

**MINUTES**  
**PLANNING BOARD**  
**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday**  
**September 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  
Troy Price  
Chris Stanley  
Randy Ward  
William Bittenbender

**MEMBERS ABSENT**

Richard Leary

**STAFF PRESENT**

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

**OTHERS PRESENT**

Alan Solana  
Mary McCall  
John Hankins  
Suraiya Motsinger  
Harold Gordon  
Debra Sparks  
Warren Weaver

Jo-Ann Behrent-Peabody  
Lenda B. Hankins  
Lewis Dozier  
Ray Hickey  
Andrew Fox  
Carol Hickey

**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.

Mr. Richard Leary was absent.

IV. CONSIDERATION OF MINUTES OF THE 08-AUG-16 MEETING.

Mr. William Bittenbender asked that his name be added as being present. Ms. Easley made a motion to approve the minutes with the noted correction and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon asked that the Planning Board's meet and greet be added under Other Business.

VI. PUBLIC COMMENT.

There were none.

VII. PRESENTATIONS.

A. Cape Fear Transportation 2040 (%Suraiya Motsinger)

Ms. Suraiya Motsinger, Wilmington Urban Area Metropolitan Planning Organizational (WMPO), addressed the Board. Ms. Motsinger briefly discussed the Cape Fear Transportation 2020 via a PowerPoint presentation (attached) addressing the projects and policies for transportation in our region for a twenty-five year period. Ms. Motsinger said the Plan is updated every five years. She encouraged the Board to provide feedback to WMPO and participate in the Cape Fear Transportation 2045 Plan. The Board thanked Ms. Motsinger for her PowerPoint presentation.

VIII. OLD BUSINESS.

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 from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 2290004409.

Ms. Dixon addressed the Board. She provided the Board with an email (attached) from Attorney Bob Shaver addressing the Board's comments regarding ownership of Lake Serene, rights of owners, riparian rights, and liability for actions of others on Lake Serene. She also provided the Board with an email from an adjacent property owner (Jeff and Paula Koczek) stating they were in favor of the zoning change with the recommended conditions and a copy of the revised conditions. Ms. Dixon clarified that the scuba diving training is a non-conforming use because it was operating before the County zoned the subject property. She further stated that a non-conforming use certificate can be applied for by the applicant to ensure the use can continue without a change in the zoning designation. However, the applicant desires to expand the recreation activity with a structure on-site; thus, prompting the conditional zoning request. Ms. Dixon read the revised conditions and she stated that the owner concurs with the additional conditions. She stated that Jeff and Paul Koczek, adjacent property owners, have no reservations

with commercial diving being allowed on the subject property as indicated in their email. Ms. Dixon said the sign on the site only addresses no trespassing and the property owner's business information has been removed from the sign. Mr. Dunham asked staff if there is a size limitation on a 'no trespassing sign'? Ms. Dixon replied, no.

Ms. Easley asked staff the zoning designation of the property when the property was in the Town of Shallotte's zoning jurisdiction? Ms. Dixon was unsure of the Town of Shallotte's zoning designation of the subject property when the property was in their jurisdiction. Ms. Easley asked staff if the recreational activity was a permitted use in the Town of Shallotte's zoning jurisdiction? Ms. Dixon said it is her understanding that the use was permitted when it was in the Town of Shallotte's zoning jurisdiction. Ms. Dixon said staff has not received a non-conforming use certificate to verify when the recreational activity began on the property in question. Ms. Easley asked staff how they have knowledge that the use was permitted in the Town of Shallotte? Ms. Dixon said the previous owner of the property said scuba diving training was occurring on the site.

Mr. Dunham asked staff about property across the street that is currently zoned for industrial use? Ms. Dixon said there is IG Zoning to the north and west of the subject property. She proceeded to read the permitted and permissible uses in the IG Zoning District.

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

Ms. Mary McCall, owner of Lot 3 - Tax Parcel 2290004411, addressed the Board. Ms. McCall presented the Board with a petition (attached) of property owners in the vicinity that are opposed to the conditional zoning change. She also provided the Board with photos (attached) of scuba diving training occurring on the site that she feels violates the permit issued by the Brunswick County Environmental Health, which permits a maximum of six occupants. She expressed concern with these activities continuing if the zoning change occurs as the illegal activity is not currently being monitored. Ms. McCall said there are endangered species in the lake that should be protected.

Ms. Jo-Ann Behrent-Peabody addressed the Board. Ms. Behrent-Peabody read a letter (attached) regarding her opposition to the conditional zoning change. She felt that scuba diving training should not be allowed to continue if it was never an allowable use on the property. Ms. Behrent-Peabody felt that the conditional zoning change will be spot-zoning. She further stated that she was told that Mr. Koczek, owner of Lot 2, and the applicant may be in business together. Attorney Shaver stated that spot-zoning in itself is not illegal. He stated that benefits and detriments, and design conditions have to be taking into consideration and conditions placed on the property can address any potential spot-zoning.

Mr. Dunham asked staff if the conditions address the number of students participating in scuba diving training? Ms. Dixon replied, no. She stated that the parking area is limited to six parking spaces. Ms. McCall interjected that the applicant's attorney made reference via a letter at the previous meeting that the typical use of the property will consist of a master dive instructor with up to five students per training session. She further stated that the Brunswick County Environmental Health permit (Health Permit) limits occupancy to six people. Ms. Dixon said staff's conditions did not reference a limit on the number of people. Ms. Dixon said the Health Permit issued is for a residential dwelling and another permit would have to be sought for a commercial structure to be placed on the site. Ms. Behrent-Peabody asked why the residential Health Permit is a consideration when the applicant intends to use the property for commercial purposes? Ms. Dixon said the applicant submitted the Health Permit as part of his application, but another Health Permit will have to be approved for commercial use of the property. Ms.

Dixon said the conditional zoning change is the first step in the process. Mr. Dunham asked Ms. Behrent-Peabody if she is recommending a condition be added to limit the number of people that can be on the site at one time? Ms. Behrent-Peabody said yes, if the zoning change occurs.

Mr. Dunham clarified that the current use is grandfathered. Ms. Dixon said staff was informed by the previous owner that the scuba diving training was occurring prior to the County zoning the property to R-7500 in 2015. She stated that submittal of a non-conforming use certificate would answer some of the questions because the applicant would be required to provide proof of when said activities began on the property in question. Ms. Behrent-Peabody felt that such a process still would not determine if the use was conforming to the Town of Shallotte's zoning. Attorney Shaver said the property owner's attorney provided deeds at the previous meeting stated that Lot 1 has different stipulations from the other lots around Lake Serene. He reminded the Board that their decision is based on what is there now and whether or not the intended use of the property is compatible with surrounding development with the recommended conditions. He further stated that the Board's decision will be a recommendation to the Board of Commissioners and they will approve or deny the conditional zoning change. Ms. McCall added that her deed said they are responsible for any guest in Lake Serene.

Mr. Alan Solana, Attorney for the applicant, addressed the Board. Mr. Solana said there is no business relationship between his client and Mr. Jeff Koczek, owner of Lot 2. He stated that they have modified their conditional zoning change request to meet Mr. Koczek's concerns. Mr. Solana stated that the property has been used for scuba diving training for ten years. The property in question was previously a rock quarry. Mr. Solana said the previous owner put in a boat launching facility in conjunction with a master plan for multi-family development around Lake Serene when the subject property was in the Town of Shallotte's zoning jurisdiction. Mr. Solana said during the economy down turn, the previous owner decided to sell the property and deeds were recorded with certain provisions. He reiterated that Lot 1 is allowed to have scuba diving training on site as stipulated in that particular deed, which was presented to the Board at the 08-Aug-16 meeting. He further stated that the "no-trespassing sign" was placed on the property to deter people from entering the property for security and safety purposes. Mr. Solana said there may be multiple classes per day, but the number of people per session will likely be no more than six persons. Attorney Shaver reminded the Board that restrictions and/or conditions should be related to the land.

Ms. Easley reiterated that Lot 1 allows for commercial diving. Mr. Solana agreed. Ms. Easley said the other property owners' deeds reference no commercial diving allowed so they would not be aware of deed restrictions for Lot 1. Ms. Easley said these are private deed restrictions and not zoning requirements. Mr. Dunham asked about the number of people allowed on the site? Mr. Solana said the health permit addresses the number of occupants allowed for a residential structure on site.

Ms. Behrent-Peabody readdressed the Board. She expressed concern with the applicant including the Health Permit that stipulates only six people on site. She said the affidavit clearly states that the property will consist of a master dive instructor and up to five students using the facility at a time. Ms. Behrent-Peabody felt that Lake Serene was inclusive in the applicant's statement and she felt that should be a factor in the Board's decision-making.

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

Mr. Stanley asked staff if the Board can limit the number of people participating in scuba diving training? Ms. Dixon said the owner has to agree upon any conditions placed on the property. Mr. Stanley asked staff who monitors the property to ensure the conditions are adhered to? Ms.

Dixon said planning staff and code enforcement would police the area via complaints from the public. Mr. Stanley made a motion to add a condition stating that a maximum of twelve students (not including instructors) are allowed on site at one time. The motion carried 5 to 1 with Ms. Easley opposing.

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, with the proposed conditions and the commercial activity has been occurring on the site for several years.

Ms. Easley felt that the use is not appropriate as this is a residential neighborhood.

- 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.

Ms. Easley said a health permit was issued for a residential dwelling. Ms. Dixon said another health permit would have to be issued for the commercial activity should the applicant want to place a structure on the site.

- 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?

No. There was opposition from the public and documents submitted (petition) to the contrary.

THEREFORE, on the basis of all the foregoing, Ms. Easley made a motion to recommend to the Board of Commissioners to deny the zoning change. The motion died for lack of a second. Mr. Stanley made a motion to recommend to the Board of Commissioners to approve from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) Tax Parcel 2290004409 with the noted conditions listed in the Staff Report including a maximum of twelve students (not including instructors) on the site at one time as well

as the permitted uses (outdoor recreation [include water rescue and scuba diving training], single-family detached residential, accessory dwelling units, and a planned development). The motion carried 5 to 1 with Ms. Easley opposing.

## IX. PUBLIC HEARINGS.

### A. Rezoning Z-745 – Lenda B. Hankins

Request to rezone approximately 5.83 acres located off at 3170 Old Ocean Hwy (Old US 17) near Bolivia from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1390005104.

#### Land Use Plan Map Amendment LUM-745:

Request to amend approximately 5.83 acres located at 3170 Old Ocean Hwy (Old US 17) near Bolivia from MDR (Medium Density Residential) to Commercial for Tax Parcel 1390005104.

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 C-LD (Commercial Low Density) for Tax Parcel 1390005104 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from MDR (Medium Density Residential) to Commercial for Tax Parcel 1390005104.

Mr. Stanley asked staff if commercial industry is leaving the area? Ms. Dixon said there are a lot of older businesses and a few newer establishments (attorney office and bail bondsman office) in the area that appear to be successful.

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

Ms. Lenda Hankins addressed the Board. Ms. Hankins said she intends to erect a community center to assist adolescents that are temporarily suspended from school. She said she is a former educator and currently has a foster care agency. Ms. Hankins further stated that she has provided after school assistance to displaced children or children that have working parents. Ms. Hankins said she will operate a faith-based facility.

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. There is neighborhood commercial zoning abutting the subject property and there are commercial uses in the immediate area.

- 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 District has adequate capacity; and North Brunswick High School District has a two-year capacity warning. The proposed use is not expected to generate demand on schools.

This rezoning is located in the Bolivia Fire District.

Water is available by Brunswick County Utilities via a thirty inch (30") line off Old Ocean Hwy (Old US 17). Sewer is available by Brunswick County via a ten inch (10") force main line off Old Ocean Hwy (Old US 17). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off Old Ocean Hwy (Old US 17), which has no capacity deficiencies at this time. There is one (1) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- B-5311 replaces bridge over Middle Swamp on Midway Road SE (SR 1500). This project is in the planning stages and construction is 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 intended use will benefit the public and there are commercial uses nearby.

THEREFORE, on the basis of all the foregoing, Mr. Bittenbender made a motion to recommend to the Board of Commissioners to approve from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) Tax Parcel 1390005104 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from MDR (Medium Density Residential) to Commercial for Tax Parcel 1390005104 located at 3170 Old Ocean Hwy (Old US 17) near Bolivia. The motion was unanimously carried.

B. Rezoning Z-746 – Brunswick County Economic Development and Planning

Request to rezone approximately 39 acres located off Ocean Hwy West (US 17) near Carolina Shores from Undesignated to R-7500 (Medium Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614.

Land Use Plan Map Amendment LUM-746:

Request to amend approximately 39 acres located off Ocean Hwy West (US 17) near Carolina Shores from Undesignated, LDR (Low Density Residential), Community Commercial to LDR (Low Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614.

Ms. Dixon addressed the Board. She provided a brief overview of the properties being governed by the County as opposed to the Town of Carolina Shores. 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 Undesignated to R-7500 (Medium Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and

2250003614 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Undesignated, LDR (Low Density Residential), and Community Commercial to LDR (Low Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614.

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

Mr. Ray Hickey addressed the Board. Mr. Hickey said the main entrance to Crow Creek is through the subject property. He asked about the zoning designation versus the CAMA Land Use Plan Map land classification. Ms. Dixon explained the similarities in the two documents even though the classification seems different. Mr. Hickey asked staff the uses that can be placed on the properties? Ms. Dixon said a planned development with residential and commercial uses can be placed on the property with the Board's approval. Mr. Pages added that adjacent property owners would be notified should the property owner develop the property in question.

Mr. Harold Gordon, 9311 Honey Tree Lane, addressed the Board. Mr. Gordon asked staff if there is a zoning designation to prohibit development that will negatively impact the area? Mr. Pages, replied no. He stated that the owner can present an intended use of the property once the zoning change occurs, but it will require proper notification to adjacent property owners including a neighborhood meeting.

Mr. Andrew Fox addressed the Board. Mr. Fox asked staff if the zoning designation will have an effect on the adjacent property owners' taxes? Ms. Dixon said the applicant's property tax value will likely change because the property is currently undesignated. She further stated that the adjacent properties are currently zoned as the proposed zoning change and will likely not be effected.

Ms. Debra Sparks addressed the Board. Ms. Sparks asked if the County will maintain the streets in Crow Creek? Mr. Dunham said the County does not maintain roads. He further stated that the roads are either privately-owned or State-maintained.

Ms. Carol Hickey addressed the Board. Ms. Hickey felt that proper notification was not given to affected property owners, specifically, condominium owners. Ms. Dixon said notification is sent to adjacent and/or abutting property owners. Ms. Hickey felt that the condominium owners should have been notified as they are just as close to the subject property as the persons that were notified.

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 property will change from undesignated to a specific zoning designation.

- 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?

No. However, an amendment has been requested.

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

Yes. There is like zoning immediately adjacent to the subject property and there was no 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 Undesignated to R-7500 (Medium Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Undesignated, LDR (Low Density Residential), and Community Commercial to LDR (Low Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614 located off Ocean Hwy West (US 17) near Carolina Shores. The motion was unanimously carried.

C. Rezoning Z-747 – Brunswick County Economic Development and Planning

Request to rezone approximately 6 acres located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 361, 365, 369, 373, and 360 Santee Street NW; and 376 and 373 Oconee Street NW near Carolina Shores from Undesignated to R-6000 (High Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030.

Land Use Plan Map Amendment LUM-747:

Request to amend approximately 6 acres located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 361, 365, 369, 373, and 360 Santee Street NW; and 376 and 373 Oconee Street NW near Carolina Shores from Undesignated, MDR (Medium Density Residential), and Conservation to MDR (Medium Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030.

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 Undesignated to R-6000 (High Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Undesignated, MDR (Medium Density Residential), and Conservation to MDR (Medium Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030 located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 361, 365, 369, 373, and 360 Santee Street NW; and 376 and 373 Oconee Street NW near Carolina Shores.

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

Mr. Warren Weaver addressed the Board. Mr. Weaver asked staff if a portion of Ocean Side Place is in the Town of Carolina Shores and a portion of Ocean Side Place is in the County's jurisdiction? Ms. Dixon replied, yes. Mr. Weaver asked if the tax base will be affected? Attorney Shaver said none of the parcels will change because they were in the Town of Carolina Shores ETJ (Extraterritorial Jurisdiction) and they will continue to be taxed in the same manner.

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. The property will change from undesignated to a specific zoning designation.

- 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?

No. However, an amendment has been requested.

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

Yes. The property will change from undesignated to a specific zoning designation.

THEREFORE, on the basis of all the foregoing, Mr. Ward made a motion to recommend to the Board of Commissioners to approve from Undesignated to R-6000 (High Density Residential) Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Undesignated, MDR (Medium Density Residential), and Conservation to MDR (Medium Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030 located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 361, 365, 369, 373, 360 Santee Street NW; and 376 and 373 Oconee Street NW near Carolina Shores.

X. OTHER BUSINESS.

A. Planning Board Cases Update

Ms. Dixon reported that rezoning case Z-742 and Z-743 were approved by the Board of Commissioners at their 06-Sep-16 meeting. She said zoning case Z-744CZ was tabled until their 03-Oct-16 meeting because there were concerns about solar farms.

B. Conditional Zoning

Mr. Dunham felt that the Board needs to discuss conditional zonings as there are some reservations regarding recommending approval of these items. Ms. Dixon said staff has conferred with the County Attorney to have a workshop on the matter. She stated that staff will set-up some tentative dates and get back with the Board to schedule a date and time that is conducive to everyone's schedule.

C. Meet and Greet for Planning Board Members

Ms. Dixon reminded the Board that staff is hosting a meet and greet on Tuesday 13-Sep-16 at 10:00 a.m. in the Code Administration and Planning Conference Room in Building I at the Government Center. She invited everyone to attend.

XI. ADJOURNMENT.

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