

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

**4:00 P.M. Monday**  
**September 9, 2024**

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

MEMBERS PRESENT

Jason Gaver  
Clifton Cheek  
William Bittenbender, At-Large  
Richard Leary  
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair  
Ron Medlin  
Allen Brittain, At-Large

STAFF PRESENT

Marc Pages, Deputy Director  
Connie Marlowe, Admin. Asst. II  
Jeff Walton, Planner II  
Garrett Huckins, Planning Tech.  
Tyler Connor, Planner I  
Ryan King, Asst. County Attorney

OTHERS PRESENT

Dan Weeks, H&W Design  
Jean Toner  
Jonathan Damico  
Bonnie Tibbals  
Carla White  
Earlene Hardy-Cox  
Christie Marek  
James Hardy  
Terry Alston

Matt Nichols, Attorney-at-Law  
Marjorie Burnside  
Tom Simmons  
Terri Holley  
Rynal Stephenson  
Josh Kirby  
Dylan Phillips, Brunswick Beacon  
Johanna McLamb

I. CALL TO ORDER.

Mr. Ryan King stated that the Board will have to elect a Chair due to the absence of Vice Chair, Joy Easley. Mr. Leary made a motion to nominate Jason Gaver as Chair and the motion was unanimously carried.

Mr. Gaver called the meeting to order at 4:07 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Ms. Joy Easley, Mr. Allen Brittain and Mr. Ron Medlin were absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 12-AUG-24 MEETING.

Mr. Bittenbender made a motion to approve the 12-Aug-24 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon announced that Ms. Easley submit her Letter of Resignation as a Planning Board member effective immediately. She further stated that election of officers will be at the 14-Oct-24 meeting. The Board wished Ms. Easley the best in her future endeavors.

VI. PUBLIC COMMENTS.

Ms. Bonnie Tibbals, 3733 Shell Point Road SW, addressed the Board with regards to how public utilities (water and electric), schools, hospitals, police, and on-site wastewater systems (septic tanks) will be affected by all the new development coming to the County. Ms. Tibbals said the Board should consider these factors prior to approving any new development.

Ms. Terry Alston, 1215 Fletcher Road SW, addressed the Board. Ms. Alston felt that the roads are not equipped to handle the additional traffic that will be generated by current and future development(s).

VII. NEW BUSINESS.

A. Planned Development – PD-119

Name: Midway Tract Planned Development  
Applicant: Norris and Bland Engineering  
Tax Parcel(s): 18600016 and 18700004  
Location: Southport-Supply Road SE (NC 211), Gilbert Road SE (SR 1501), Midway Road SE (NC 906), and Clemmons Road SE (SR 1505)  
Description: Midway Tract is a proposed planned development consisting of 2,950 single-family lots, 330 townhome lots, 336 multifamily units, and 26 acres of commercial on a total 1,502.20 acres creating an overall density of 2.40 dwellings units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached). He provided the Board with a Fiscal and Employment Impact Analysis Estimating County Annual and One-time Revenues for a Proposed Development in Brunswick County (FEIA) [attached]. Mr. Pages identified the subject property and surrounding properties 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 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 shall provide a utility easement for Brunswick County Utilities parallel to the existing power line easement.
- The developer must coordinate with the Brunswick County Planning Department and the Brunswick County Attorney's Office to guarantee the long-term affordability of the Workforce Housing units for households earning below 80% of the HUD median income for the area. This may involve establishing a Development Agreement, implementing Deed Restrictions, or devising other similar arrangements between the developer and Brunswick County.

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

Mr. Matt Nichols, Attorney, addressed the Board on behalf of the developer. Mr. Nichols presented a PowerPoint presentation (attached) outlining the intent of a Planned Development, proposed density per phase of the project, design benefits (walkable neighborhood, increased open space and buffers, connectivity with road improvements, stormwater ponds, no flood hazard areas), public benefit (30 acres of land designation to the County that can be used for a school or fire station), 40' public utilities easement, workforce housing (148 units that will be for sale), sidewalks on 1 side of all streets within the development, walking trails, street trees that meet the minimum landscaping requirements of the Brunswick County Unified Development Ordinance (UDO), and 43% of the project will be dedicated to open space (177 acres).

Mr. Cheek asked Mr. Nichols about the workforce housing types. Mr. Nichols said there will be a combination of single-family homes and townhomes. Mr. Gaver asked Mr. Nichols if workforce homes will mirror the other homes in the development and Mr. Nichols said they will be design like the other homes in the development and distributed throughout the project.

Ms. Marjorie Burnside, 3701 Fairfield Way, was concerned with evacuation routes and the proposed project being in close proximity to the nuclear plant. She was also concerned with hospitals not being able to accommodate the additional influx of citizens to the County as a result of all the new developments. Mr. Burnside said the potential traffic generated from the proposed project will provide an additional burden to the current residents. She felt that the Board should fight for the citizens of Brunswick County.

Ms. Jean Toner, 3753 Selwyn Circle SE, addressed the Board regarding the outdated UDO. She stated that there are concerns with Southport-Supply Road SE (NC 211) not being able to handle the additional traffic associated with the proposed project. There are current flooding issues on NC 211 and the water pressure is substandard. Ms. Toner further stated that there will be problems with response time for fire and rescue services because this project is in the Town of St. James fire and rescue area and there is not enough manpower to accommodate citizens in distress in a timely manner.

Mr. Johnathan Damico, 216 Whitehill Road NE, addressed the Board regarding the housing vacancy rate in the County (37%) according to the US Census. He was concerned with teachers and firemen being recruited to this area if a school or fire station is built in the area and the likelihood they could afford to live nearby on their salary. Mr. Damico was also concerned about a potential disaster occurring and how it will be addressed.

Mr. Tom Simmons, 1462 Long Leaf Road, addressed the Board regarding NC 211 currently being at capacity, the potential of wetlands being disturbed, and current residents being taxed out of their homes.

Ms. Bonnie Tibbals, 3733 Shell Point Road SW, addressed the Board regarding any plans to increase the electric grid and water availability to support the proposed project. Mr. Gaver said it is not in the Board's purview to address this matter. However, the Technical Review Committee (TRC) addresses these matters when the appropriate departments/agencies such as Brunswick Electric Membership Corporation (BEMC) and Brunswick County Public Utilities provide comments to the developer and/or applicant at the TRC meeting.

Ms. Terri Holley, 1247 Palatka Place SE, addressed the Board regarding Midway Road (NC 906) and NC 211 being at capacity. She felt that the proposed development will create more traffic congestion in the area and she reiterated that there are current flooding issues in the area. Ms. Holley felt that overdevelopment needs to stop.

Ms. Carla White, 1775 Clemmons Road SE, addressed the Board regarding additional traffic on Clemmons Road SE (SR 1505) that will be detrimental to the farming activities in the area. She stated that the road will have to be shared with tractors, cattle, horses and other farming uses. Ms. White said she lives on a blind curve and vehicles exceed the current posted speed limit on Clemmons Road SE (SR 1505). She stated that she has a bee farm and wildlife (bear) have come on her property and destroyed her bee boxes looking for food. Ms. White said there is standing water on her property. She felt that there are more wetlands on the site than what was indicated by the developer.

Ms. Christie Marek, 2986 Longwood Road NW, addressed the Board in opposition of the proposed project. She stated that there are protected wetlands on the site, but she wanted to know when the wildlife study presented to the Board was completed on the site. Mr. Pages said the Threatened and Endangered Species Report is dated 02-Aug-24. Ms. Marek reiterated that schools are close to capacity and will be over capacity by 2027 in this area according to a report from the Brunswick County School system.

Mr. Gaver asked Mr. Nichols how the development will be built? Mr. Nichols said the project will be built in phases based on the market. Mr. Gaver asked if the project will meet minimum requirements and Mr. Nichols replied, yes. Mr. Nichols said the project will exceed minimum requirements in some instances as outlined in his PowerPoint presentation. He reminded the

Board that this is the first step in the process. Mr. Cheek asked if the main road to the project will be maintained by the North Carolina Department of Transportation (NCDOT) since it is being built to NCDOT's minimum standards? Mr. Nichols said the Homeowners Association (HOA) will maintain the roads, but they can petition NCDOT to take over the road if they desire to do so. Mr. Leary asked if all TRC concerns have been addressed? Mr. Pages reminded the Board that this is a conceptual plan and the project will have to be approved by the appropriate department/entity prior to construction beginning. Mr. Cheek asked if a Traffic Impact Analysis (TIA) will be required for the Planning Board's approval for this project? Mr. Pages said this project was submitted prior to a TIA being required unless it meets NCDOT minimum requirements for a TIA to be submitted for review and approval. Mr. Ishler expressed concern with potential traffic issues and the need for road improvements to the area.

Mr. Rynal Stephenson, 5808 Farington Place, and Transportation Engineer, addressed the Board regarding the TIA, in that, they are putting together information generated from NCDOT. He stated that they will work with NCDOT when each phase of the project is being built. Mr. Stephenson said NCDOT will require road improvements such as the widening of NC 211. Mr. Cheek asked if NCDOT require funds to be set aside and Mr. Stephenson said that is not common practice for NCDOT. Mr. Gaver asked Mr. Stephenson what happens if a professional engineer provides false information for a project? Mr. Stephenson said that is an ethical situation and could result in suspension of an engineer's certification.

Ms. Marek re-addressed the Board and said portions of NC 211 are currently being improved, which may take several years before completion.

Ms. Earlene Hardy-Cox, 3965 Wyndmere Drive SE, addressed the Board. She asked the number of homes approved from Southport to US 17? Mr. Gaver asked Ms. Hardy-Cox if she had any questions specific to this project? Ms. Hardy-Cox said the additional homes for this project will impact the entire area. She reiterated that there is flooding issues and stormwater concerns in the area. She asked if there is a master plan that addresses a limit to the number of housing developments that can be constructed?

Mr. Josh Kirby, 2690 Stone Chimney Road SW, addressed the Board regarding preservation of green space and the limitation of such due to the approval of all the new developments in the County.

Mr. Gaver asked Mr. Nichols if the subject property has been purchased and Mr. Nichols said the developer is in the process of purchasing the property. Mr. Nichols reminded the Board that staff is recommending approval of the project with certain provisions. Mr. Cheek asked Mr. Nichols if he could address the FEIA and Mr. Nichols said that document was prepared by Munitytics and he did not feel comfortable speaking on the matter. Mr. Pages interjected that this document was previously submitted with the initial project.

Mr. Simmons re-addressed the Board. He stated that the minimum standards/requirements for approval of this project should be raised.

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

Mr. Cheek made a motion to approve PD-119 (Midway Tract Planned Development) with the noted conditions in the Staff Report and the motion carried 4 to 1 with Mr. Ishler opposing.

B. Planned Development – PD-130

Name: Timber Farms Planned Development Expansion  
Applicant: H&W Design  
Tax Parcel(s): 19400008, 19500004, 21100063, 2110004607, 2110006904, and 21100069  
Location: Ocean Highway West (US 17), Longwood Road NW (NC 904), and Pea Landing Road NW (SR 1304)  
Description: Timber Farms is a previously approved planned development consisting of 1,700 single family units, 300 townhouse units, and 500 multifamily units on 849.97 acres creating an overall density of 2.90 units per acre. The developer is proposing to add 74.04 acres of commercial property to the development fronting on Ocean Highway (US 17). There is no proposed change to the previously approved residential portion of the development.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached). He stated that the number of residential units have decreased by about 500 units since the initial approval of the project, but there is no change to the previously approved residential portion of the development. He reiterated that the developer is proposing to add 74.04 acres of commercial property to the development fronting Ocean Highway (US 17). Mr. Pages said the majority of the area for consideration is currently zoned C-LD (Commercial Low Density) and there is a small portion of the area that is zoned R-7500 (Medium Density Residential). The R-7500 portion of the area will be incorporated in the planned development and commercial uses will be allowed as part of the planned development. Mr. Pages identified the subject property and surrounding properties 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 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.
- Show and label a 0.6 opacity 30' peripheral boundary around Tax Parcel 2110006902.

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

Mr. Dan Weeks, H&W Design, 2512 Independence Blvd Suite 200, addressed the Board. Mr. Weeks said the developer wants the entire property contained within the planned development. There will be a mixture of residential and commercial uses in the project and it is consistent with the C-LD zoning district. He said there was a community meeting on 22-Aug-24 with 12 attendees. There were comments about traffic and NCDOT approved a TIA for the project. The developer will be required to implement site improvements throughout the life of the project because this will be a multi-phase project. Mr. Weeks stated that the phasing of the project is market driven. Stormwater and flooding will be addressed based on a 25-year, 24-hour event in

addition to the ponds being evaluated for 100-year flood. Mr. Weeks said there were discussions about a fire station being built within the commercial area along US 17 and the developer will take this under advisement at the time of planning and development for this particular tract. He further stated that there will have to be some communication between the County and the developer with regards to a fire station in this area.

Mr. James Hardy, 4 Nicole Circle SW, addressed the Board about the excessive traffic on US 17. Mr. Hardy was also concerned with stormwater runoff that will be generated by the proposed project. Mr. Hardy felt that this development is a result of the potential route of Hwy 31 into Brunswick County and the possibility of owning property where the road will travel through the County. He said there is wildlife on his property as a result of the subject property being developed because the wildlife is being forced out of their habitat.

Ms. Johanna McLamb, 1492 Bessent Avenue, Little River, SC, addressed the Board regarding her property at 830 Pea Landing Road NW. She stated that her property on Pea Landing Road NW is farmland that has been in her family for 5 generations. Ms. McLamb said they have been in contact with NCDOT regarding a pipe that runs under Pea Landing Road NW (SR 1304) that adjoins the subject property and the existing underground piping cannot handle the additional stormwater runoff that will be generated from this project. It currently overflows and back up on her property, which creates a flooding issue. Ms. McLamb said the road has been closed several times due to rainstorms. Ms. McLamb was concerned about this development creating more stormwater issues on their property. She stated that she has photos and videos of standing water during rain events in the area. Ms. McLamb further stated that Pea Landing Road NW (SR 1304) is heavily traveled with on-going construction, sand mines (pit) and Jessie Mae Monroe Elementary School. Mr. Leary asked Ms. McLamb where her property was located in relation to the property in question and Mr. Pages identified her property on a visual map. She concluded that there is a ditch between their property and the property in question.

Ms. Earlene Hardy-Cox, 3965 Wyndmere Drive SE, addressed the Board regarding the hatched area being changed to C-LD rather than R-7500. Mr. Pages said the hatched area will be used for commercial purposes as part of the planned development. Ms. Hardy-Cox asked if there are plans to show what commercial uses will be located in this area of the planned development? Mr. Pages said no plans have been submitted for the intended use of the area at this time.

Mr. Leary asked Mr. Weeks if he could address Ms. McLamb's concerns about potential flooding on her property in relation to the proposed stormwater ponds on the subject property. Mr. Weeks asked if flooding is coming across the road? Ms. McLamb said the water comes down the ditch between the two properties. Mr. Weeks said he is a land planner and not an engineer, but he knows that stormwater has to be captured on site. Mr. Weeks asked if the pipe is under the road? Ms. McLamb re-addressed the Board. She said the stormwater flows down the ditch from the property in question and the drainage pipe under the road backs up. Mr. Weeks felt that the drainage pipe under the road is potential clogged, but Ms. McLamb disagreed. Mr. Weeks said the drainage pipe may not be properly sized and Ms. McLamb agreed. She said she has been telling the State that the drainage pipe is not properly sized for quite some time to no avail. Mr. Weeks said he is not qualified to address this situation and the matter should be addressed on the State level (potentially NCDOT). Ms. McLamb said the entrance to the subject property will have flooding issues. Mr. Weeks added that Phil Norris is not associated with this project; rather, Cape Fear Engineering is the engineering firm for this project. Mr. Pages said he will give Ms. McLamb a contact person in the Engineering Department to address her stormwater concerns.

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-130 (Timber Farms Planned Development Modification) with the noted conditions in the Staff Report and the motion was unanimously carried.

C. Rezoning Z-900 – Lauro Dominguez

Request rezoning of approximately 1.16 acres located at 8892 No. 5 School Road NW (SR 1305) near Ash, NC from SBR-6000 (Site Built High Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 21000031.

Mr. Tyler Connor addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Connor read the consistency and reasonableness determination statement (attached).

Mr. Connor said staff recommends approval from SBR-6000 (Site Built High Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 21000031 located at 8892 No. 5 School Road NW (SR 1305) near Ash, NC.

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

Mr. Lauro Dominguez, 361 Maplewood Drive NW, addressed the Board. Mr. Dominguez said the proposed zoning change is the best use of the property for his family.

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

Mr. Leary made a motion to approve Tax Parcel 21000031 to R-7500 (Medium Density Residential) located at 8892 No. 5 School Road NW (SR 1305) near Ash, 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 the 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 the goals and objectives
  - LU-6 – Amend land development regulations to align with Place Types as defined within the Blueprint Brunswick.

- HN-1 – Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the County.
- HN-2 – Minimize impacts to and invest in established residential areas.
- The Commercial and Residential Suitability Maps identify the subject parcels as more suitable for residential development.
- Identified as a Commercial Center.
- Not in a significant heritage natural area.
- Consistent with the characteristics and existing zoning in the area.
- 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 to the Brunswick County Board of Commissioners. Notice of the appeal must be provided in writing within 15 days. If no appeal is received, then the decision of the Planning Board shall be final. 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.

**D. Rezoning Z-898 – Formerly City of Southport Extra Territorial Jurisdiction (ETJ).**

Request initial zoning of Tax Parcels 221OA037, 221LA01501, and 221MC00702 consisting of approximately 18.15 acres located in the former City of Southport ETJ near Southport, NC to various County Zoning Districts.

Mr. Jeff Walton addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Walton read the consistency and reasonableness determination statement (attached).

Mr. Walton said staff recommends approval of the initial zoning of portions of Tax Parcels 221LA01501 and 221MC00702 fronting Rob Gandy Blvd that were formerly in the City of Southport’s ETJ to C-LD (Commercial Low Density) and the remainder be zoned R-6000 (High Density Residential) and Tax Parcel 221OA037 be zoned SBR-6000 (High Density Site Built Residential) and adopt the consistency and reasonableness determination statement.

Mr. Walton reminded the Board that the initial zoning was approved on 12-Aug-24 for the former City of Southport Extraterritorial Jurisdiction (ETJ) area and a written appeal(s) with standing was filed so the matter will be heard de novo by the Board of Commissioners at their 21-Oct-24 Board meeting. Mr. Leary asked staff the similarities of the proposed zoning(s) to the City of Southport’s zoning? Ms. Walton said they are similar in nature to the previous zoning in the City of Southport’s ETJ.

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

Mr. Ron Greger, 613 Lockwood Folly Road SE, addressed the Board. Mr. Greger said he owns Tax Parcels 221LA01501 and 221MC00702 and he developed the entire corridor when it was in Southport's ETJ. He reiterated that the proposed zoning fits with what is in the area.

Ms. Cindy Hamblin, 417 Firefly Lane, said she lives in Price's Creek Cottages. Ms. Hamblin asked what part of the properties will be commercial and where is the residential portion of the properties? Mr. Walton said the first 300' off Rob Gandy Blvd will be zoned C-LD (Commercial Low Density) and the remainder of the properties around the mobile home park going towards Jabbertown Road SE will be R-6000 (High Density Residential).

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

Mr. Leary made a motion to approve the initial zoning of portions of Tax Parcels 221LA01501 and 221MC00702 fronting Rob Gandy Blvd that were formerly in the City of Southport's ETJ to C-LD (Commercial Low Density) and the remainder be zoned R-6000 (High Density Residential) and Tax Parcel 221OA037 be zoned SBR-6000 (High Density Site Built Residential) 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 the 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:
  - G-1 - Make consulting Blueprint Brunswick in advance of decision making a regular practice of the County's elected and appointed officials, County staff, and the County's strategic partners.
  - LU-1 - Recognize the County's position in its evolution and how to leverage that position for positive change.
  - LU-2 - Support development in areas that are best suited for future development.
  - DQ-2 - Maintain the character of the County, particularly the unique features that contribute to the identity of the place.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- Biodiversity and Wildlife Habitat Assessment Score: Vacant land within the proposed zoning along Rob Gandy Blvd score 7 out of 10 or has a medium possibility of biodiversity and wildlife on the site. The Robert Ruark property score a 0 out of 10 and have little chance of biodiversity or wildlife on site.

<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 to the Brunswick County Board of Commissioners. Notice of the appeal must be provided in writing within 15 days. If no appeal is received, then the decision of the Planning Board shall be final. 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.

VIII. OTHER BUSINESS.

- Transportation Overlay Zone (TOZ)

Ms. Dixon addressed the Board. She stated that the Planning Board Subcommittee (Subcommittee) met on several different occasions and attended a development community meeting for feedback regarding concerns and questions related to the TOZ. As a result, the proposed text amendment (attached) was revised based on the public’s input and Ms. Dixon discussed the proposed changes.

Mr. Cheek said he was on the subcommittee and very pleased that they were able to attach the street buffers to an existing part of the UDO so the existing buffer table can be utilized.

- Tree and Landscaping Text Amendment.

Ms. Dixon addressed the Board. She discussed the revised text amendment (attached) based on comments received from all interested parties.

- Transportation Impact Analysis (TIA) Update

Ms. Dixon addressed the Board. She stated that the subcommittee reviewed different options and they narrowed the options to 3. Option 1 is a Traffic Engineering Summary, Option 2 is a draft TIA, and Option 3 is an approved TIA. Mr. Pages added that the difference in Option 2 (draft TIA) and Option 3 (approved TIA) is usually not a significant difference per a discussion staff had with an engineer that do business in the County.

Mr. Cheek felt that each item should be discussed independently. As a result, Mr. Cheek made a motion to make the noted changes as presented by staff to the Tree and Landscaping text amendment and the Planning Board hold a public hearing on 14-Oct-24.

Mr. Cheek made a motion to make the noted changes as presented by staff to the Transportation Overlay Zone (TOZ) text amendment and the Planning Board hold a public hearing on 14-Oct-24.

After some discussion regarding which option is more appropriate for the TIA submittal process, the Board agreed that Option 1 (Traffic Engineering Summary) is what the Board will need to make a decision for approval of a project submittal. Mr. Cheek made a motion to select Option 1 (Traffic Engineering Summary) for the TIA submittal process and the Planning Board hold a public hearing on 14-Oct-24.

- UDO Modernization Project Update.

Ms. Dixon addressed the Board. She stated that staff has met with the consultant (N-Focus Inc.) in June 2024 and they are reviewing all documents staff provided to be incorporated in the UDO update. The consultant will be on campus Tuesday September 10, 2024 to meet with the subcommittee and stakeholders. The consultant will meet with the Board of Commissioners' individually in October to get feedback about what their vision is for the County moving forward. She stated that this will be a 12-14 month process.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that there were 44 appeals for Z-898 and 3 of the appeals had legal standing so the Board of Commissioners will hear the matter de novo at their 21-Oct-24 meeting. Ms. Dixon said there were no written appeals submitted for Z-899 so the Board's decision stands.

## XI. ADJOURNMENT.

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