

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
June 13, 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
Cynthia Henry
Michael Polychrones
Randy Ward

MEMBERS ABSENT

Troy Price
Chris Stanley

STAFF PRESENT

Kirstie Dixon, Planning Manager
Connie Marlowe, Admin. Asst.
Bob Shaver, County Attorney

OTHERS PRESENT

Elizabeth Baucom

John Hankins

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:02 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Chris Stanley and Mr. Troy Price were absent.

IV. CONSIDERATION OF MINUTES OF THE 09-MAY-16 MEETING.

Mrs. Henry made a motion to approve the minutes as written and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were no agenda amendments.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-739 – Brunswick County Economic Development and Planning Department

Request to rezone approximately 33.18 acres located off Tree Acres Circle (SR 1364) within the Meadowlands Development near Carolina Shores from Undesignated and R-7500 (Medium Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 22500098.

Ms. Dixon addressed the Board. She stated that an abbreviated Staff Report (attached) has been done because the subject property is undesignated and located within the Meadowlands Development. Ms. Dixon said the zoning designation will not have any impacts on how the property is developed. She further stated that the Town of Carolina Shores agreed to release the property back to the County's jurisdiction through an Interlocal Agreement (attached) between the Town of Carolina Shores and the County. The County has vested this portion of Meadowlands PUD that was approved by the Town of Carolina Shores. She identified the subject property and surrounding properties on a visual map.

Mr. Dixon said staff recommends approval from Undesignated and R-7500 (Medium Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 22500098.

Mr. Dunham asked staff if this zoning change is related to the House Bill to consolidate ETJs and Ms. Dixon said no. She said the Town of Carolina Shores and the developer agreed to release the property back to the County through an Interlocal Agreement between the Town of Carolina Shores and the County.

Mrs. Henry asked staff if the zoning designation is consistent with the CAMA Land Use Plan and Ms. Dixon said yes.

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

With no further comments, Mr. Polychrones 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?

There is no impact.

- 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. This will correct a split-zoned parcel; there is an Interlocal Agreement between the Town of Carolina Shores and the County to release the property back to the County; and there were no objections from the public.

THEREFORE, on the basis of all the foregoing, Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve from Undesignated and R-7500 (Medium Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 22500098. The motion was unanimously carried.

B. Rezoning Z-740 – Gene M. Evans

Request to rezone approximately 9.17 acres located at 2183 Retreat Street SE (SR1922) and off Sunset Harbor Road SE (SR 1112) near Supply, NC from R-6000 (High Density Residential), NC (Neighborhood Commercial), and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 20100049 and 20100052 (Added by Staff).

LAND USE PLAN MAP AMENDMENT (LUM -740)

Request to amend approximately 9.17 acres located at 2183 Retreat Street SE (SR 1922) and off Sunset Harbor Road SE (SR 1112) near Supply, NC from LDR (Low Density Residential) and CC (Community Commercial) to Commercial for Tax Parcels 20100049 and 20100052 (Added by Staff).

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), NC (Neighborhood Commercial), and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 20100049 and 20100052 (Added by Staff) in conjunction with a Land Use Plan Map Amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) and CC (Community Commercial) to Commercial for Tax Parcels 20100049 and 21000052 (Added by Staff).

Mr. Dunham asked staff about including Tax Parcel 2010001307. Ms. Dixon said she spoke with the property owner and he is in favor of the zoning change, but he did not express any concerns with a zoning change to his property at this time.

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

Ms. Elizabeth Baucom addressed the Board on behalf of Mr. Gene Evans. Ms. Baucom said the property will continue to be utilized for commercial purposes (storage building) as there is a need for the current use and the potential expansion of the current use of the property. Ms. Baucom concluded that the proposed zoning change would be the highest and best use of the property.

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

Mrs. Easley asked staff about the density allowed in the proposed zoning change versus the existing zoning designation? Ms. Dixon said the density could potentially be the same if the property is used for residential purposes.

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 Virginia Williamson Elementary School District, which has adequate capacity; South Brunswick Middle School has adequate capacity; and South Brunswick High School District is out-of-capacity. The proposed use is not expected to generate a demand on schools.

This rezoning is located in the Sunset Harbor/Zion Hill Fire District.

Water is available by Brunswick County Utilities via an eight inch (8") line off Sunset Harbor Road SE (SR 1112). Sewer is available by Brunswick County Utilities via a twelve inch (12") line off Sunset Harbor Road SE (SR 1922). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off Sunset Harbor Road SE (SR 1112) and Retreat Street SE (SR 1922), which have no capacity deficiencies at this time; and Southport-Supply Road SE (NC 211), which is over capacity. There is one (1) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- R-5021 – Widening of NC 211 from Midway Road (SR 1500) to NC 87. The 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?

No. However, a CAMA Land Use Plan Amendment has been requested.

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

Yes. The area is in transition and the applicant intends to expand the existing use of the property.

THEREFORE, on the basis of all the foregoing, Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve from R-6000 (High Density Residential), NC (Neighborhood Commercial), and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 20100049 and 20100052 (Added by Staff) in conjunction with a Land Use Plan Map Amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) and CC (Community Commercial) to Commercial for Tax Parcels 20100049 and 21000052 (Added by Staff). The motion was unanimously carried.

VIII. OTHER BUSINESS.

- Cape Fear Regional Bike Plan

Ms. Dixon addressed the Board. She briefly discussed the Bike Plan (attached) that is being done in conjunction with the North Carolina Department of Transportation (NCDOT) Division of Bicycle and Pedestrian Transportation, Cape Fear Council of Governments, Alta Planning and Design (Consultant), a Steering Committee of regional/local government representatives and stakeholders across the Cape Fear Region. She stated that a bike and pedestrian trail is planned for the entire Cape Fear region. She further stated that an email has been sent to County employees for comments regarding ideal areas for bike routes.

Mrs. Henry asked staff who will be funding the project? Ms. Dixon replied, NCDOT.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that the text amendment regarding farmers' markets/farm stands was considered at the Board of Commissioners June 6th meeting. The Board of Commissioners tabled the matter until their July 18th meeting and staff was instructed to revise the text amendment based on comments and concerns discussed at the June 6th meeting. Ms. Dixon further stated that there will likely not be a July Planning Board meeting as no cases have been submitted for consideration at this time.

IX. ADJOURNMENT.

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