Weaver if they have conducted preliminary soil testing? Mr. Weaver replied, yes. Mr. Weaver further stated that they have applied for a state stormwater permit and they will apply for a County stormwater permit as well.

Ms. Easley asked Mr. Weaver if Campbell's Ridge Circle will be a public road? Mr. Weaver replied, yes. He said they intend to dedicate Campbell's Ridge Circle to the North Carolina Department of Transportation (NCDOT) at the appropriate time. Mr. Dunham asked Mr. Weaver if they will be building all the homes in the proposed subdivision? Mr. Weaver said that is the intent, but he cannot say with certainty that another builder or private individual will not build on a privately-owned lot. Mr. Moyers asked Mr. Weaver if they have other developments with ½ acre lots with on-site wastewater systems? Mr. Weaver said they do not have such in Brunswick County, but they build all over eastern North Carolina.

Mr. Weaver said there is a cemetery on the northwest corner of the property that will be deeded to the church. He further stated that there is another cemetery that has access off Snowfield Road SE (SR 1522) and they intend to improve their access from Snowfield Road SE (SR 1522).

Ms. Judy Moyers addressed the Board. Ms. Moyers asked the distance the homes will be from the wetlands shown on the proposed plan? Mr. Pages said the lots are outside of the wetlands, but there is a 25' setback from the rear of the property lines for dwellings. Ms. Moyers was concerned with potential drainage issues. Mr. Weaver said stormwater approval will prevent such from occurring. He further stated that they want to preserve the property to the fullest extent possible. Ms. Moyers asked about additional traffic that will be generated from the proposed development. Mr. Weaver said NCDOT did not require any road improvements for the proposed development.

Ms. Williston McMillian addressed the Board. Ms. McMillian asked where access will be to the subject property in relationship to the cemetery? Mr. Weaver explained their intent to improve access to the Brown Cemetery. Ms. McMillian asked if a fence will be erected around the cemetery? Mr. Weaver replied, no. Ms. McMillian was concerned with their community (Snowfield) losing its identity as a result of the proposed development. Mr. Weaver said they want to add to the community rather than diminish its existence. Ms. McMillian said there are 3 churches in the immediate area that were not notified of the proposed development coming to the area. She felt that the Snowfield community should have been more involved and not just notification sent to adjoining property owners. She reiterated her concern of the additional traffic on Snowfield Road SE (SR 1522). Ms. McMillian also expressed concern with the additional

traffic that will be generated by the proposed development. Mr. Dunham interjected that NCDOT has been on the site and no additional road improvements are required by the developer and Mr. Weaver concurred.

Mr. Elliott Bryant addressed the Board. Mr. Bryant asked Mr. Weaver if a fence will be installed on the southern portion of the property? Mr. Weaver replied, no. He stated that they will keep a vegetative buffer on the southern portion of the property for marketing purposes to potential buyers. Mr. Bryant was concerned with trespassers on his property. Mr. Weaver said they do not intend to remove the existing tree line, but some trees may be removed. Mr. Bryant asked if taxes will be increased in the community? Mr. Weaver said he is unsure if such will occur.

Ms. Brenda McMillian addressed the Board. Ms. McMillian was concerned with 90 homes being proposed to the area. She, too, felt that the community will lose its identity. Ms. McMillian said it is unfair to intrude into this neighborhood without knowing the potential impact of the development. Ms. McMillian felt that taxes will increase as a result of the proposed development and it will pose a negative impact on those in the community that are on a fixed income. Ms. McMillian said she is opposed to the proposed development coming into the Snowfield community.

Mr. Joe Wilson addressed the Board. Mr. Wilson said there is an undeveloped subdivision at the end of Snowfield Road SE (SR 1522) and the potential for 90 additional lots will place more burden in the area. He was concerned with road improvements not being required. Mr. Pages said NCDOT regulates road improvements and the County rely on their expertise in this matter. Mr. Wilson expressed concern with road conditions after heavy equipment has been used to develop the proposed 90 lot subdivision. Mr. Weaver said they intend to comply with Federal, State and local regulations. He further stated that they have previously worked in the County and they will be good stewards because they intend to continue doing business in the County.

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

Mr. Dunham asked staff what can be done on the property at the current time? Mr. Pages said the property can be subdivided up to 10 lots for a minor subdivision and staff approves minor subdivisions. Mr. Dunham asked staff if singlewide and doublewide manufactured homes can be placed on the property? Mr. Pages replied, yes. Mr. Dunham added that it is his understanding that tax values are based on what is on the property.

With no further discussions, Mr. Price made a motion to approve Campbells' Ridge Major Subdivision with the noted conditions by staff and the motion was unanimously carried.

VIII. OTHER BUSINESS.

There was none.

IX. ADJOURNMENT.

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