

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

4:00 P.M. Monday
February 12, 2024

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

MEMBERS PRESENT

Richard Leary
Clifton Cheek
Jason Gaver
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Ron Medlin
William Bittenbender

STAFF PRESENT

Kirstie Dixon, Planning Director
Marc Pages, Principal Planner
Connie Marlowe, Admin. Asst. II
Ron Meredith, Planner II
Garrett Huckins, Planning Tech.
Bryan Batton, County Attorney

OTHERS PRESENT

John Hankins
Dylan Phillips, Brunswick Beacon
Tommy Scheetz, Headwaters Eng.
Linda Noffke
Teresa Holley
Randy Richardson
Lilly Knox
Ash Ramos
Timothy Randall
Terry Alston
Kaitlyn Jackson
Johnia McCumbee
David Summerlin

Phil Norris, Norris & Tunstall Consulting Eng.
Jamey Cross, Star News
Brandon Simmons
Mayor Jean Toner, Town of St. James
Mary Ann Schmitt
Holly Hewett Long
Tom Simmons
Robert Fulton
Christie Marek
Steve Shuttleworth
Ron Johnson
Carla White

I. CALL TO ORDER.

Mr. Gaver called the meeting to order at 4:05 p.m.

Mr. Batton asked the Board to appoint an acting Chair due to the absence of the Chair and Vice Chair. Mr. Leary made a motion to appoint Mr. Jason Gaver as acting Chair and the motion was unanimously carried.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Mr. Gaver said a prayer. He 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, Mr. William Bittenbender and Mr. Ron Medlin were absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 08-JAN-24 MEETING.

Mr. Cheek made a motion to approve the 08-Jan-24 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon addressed the Board. She stated that staff would like to add a Summary Report for Treescape and Landscaping from the Community Meeting held in December 2023 under Staff Report. She also stated that PD-119 (Midway Tract) and SS-286 (Village in the Meadows) have been withdrawn from the agenda for consideration.

VI. PUBLIC COMMENT.

Mr. Brandon Simmons addressed the Board. Mr. Simmons said he originally planned to speak about PD-119 (Midway Tract), but he said he has general information to share with the Board. Mr. Simmons proceeded to address the Board (attached statement) with his concerns regarding the potential environmental issues associated with large development. He asked that a moratorium be placed on development until legislation on a tree ordinance can be passed through the N.C. General Assembly. He provided the Board with a map (attached) compiled by the North Carolina Department of Environmental Quality and Esri that shows parcels that are being considered for the Midway Tract and how wetlands will be impacted. Mr. Simmons also provided the Board with a handout (attached) from the Chesapeake Bay Program, which lays out the importance of palustrine wetlands. Mr. Simmons concluded that development can be positive, but the County should invest in the local economy and infrastructure before approving more homes when the current citizens cannot receive adequate services.

Ms. Linda Noffke addressed the Board regarding PD-119 (Midway Tract). Ms. Noffke read a statement (attached) regarding the adoption of the Blueprint Brunswick 2040 Plan and how the current Brunswick County Unified Development Ordinance (UDO) is not in concert with the Blueprint Brunswick 2040 Plan. She further stated that developers continue to take advantage of the outdated UDO by submitting development plans and rezoning requests to beat the enactment of a more restrictive UDO, which was approved by the Board of Commissioners last spring, but no rewrite and/or modification has been done to date. Ms. Noffke concluded that the Board should postpone the approval of all new development proposals to ensure they are aligned with the Blueprint Brunswick 2040 Plan.

Mayor Jean Toner (Town of St. James) addressed the Board. Mayor Toner expressed concern with decisions made by the Board and additional information is received by staff after the Board's initial approval of a project, which could have detrimental impacts on County residents. She stated that PD-119 (Midway Tract) is a prime example of a development submitted with significant issues that could be potentially discovered after the Board's approval. Mayor Toner said some of the issues with most large developments are stormwater, utilities and fire marshal requirements. Mayor Toner stated that residents along Southport-Supply Road SE (NC 211) are concerned that a Traffic Impact Analysis (TIA) is not required, which is a significant detriment to the residents of the County. She further stated that PD-119 (Midway Tract) inferred that NC 211 will be improved to 4 lanes from Midway Road SE (NC 906) to Sunset Harbor Road SE, which is addressed in the State Transportation Improvement Program (STIP). However, the North Carolina Department of Transportation (NCDOT) said the project has not been funded and will not be funded for the foreseeable future. Mayor Toner concluded that the Board should request the Planning Department provide all information received so the Board can make informed decisions that are in the best interest of County residents. She felt that the UDO should be updated to address clear-cutting as well as other standards that were previously requested such as performance standards related to the Wellhead Protection Overlay District. Mayor Toner said there seems to be delays with regard to improving the UDO and development requirements that could eliminate some of the ambiguity between the UDO and Blueprint Brunswick 2040 Plan.

Ms. Teresa Holley addressed the Board. She was concerned with clear-cutting and backfilling in wetlands, which causes flooding to neighboring properties. Ms. Holley said roads are not able to handle the influx of new residents moving to the County and there are not enough medical facilities, paramedics and law enforcement staff to accommodate existing and/or the new residents moving to the County. She further stated that schools are overburdened with new development. Ms. Holley said the Planning Board is tasked with ensuring that plans submitted for review and approval are fulfilled before parcels are developed and the public's welfare and safety is secured.

Mr. Randy Richardson addressed the Board. Mr. Richardson said he is a native of Brunswick County and his family owns a farm in Bolivia. He stated that there is too much development at the current time and he asked when is enough going to be enough. He felt like the County is selling its soul for a dollar.

Ms. Holly Hewett Long addressed the Board. Ms. Long asked what will happen when another Category 4 Hurricane hits the County like Hurricane Hazel with all the development of current and future projects. She was concerned with evacuation of residents and the potential of roads not being able to accommodate the excessive traffic during evacuation and/or daily traffic.

Ms. Mary Ann Schmitt addressed the Board. Ms. Schmitt said she appeared before the Board 14 months ago with 40 of her neighbors from Cedar Grove Road SW (SR 1125) in opposition to a

development (Cedar Crossing) on Cedar Grove Road SW (SR 1125) and PD-122 is an expansion of that planned development. Ms. Schmitt asked if the public is wasting their breath and time objecting to development because the previously planned development was approved after she and her neighbors were vehemently opposed.

Ms. Lilly Knox, 16-year-old, addressed the Board on behalf of the upcoming generation. Ms. Knox asked when is enough going to be enough. She was concerned with the next generation not being able to survive with all of the development coming to the area. She expressed concern with land not being preserved for future generations. She stated that there is a lack of educators in the school system for one-on-one time with students as well as the inability to schedule doctor appointments because physicians are either booked months in advance or not accepting new patients. Ms. Knox said citizens have lost trust in the system because it appears that natives are not being represented or considered.

Mr. Tom Simmons addressed the Board. He said the citizens are not trying to stop growth; rather, the citizens want to see managed growth as it is pertinent to eliminating any negative impacts to their property. Mr. Simmons asked the Board to listen to the people.

Ms. Ash Ramos addressed the Board. Ms. Ramos expressed concern about overdevelopment. She asked the blast radius of the nuclear plant and evacuation time? Ms. Ramos said the County currently houses approximately 160 people per square mile, which almost doubles the national average. She was concerned with evacuation routes being accessible during a natural disaster. She further stated that up to a 5-mile radius (Southport, Caswell Beach, the east end of Oak Island, the eastern end of St. James) of the nuclear plant is considered higher danger zones. She said no one knows the range of evacuation from the nuclear plant should there be a major disaster. Ms. Ramos concluded that the Board should consider this information during their approval of developments in this area.

Mr. Robert Fulton addressed the Board. Mr. Fulton was concerned with clear-cutting property. He stated that the Hazard Mitigation Plan was adopted in 2021 by the Board of Commissioners that should be considered when projects are approved. He further stated that the Board should prohibit clear-cutting property to protect the environment and neighboring properties.

Mr. Timothy Randall addressed the Board. Mr. Randall said he is a native of Brunswick County and he urged the Board to consider all the facts (clear-cutting, potential flooding, adequate medical facilities, food production, infrastructure, road improvements, etc.) before approving new development.

Ms. Christie Marek addressed the Board. She was concerned with clear-cutting as it negatively impacts the environment. Ms. Marek expressed concern with wildlife preservation as well as wetland preservation. She reiterated that there should be a moratorium (5 years) to stop development until the UDO is updated and infrastructure catches up with development.

Ms. Terry Alston addressed the Board. Ms. Alston said the current citizens should be taken into consideration before development is approved. She asked if the County do background checks on the builders regarding the quality of homes being built because there are a lot of substandard homes being built. She, again, asked when is enough going to be enough. She reiterated that there are medical concerns and schools are currently overcrowded.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-120

Name: Leaning Pine
Applicant: Headwaters Engineering of the Cape Fear, PLLC
Tax Parcel: 1850000701
Location: Leaning Pine Road SE
Description: Leaning Pine is a proposed planned development consisting of 38 single family lots on 11.71 acres, creating an overall density of 3.25 dwelling units per acre.

Mr. Ron Meredith addressed the Board. He read the Staff Report (attached). Mr. Meredith identified the subject property and surrounding properties on a visual map.

Mr. Meredith 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 planned development 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.
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
- The developer must provide documentation that they have permission to use Leaning Pine Road for access prior to any construction.

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

Mr. Tommy Scheetz, Headwaters Engineering, addressed the Board on behalf of the applicant. He made himself available for questions from the Board.

Mr. Gaver asked if there are sidewalks in front of the lots? Mr. Scheetz said there are no sidewalks proposed for the project. Mr. Gaver asked if there is a reason why sidewalks are not proposed for the project? Mr. Scheetz replied, it is not cost feasible for the size of the site or necessary because there is a short distance from the entrance to the back of the site. Mr. Gaver was concerned with safety issues if sidewalks are not in place. Ms. Dixon said the Board can make it a condition of approval, but sidewalks are currently not required.

Mr. Steve Shuttleworth, developer of the property, addressed the Board. He stated that they will be happy to include sidewalks in the project. He stated that Leaning Pine Road SE is a dirt road out to Winding River Plantation and there are not a lot of places to walk. Mr. Shuttleworth said existing vegetation will remain on site and they are designing the project to the 100-year storm event. He further stated that they exceed the minimum open space requirements.

Ms. Kaitlyn Jackson addressed the Board. Ms. Jackson reiterated Leaning Pine Road SE is a dirt road and she asked if it will remain a dirt road. Mr. Cheek clarified that the plan states that the road will be improved to NCDOT minimum standards to the entrance of the proposed

development. Ms. Jackson asked if the road will dead-end and Mr. Shuttleworth replied, no. Ms. Jackson suggested that speed bumps be considered for the area if sidewalks are not installed in an effort to retain green space and slow down traffic.

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

Mr. Cheek made a motion to approve PD-120 (Leaning Pine Planned Development) with the noted conditions in the Staff Report as well as the applicant investigating and adding sidewalks on 1 side of the road, at minimum, and the motion was unanimously carried.

B. Planned Development – PD-121

Name: Price Tract
Applicant: Headwaters Engineering of the Cape Fear, PLLC
Tax Parcel: 22600012 (A Portion of)
Location: Thomasboro Road SW (SR 165)
Description: Price Tract is a proposed planned development consisting of 164 single family lots, 22 townhouse units and 5 acres of commercial for a total of 186 units on 82.17 acres, creating an overall density of 2.26 dwelling units per acre.

Mr. Ron Meredith addressed the Board. He read the Staff Report (attached). Mr. Meredith identified the subject property and surrounding properties on a visual map.

Mr. Meredith 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 planned development 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.
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

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

Mr. Tommy Scheetz, Headwaters Engineering, addressed the Board on behalf of the applicant. Mr. Scheetz added that the proposed open space exceeds the minimum requirements for this project as they are proposing 24.68 acres of dedicated open space; whereas, 16.43 acres is required. He further stated that there are trails, an amenity area and green space preserved between some of the lots to create a less dense type of development.

Mr. Cheek asked if this development will be separate from the remainder of the parcel and Mr. Scheetz replied, yes.

Mr. Gaver asked Mr. Scheetz about the plans for the nature trail with regards to materials that will be used? Mr. Scheetz said the nature trail will be mulch or mowed grass or some type of pervious material.

Mr. Ron Johnson, resident of the Farms, addressed the Board. He asked if a traffic study has been done in this area? He stated that there are 3,500 units currently proposed for the area and there are current difficulties getting in and out of this area. He suggested that traffic for this development have access to US 17 to limit traffic off Thomasboro Road SW (SR 1165). Mr. Meredith said NCDOT limits access points off US 17 to minimize driveway cuts off a major corridor. Mr. Meredith said a TIA will likely not be required and NCDOT will review the traffic patterns when the driveway permit application is submitted for review and approval. Mr. Meredith said the County requires a TIA when the a.m. and p.m. trips per day reach 100 trips per day or the total daily trips exceed 1,000 trips per day. Mr. Johnson asked if a traffic light will be required for this project? Mr. Meredith said NCDOT will determine what road improvements will be necessary. Mr. Johnson felt that NCDOT involvement will be after the development is approved and started. Mr. Johnson said a TIA should be required before the project is approved by the Board. Mr. Meredith said the Board is only approving a conceptual plan and the final plat approvals are done after a TIA or traffic improvements have been completed on the site. Mr. Johnson said there is another project (over 2,100 units with a commercial area) in the area that was approved. Mr. Meredith said no lots have been recorded for that project at the current time. Ms. Dixon explained the approval process, which requires the project (Stone Farms) to go through a review process and NCDOT establishes any road improvements that are necessary to accommodate the additional traffic. She further stated that road improvements will not happen at the beginning of a project because road improvements are scaled as needed by NCDOT. Mr. Johnson said it seems as if citizens are wasting their time because projects are approved without proper studies being done beforehand.

Mr. Scheetz readdressed the Board. He stated that this is the first phase of the project approval and there are several steps to follow where other agencies will have to stamp their approval on the project before moving forward with developing the site.

Mayor Jean Toner addressed the Board. She stated that other counties require TIAs at this stage of the process and the County should follow suit. Mayor Toner asked what fire district the proposed development is in and staff replied, Calabash Fire District. She stated that this information is not available to the public and it is difficult for municipalities to get the information. Mayor Toner said most municipalities are experiencing difficulty with response time to developments and that should be a consideration when developments are approved by the Board. Mr. Meredith said the County Fire Marshal coordinates with the fire representatives so they can participate in the Technical Review Committee (TRC) process for review and approval of projects. Mr. Gaver explained that several departments in the County and State agencies are a part of the TRC process, which occurs before a project is presented to the Board for consideration.

Mr. Timothy Randall addressed the Board. He stated that he will be directly impacted by this project. Mr. Randall suggested that the current policies should be reviewed and updated before any more developments are approved. He reiterated that his parents are directly impacted by the proposed development.

Ms. Christie Marek addressed the Board. Ms. Marek expressed concern about traffic near Jessie Mae Monroe Elementary School. She stated that there are traffic accidents in the area and NCDOT is not addressing the traffic issues in the area. Ms. Marek suggested that this development should be paused until a traffic study is completed for the entire area.

Mr. Scheetz responded that results from the surrounding development will be incorporated in the NCDOT permitting process for all developments in the area. He further stated that any improvements to the area imposed by NCDOT will be included in their design.

Ms. Teresa Holley addressed the Board. Ms. Holley said there are traffic pattern concerns in the area (Thomasboro Road SW [SR 1165]) as there are traffic accidents in this particular area at least twice a week. She, too, felt that NCDOT is not doing their job with regards to safe traffic patterns in the area. She stated that developers are entitled to a property tax exclusion up to 3 years for building a home if the property is not sold and up to 5 years for a commercial project based on Senate Law 2015-223. Ms. Holley said she is not opposed to development, but it gets to a point when it should be stopped so there is something left for future generations.

Mayor Toner readdressed the Board. She explained a situation where the County Fire Marshal and Town of St. James' fire department disagreed on a plan submitted to the County for review and approval because their fire official felt the plan was not adequate for protection of the fire fighters.

Ms. Johnia McCumbee addressed the Board. Ms. McCumbee felt that the Calabash Fire Department does not have the pressure to extinguish a large fire because they had a situation at a fire last year where they had to have backup tanks as well as a fire hydrant to extinguish a restaurant fire.

Ms. Ash Ramos readdressed the Board. She asked that the Board approve smart growth and not let developers dictate how the County grows. She stated that there are people in the County that currently do not have access to clean, running water. Ms. Ramos felt that the County can place a moratorium on development if the moratorium addresses public safety or the adequacy of public infrastructure.

Mr. Scheetz reminded the Board that they are proposing less than half of the maximum density allowed and they are providing 24.68 acres of open space of which 16.43 acres are required.

Mr. Randy Richardson addressed the Board. Mr. Richardson said the Board works for the public and the public has a right to be heard. He further stated that he will become a board member and put a stop to the current approval process that allows for overdevelopment.

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 PD-121 (Price Tract Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-122

Name:	Cedar Crossing (Expansion)
Applicant	Norris and Tunstall Engineering, P.C.
Tax Parcel:	2000005901, 20000059, 2000A002, 2000A015 and 2000A017.
Location:	Cedar Grove Road SW (SR 1125) and Stanley Road SW (SR 1119)
Description:	Cedar Crossing is a planned development that was approved in December 2022 for 79 single family lots on a gross site of 27.18 acres, creating an overall density of 2.9 units per acre. The applicant is proposing to modify the planned development by adding 50 lots on an

additional 17.57 acres for a total of 129 single family lots on 44.50 acres, creating an overall density of 2.90 dwelling units per acre.

Mr. Ron Meredith addressed the Board. He read the Staff Report (attached). Mr. Meredith identified the subject property and surrounding properties on a visual map.

Mr. Meredith 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 planned development 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.
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
- The existing vegetation within the peripheral buffer shall be preserved.

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

Mr. Phil Norris, Norris and Tunstall Consulting Engineers, addressed the Board on behalf of the applicant. He stated that they agree with the Staff Report. Mr. Norris said wetlands will not be impacted and they will be preserved on the site. There will be sidewalks on one side of the street and the project will be designed to the 100-year storm event. He reiterated that this project is an expansion to Cedar Crossing Planned Development that was approved in December 2022.

Mr. Cheek asked Mr. Norris which section is the addition? Mr. Norris identified the area on a visual map. Mr. Cheek said sidewalks are shown throughout most of the community, but sidewalks are not shown in the expansion. Mr. Norris said that was an oversight and they will be amenable to including sidewalks on one side of the street for the entire project. Mr. Norris added that a TIA will be required because they are over the threshold for a TIA to be submitted for review and approval.

Ms. Carla White addressed the Board. Ms. White said she lived at 2177 Stone Chimney Road SW and a portion of the proposed development is adjacent to her parents' property. She stated that they discovered approximately 8 months ago that her parents' well is contaminated with PFAS (Per- and Polyfluorinated Substances) and her daughter is disabled because she lived at 2177 Stone Chimney Road SW during her pregnancy. Ms. White was concerned with a new development behind that property and the potential for well water contamination.

Mr. Brandon Simmons addressed the Board. Mr. Simmons stated that he is concerned that all the developments that Mr. Norris presents to the Board are always approved. He felt that Mr. Norris is shown favoritism and he should not be doing business to this caliber in the County.

Mr. Leary asked Mr. Norris if he would like to respond to Mr. Simmons' comments? Mr. Norris readdressed the Board. He stated that he has submitted projects to the Board that were not approved. Mr. Norris said he submits projects that meet the minimum requirements of the UDO. He further stated that he is a native of Brunswick County and he cares about what happens in the County. Mr. Norris said he takes exception to Mr. Simmons' comments regarding the fact that he

receives special treatment and he felt Mr. Simmons' comments are slander. He proceeded to say that the buffers were increased, where practicable based upon feedback from neighbors' concerns at the neighborhood meeting.

Mr. Tom Simmons addressed the Board. Mr. Simmons said the developers are here to make money and they are not looking out for the citizens of Brunswick County.

Ms. Ash Ramos addressed the Board. Ms. Ramos was concerned with well water being contaminated as a result of the proposed project. She was concerned that no environmental impact study is required by the County. Mr. Pages said other State permits will be required, but an environmental impact study is not required. She felt that there is soil contamination in the area, which could be detrimental to well water. Ms. Ramos said the Board should consider people over profit when making decisions to approve projects.

Ms. Mary Ann Schmitt addressed the Board. She stated that she lives on the corner of Stanley Road SW (SR 1119) and Cedar Grove Road SW (SR 1125) and there will be acres of trees removed behind her property. Ms. Schmitt felt that the County does not represent the citizens. She stated that there are 2 developments (Marsh Acres and Cedar Green) in the area that have been developed (trees removed, streets have been installed, infrastructure in place), but no homes have been built on the property in the past 5 years. She felt that the lot sizes should be larger to conform with the 1 acre lots in her community. Ms. Schmitt said a lot of the parcels on Cedar Grove Road SW (SR 1125) have well water because County water is not available. She further stated that there is a sewer line near her home, but she cannot tie into the sewer line. However, the County is providing public water and sewer for this project.

Ms. Kaitlyn Jackson addressed the Board. Ms. Jackson was concerned with the value of the homes that will be sold in this project because affordable housing is a concern for educators and entry level workers that need an affordable place to live. Mr. Gaver said the price point of the homes is not within the Board's purview.

Mr. Cheek asked Mr. Norris where the public water is in the area? Mr. Norris said this project will tie into existing public water and sewer off Cedar Grove Road SW (SR 1125). He said he cannot speak on the quality of well/drinking water in the area. Mr. Cheek asked if anyone could tap onto the water and sewer lines when they are installed in the area? Mr. Meredith said that would have to be addressed to Public Utilities.

With no further comments, Mr. Leary made a motion to close the Public Hearing and the motion was unanimously carried. Mr. Cheek reiterated that this will be an addition to an approved Planned Development in December 2022.

Mr. Cheek made a motion to approve PD-122 (Cedar Crossing Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

D. Rezoning Z-880 – David Summerlin III (%South Brunswick Development LLC).

Request rezoning of approximately 7.66 acres located off Green Swamp Road NE (NC 211) near Supply, NC from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 1680007103 and 16800071.

Mr. Ron Meredith addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Meredith proceeded to the staff's recommendation and consistency and reasonableness determination statement (attached).

Mr. Meredith said staff recommends approval from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 1680007103 and 16800071.

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

Mr. David Summerlin III addressed the Board on behalf of the Galloway Family. He stated that the Galloway Family is looking to expand their options for the property.

Mr. John Hankins addressed the Board. Mr. Hankins said he lives close to the area and there is an existing problem with traffic at the intersection of Big Macedonia Road NW (SR 1342) and Green Swamp Road (NC 211). He stated that Richmond Hills' property owners have created more traffic concerns in the area since the entrance to Richmond Hills was eliminated of US 17. Mr. Hankins further stated that they have a church sign on the corner that has standing water when there is a rainstorm. Mr. Hankins said there is farmland within 100 yards of the proposed project on both sides of the road.

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 Parcels 1680007103 and 16800071 to C-LD (Commercial Low Density) located off Green Swamp Road NE (NC 211) near Supply, NC and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is CONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and CONSISTENT with the goals, recommendations, and policies of plans adopted by Brunswick County (listed below). Staff also finds the request REASONABLE, appropriate, and in the public interest based upon the following findings:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives supports the rezoning:
 - Consistent with following Goals and Objectives
 - LU-2 – Support development in areas that are best suited for future development.
 - LU-3 – Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
 - ED-1 – Maintain and expand job opportunities in the County.

- Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
- Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

<input type="checkbox"/> <i>Agricultural Development Plan</i>	<input checked="" type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

Mr. Gaver 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.

E. Rezoning Z-881 – David Summerlin III (%South Brunswick Development LLC).

Request rezoning of approximately 1.68 acres located at 480 High Hill Drive SW near Shallotte, NC from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 182MA060.

Mr. Ron Meredith addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map.

Mr. Meredith read the staff’s recommendation and the consistency and reasonableness determination statement. He said staff recommends approval from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 182MA060 located at 480 High Hill Drive SW near Shallotte, NC.

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

Mr. David Summerlin III addressed the Board. He stated that they are trying to expand their options for the property.

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

Mr. Leary made a motion to approve Tax Parcel 182MA060 to C-LD (Commercial Low Density) located at 480 High Hill Drive SW and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is CONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and CONSISTENT with the goals, recommendations, and policies of plans adopted by Brunswick County (listed below). Staff also finds the request REASONABLE, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives supports the rezoning:
 - Consistent with following Goals and Objectives
 - LU-2 – Support development in areas that are best suited for future development.
 - LU-3 – Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
 - ED-1 – Maintain and expand job opportunities in the County.
2. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
3. Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

<input type="checkbox"/> Agricultural Development Plan	<input checked="" type="checkbox"/> Unified Development Ordinance
<input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP)	<input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan
<input type="checkbox"/> Brunswick County Trail Plan	<input type="checkbox"/> Airport Height Control Ordinance
<input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)	<input type="checkbox"/> Other: _____

Mr. Gaver 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.

- Holden Beach Causeway Transportation Study

Ms. Dixon addressed the Board. She stated that the Holden Beach Causeway Transportation Study (Study) has been completed and she will provide the Board with a full copy of the Study. Ms. Dixon said the Study reviewed the Holden Beach Causeway because most of the parking for businesses is located in NCDOT right-of-way. She stated that, if NCDOT decides to block off their right-of-way, other road improvements will have to be considered such as a turn lane to accommodate access to the properties in this area. Ms. Dixon said Grand Strand Area Transportation Study (GSATS) hosted a meeting and invited NCDOT as well as residents in the immediate area to discuss what is needed in the area. There is a proposal for an overlay that lessens some of the current standards that can be more consistent with an urban area where there is walkability in the right-of-way. Ms. Dixon said she will email the document to the Board and it is anticipated to be presented to the Board of Commissioners in March 2024

- Brunswick County Comprehensive Transportation Plan

Ms. Dixon addressed the Board. She stated that the Comprehensive Transportation Study has been completed and it entails future projects that will be built in the County. The CTP was done by GSATS and the Cape Fear RPO (Rural Planning Organization). She stated that projects in the CTP will be ranked by the State for future funding. She further stated that this is an NCDOT project and NCDOT presented the project to the Board of Commissioners last week. The CTP will go back to the Board of Commissioners once all of the municipalities have approved the plan. She said she will send a link to the Board for their consumption.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-878 and Z-879 were approved at the Planning Board's 08-Jan-24 meeting and there were no written appeals within the allotted time, so the Board's decision stands.

- Treescape and Landscape Meeting

Ms. Dixon said there was a Treescape and Landscape meeting in December 2023 and she provide a summary report for the Board's review and she asked the Board to provide feedback to staff by March 11, 2024. She said the Board of Commissioners received a copy of the summary report and they, too, will provide feedback to staff.

Ms. Johnia McCumbee asked Ms. Dixon if the document is available to the public? Ms. Dixon said it is not available to the public at the current time, but she encouraged Ms. McCumbee to contact the Planning Department because the document will likely be available to the public in the very near future. She further stated that staff anticipates proposing changes to the UDO in the April or May 2024 Planning Board meeting.

IX. ADJOURNMENT.

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