

MINUTES

PLANNING BOARD

BRUNSWICK COUNTY, NC

**4:00 P.M. Monday
January 13, 2025**

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

MEMBERS PRESENT

Clifton Cheek, Chair
Jason Gaver, Vice Chair
Richard Leary
James (Jim) Board
Allen Brittain, At-Large

MEMBERS ABSENT

Ron Medlin
Harry Richard Ishler, Alternate
William Bittenbender, At-Large

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Deputy Director
Connie Marlowe, Admin. Asst. II
Tyler Connor, Planner I
Phillip Coates, Planner I
Jeff Walton, Planner II
Ryan King, Asst. County Attorney

OTHERS PRESENT

Dylan Phillips, Brunswick Beacon
Christie Marek
Brent Schulz
Scott James
Lauren Jesus
Robert Jesus
Greg Nance
Cindy Brown
Peter Day
Chris Lumpkin
Felix Scropo

Belinda Benz
Terry Alston
Matt Nichols
Michele Russo
Chip Abernethy
Bob Fulton
Carla White
Nate Pound
David Bland
Barry Todd
James Paggioli

I. CALL TO ORDER.

Mr. Cheek called the meeting to order at 4:01 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.

Mr. Ron Medlin, Mr. William Bittenbender and Mr. Harry "Richard" Ishler were absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 09-DEC-24 MEETING.

Mr. Leary made a motion to approve the 09-Dec-24 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENTS.

Ms. Belinda Benz addressed the Board. Ms. Benz said she is very concerned about the fires (10 to 20 fires) on Mill Branch Road (photos attached) where the sod farm is located in Ash, NC. She stated that she lives at Wet Ash Swamp where new developments (King Tract, Brandon Hardee Mining project and Ashton Farms) are been built. There is clearing from Big Neck Road to Waccamaw School (formerly Whispering Heights). Ms. Benz said her handicapped nephew lives in the area and he previously had pneumonia and was taken to the emergency room Friday night and succumbed to his illnesses (respiratory problems). She was concerned with the number of individuals that will be sacrificed as her husband passed away in July from fungal pneumonia while he was battling cancer that was stable and the Hardee Mine project came to the area approximately 1 year ago. Ms. Benz felt that the community is being raped and murdered with all the new development(s). She asked the Board to consider the existing residents and not forsake their lifestyle.

Ms. Christie Marek, 2986 Longwood Road NW, addressed the Board. Ms. Marek said the King Tract is adjacent to the wetlands near South Prong Wet Ash Swamp as well as Ashton Farms. She felt that the Federal Emergency Management Agency (FEMA) should do a flood study for this area and the entire County. She stated that stormwater ponds in these communities will end up in the rivers that cannot handle anymore stormwater runoff. Ms. Marek said the nearby schools will be at-capacity next year. She suggested that the County link up with the school board because funding will have to be set aside to construct more schools to accommodate all the new developments that will have school-aged children.

Ms. Terry Alston, 1215 Fletcher Road SW, addressed the Board. Ms. Alston read a statement (attached) regarding adequate planning for all the new growth with the North Carolina Department of Transportation (NCDOT), first responders, schools, hospitals, and medical facilities. She said there is no affordable housing in the County and adequate hurricane evacuation routes to accommodate the excessive traffic that will be generated by new development(s). She concluded that when she moved here in 1996, the County was designated rural and the rural character of the County has been lost to overdevelopment.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-133

Name: Price Tract Planned Development Modification
Applicant: James M. Wooten, P.E.
Tax Parcel(s): A portion of 22600012
Location: Thomasboro Road SW (SR 1165)
Description: Price Tract is a previously approved planned development consisting of 164 single-family units, 22 townhome units and 5 acres of commercial area on 82.17 acres, creating an overall density of 2.26 units per acre. The applicant is proposing adding an additional 3 single-family units and 4.11 acres. With the proposed modification, the overall development would consist of 167 single-family units, 22 townhome units and 5.10 acres of commercial area on 86.28 acres, creating an overall density of 2.19 units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (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.

Mr. Brittain asked staff if there have been changes to the UDO since the original approval of this development and Mr. Pages said there have not been any changes to the UDO that will affect this development. Mr. Pages said the Board of Commissioners directed staff and the Board to implement a Traffic Impact Analysis (TIA) requirement prior to the Planning Board's approval of a project. He stated that the applicant has submitted a TIA with the project.

Mr. Board said the project map shows 30' buffers instead of 30' buffers and Mr. Pages said he will ensure that change is noted on the plat map.

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

Mr. Brent Schulz, Bolton and Menk, addressed the Board. Mr. Schulz reiterated that they met with the Technical Review Committee (TRC) and they held a neighborhood meeting and only 1 individual attended.

Ms. Christie Marek asked if there are wetlands on the property? Mr. Cheek said there is an AE Flood Zone at the rear of the property. Ms. Marek said FEMA has not updated the flood maps, but this area flooded in 2015. She stated that Thomasboro Road SW was closed in 2020 during

Tropical Storm Sally due to rapidly rising waters. She suggested that the Board take that into consideration before approval of this project. Mr. Pages said staff is aware that the subject property is adjacent to the Caw Caw Canal, which is problematic and no lots are proposed in the flood zone(s). He further stated that the project is designed to the 100-year storm event. Ms. Marek said stormwater ponds only hold a couple inches of water and the water is filtered to nearby ditches and then moved to other water bodies such as rivers.

Ms. Belinda Benz addressed the Board. She suggested that an all-season environmental study to see what is on the ground such as wildlife and the FEMA flood maps be updated.

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

Mr. Gaver made a motion to approve PD-133 (Price Tract Modification Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

B. Planned Development – PD-138

Name: Pea Landing Tract Planned Development (Modification)
Applicant: Norris & Bland Consulting Engineers P.C.
Tax Parcel(s): 21000071
Location: Pea Landing Road NW (SR 1304)
Description: Pea Landing Tract is a previously approved major subdivision consisting of 85 single family units on 28.76 acres, creating an overall density of 3.00 units per acre. The developer is proposing a revision to the Pea Landing Tract as a planned development consisting of 150 single-family units on 28.76 acres, creating an overall density of 5.22 units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (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.

Mr. Gaver asked staff if the pedestrian connection has been discussed with school officials? Mr. Pages said staff has consulted with Mr. Craig Eckert, school representative, and it was discussed to place the pedestrian connection close to the road right-of-way and create a trail inside the ditch for security purposes. He pointed out the potential area for the pedestrian connection. Mr. Gaver asked if staff have a copy of the previously approved plan for the 85 single-family lots and Mr. Pages said he did not have a copy, but the layout is identical to the current layout with much narrower lots (previous lot sizes were 75' wide and the current plan has a minimum lot width of 40').

Mr. Brittain asked staff if the TRC notes from the Floodplain Administrator were addressed? Mr. Cheek clarified that Mr. Brittain is referring to the comment (The property is currently not mapped within the SFHA on the effective FIRM Flood Mapping. However, the NCEM Advisory mapping clearly depict that significant sections are impacted by the 1% Rainfall [100-Year Storm] – This should be addressed before approval) in the TRC comments from the Floodplain Administrator. Mr. Pages said the developer will have to complete those comments requested by the Floodplain Administrator before construction and/or lots can be recorded.

Mr. James Paggioli, Floodplain Administrator, addressed the Board. He stated that the property is not mapped with a Special Flood Hazard Area (SFHA) area. There are some low areas on the site. He reiterated that, during the approval of stormwater, any lots in the low areas must be raised to flood elevation on the advisory maps.

Mr. Board asked staff about the increase in density from 3 units per acre to 5.22 units per acre because the UDO currently allows 5.80 units per acre in the R-7500 (Medium Density Residential) zoning district. He further stated that the Blueprint Brunswick designates the area as low density. Mr. Pages said this area has been zoned R-7500 since 2007 or when zoning was implemented in January 1994. The Blueprint Brunswick 2040 Comprehensive Plan was recently improved, which resulted in some inconsistencies with zoning designations. He further stated that some of the recent actions by the State Assembly will have an impact on whether down zoning will be permitted. Mr. Board added that there will be a considerable amount of development in this area and the Board has to decide whether it is appropriate to approve the vast number of homes that are being proposed with all the other previously approved development(s) to the area.

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

Mr. Matt Nichols, Attorney-at-Law, addressed the Board on behalf of the developer. Mr. Nichols presented a PowerPoint presentation (attached) identifying the site location (near Jessie Mae Monroe Elementary School), open space, perimeter buffers (30' with 60% opacity or 20' with a fence), project is designed to 100-year storm event, sidewalks on one side of road, walking trails, pedestrian connection to school (to be coordinated with school officials), and no road capacity deficiencies on Pea Landing Road NW (SR 1304). He stated that staff is recommending approval with conditions that are acceptable by the developer. He provided a slide showing the previously approved 85 single-family units in 2022. Mr. Nichols further stated that a TIA has been completed.

Mr. Scott James addressed the Board. He stated that the TIA was submitted and approved by NCDOT and no off-site improvements were required. Mr. Board asked if there are any modifications required to Pea Landing Road NW (SR 1304) and Mr. James replied, no.

Mr. Nichols proceeded to say that there are no flood hazard zones or wetlands on the site. He stated that the developer will install a pump station and a force main from the site to US 17. Mr. Nichols said other property owners will be allowed to tie-into the force main, at their own expense.

Mr. Board asked if the 2022 plan approval addressed the same items that are being proposed for the modification excluding the pedestrian connection to the school, the project being designed for the 100-year storm event and the installation of a pump station? Mr. Nichols said additional open space and a peripheral buffer (30' buffer or a 20' buffer with a fence) are proposed for this project. Mr. Board said a buffer is required around the perimeter of the property. Mr. Pages said a buffer is not required for a major subdivision, which was the initial approval. Mr.

Nichols added that the buffer is a significant improvement as well as the proposed sidewalks on 1 street side. He further said that there are costs associated with providing a pump station and infrastructure that the developer is consuming. Mr. Nichols said they are trying to provide housing for first-time buyers with school-aged children.

Mr. Gaver asked where the open space area(s) is located on the site? Mr. Nichols said there is an area in the center of the plan that is shown as an amenity trail. Mr. Gaver asked the cost of homes for this development. Mr. Nichols said the projected cost is \$260k, which is lower than the median or average price in the County. Mr. Gaver asked if the TIA was approved for the 2022 plan or the plan presented tonight and Mr. James said the TIA was approved for the project before the Board tonight. Mr. Gaver said he is in favor of the modification to increase density that could provide for more affordable housing in the County, but he was concerned with the potential of children trespassing on a neighbor's property while walking to school or a child having accessibility to water via a retention pond(s) in the neighborhood. Mr. Nichols responded that the plan is designed to provide adequate open space and buffers while promoting accessibility to the adjoining school via the pedestrian connection and reducing traffic on the road as a result of the pedestrian connection to Jessie Mae Monroe Elementary School.

Mr. Cheek asked if the amenity pond is part of the stormwater pond? Mr. Jody Bland, Norris and Bland Consulting Engineers, addressed the Board. He stated that it is an amenity pond that can be transitioned into something more usable (possibly a park).

Ms. Michele Russo addressed the Board. Ms. Russo asked about workforce housing being a part of the plan so nurses, teachers, first responders and the like can have a comfortable place to live. She asked the Board to table the matter until the developer is committed to providing at least 5% of the community for workforce housing.

Ms. Lauren Jesus addressed the Board. Ms. Jesus said she came to the December 2022 meeting when this project was approved as a major subdivision for 85 single-family units. She stated that she lives near the proposed pump station and the pedestrian connection to Jessie Mae Monroe Elementary School. Ms. Jesus said the property was agricultural (corn was grown on the property) when they moved to the area. Ms. Jesus said she and her husband were the only attendees at the neighborhood meeting on December 23, 2024. She stated that Mr. Norris said the developer cannot make money on the initial plan for 85 single-family lots so he modified the plan to construct a planned development consisting of 150 single-family units. She said they are raping and pillaging the neighborhood to make money. Ms. Jesus said their property was flooded 3 times (Tropical Storm Debby, No Name Storm and another storm) this year. The State dug out the swales in front of their property and the Jesus' paid to have the swale between them and the next-door neighbor cleaned out for stormwater drainage purposes. She stated that the school is higher than any other parcel and their stormwater runoff comes to the Jesus' property. She asked the Board to consider the current residents.

Mr. Chip Abernethy, property owner of the Pea Landing Tract, addressed the Board. Mr. Abernethy said he is not saying they proposing to build affordable housing, but they are willing to allow Ms. Jesus to tie-into their stormwater. He reiterated that the roads will be the same and the proposed density increase is allowed because there are no wetlands on the site. He stated that he is not opposed to workforce housing, but the cost of development drives up housing costs and that's why they requested an increase in density for the site in an effort to reduce the housing cost. He reiterated that there are no traffic deficiencies on Pea Landing Road NW (SR 1304) according to NCDOT's traffic study. Mr. Gaver asked Mr. Abernethy if he is willing to deed 5% of the lots of this development for affordable housing and the amenity pond be converted into a park and Mr. Abernethy said yes.

Mr. Robert Jesus addressed the Board. Mr. Jesus said there is a swale between his property and Mr. I V Cribb's property that he presumes the developer will be using as part of their stormwater drainage. He said the tunnel that goes under Pea Landing Road NW (SR 1304) is damaged and should be repaired and increased in diameter,

Mr. Abernethy said Mr. I V Cribb has 2 ponds on his property and they have spoken with Mr. Cribb about digging out the area between the 2 ponds to make 1 huge pond to address some of the stormwater runoff issues.

Mr. Bob Fulton addressed the Board. Mr. Fulton asked about a buffer area to absorb water. He asked that the Board consider stormwater runoff when density is increased.

Ms. Christie Marek addressed the Board. Ms. Marek asked when the TIA was completed and the growth rate? She stated that another development (1,736 daily trips generated) was approved approximately 1 mile from this area, which increases the generated daily trips to approximately 3,172 daily trips. Ms. Marek said this is a rural area with farm vehicles (tractors) travelling the road and part of the road is crumbling because of construction vehicles (dump trucks) travelling at a high rate of speed. The NCDOT report states that US 17 and NC 211 are over capacity and will remain over capacity through 2045. She asked that the project be tabled until a flood study is completed and other items (resolution to stormwater runoff issues, and workforce housing) be addressed that have been brought to the Board's attention tonight. Ms. Marek concluded with who will be responsible when the school floods? She stated that the additional students will require hiring additional staff to accommodate the extra students including teachers and bus drivers (schools are currently having difficulty getting bus drivers).

Mr. Scott James readdressed the Board. He stated that the TIA was approved in September 2024 and no road improvements were necessary. Mr. Board asked the peak hours and Mr. James said for NCDOT traffic studies 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. are considered peak hours when school is in session, holidays during the week and the weather is considered reasonable. Mr. Board asked if the TIA considers all developments in the area and Mr. James said they only consider approved developments.

Mr. Greg Nance addressed the Board. Mr. Nance was opposed to the project. He stated that there are farms (sod, horse, and cattle farms) in this rural area and traffic is excessive with dump trucks currently travelling the road. There is another proposal for consideration tonight with 166 single-family lots across the street. He said Pea Landing Road NW (SR 1304) cannot handle the additional traffic that will be generated from these developments. He reiterated that dump trucks travel this road at a high rate of speed. Mr. Nance said there are current flooding issues in the area including the property in question with excessive traffic on a 2-lane rural road. He felt that the people moving in the area are retirees with no school-aged children. He said the proposed development(s) does not fit in this area.

Ms. Christie Marek readdressed the Board. She said the developer intends to bring in fill material, but a stormwater permit has to be obtained from the State and County prior to any fill material being added to the site. The roads were recently repaired at US 17 and Thomasboro Road SW due to traffic issues. She stated that they cannot do any road improvements unless NCDOT requests such. Ms. Marek expressed concern with what developments were presented to NCDOT when the TIA was submitted for approval.

Ms. Jesus readdressed the Board. She stated that the peak hours mentioned by Mr. James should show more traffic. She reiterated that dump trucks are driving at a high rate of speed on

the road. Mr. Cheek suggested that Ms. Jesus go on the NCDOT website to request a reduction in the speed limit for Pea Landing Road NW (SR 1304). Ms. Jesus said the drivers don't care about the speed limit that is currently posted.

Ms. Carla White, 1775 Clemmons Road SW, addressed the Board. She said she requested NCDOT reduce the speed limit on Clemmons Road SW and they said they could not artificially reduce the speed.

Ms. Belinda Benz addressed the Board. She was concerned with students (5th to 8th graders) going to Waccamaw School or Shallotte Middle depending on where they live. She stated that additional staff including a Sheriff's Deputy will be required at the schools that will have to educate students from 5th grade to 8th grade that may reside in the proposed community.

Ms. Cindy Brown addressed the Board. Ms. Brown said there are approximately 5 housing developments being constructed within a 5-mile radius in close proximity to the proposed project.

Ms. Terry Alston addressed the Board. She stated that there are 3 projects on the same road that total 483 units and all the units will be built on a slab, which will create more stormwater runoff.

With no further comments, Mr. Gaver made a motion to close the Public Hearing and the motion was unanimously carried. Mr. Gaver said the proposed plan meets the minimum requirements of the Brunswick County UDO. He stated that the Board can only deny the request with just cause. He thanked the developer for trying to address some of the issues mentioned by the adjoining landowners and other concerned property owners in the area.

Mr. Gaver made a motion to approve PD-138 (Pea Landing Tract Modification Planned Development) with the noted conditions in the Staff Report and the additional agreeable conditions by the developer to deed 5% of the lots in the project for affordable and/or workforce housing, change the proposed amenity pond into a park for more open space, and work with the Jesus family to address their stormwater (piping under Pea Landing Road SW) and flooding concerns and the motion was unanimously carried.

C. Planned Development – PD-141

Name: Fox Hollow Planned Development
Applicant: Lennar Carolinas
Tax Parcel(s): 21000055
Location: Pea Landing Road NW (SR 1304)
Description: Fox Hollow is a proposed planned development consisting of 166 single-family units on 76.90 acres, creating an overall density of 2.16 dwelling units per acre.

Mr. Phillip Coates addressed the Board. Mr. Coates read the Staff Report (attached). He identified the subject property and surrounding properties on a visual map. Mr. Pages interjected that the subject project is directly across from PD-138 (Pea Landing Tract).

Mr. Phillips 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. Nate Pound, Thomas and Hutton Engineering, addressed the Board. There are no flood zones or wetlands on the proposed lots. He stated that there is a 30' buffer shown on the plat, but there will be an additional 20' common space that will be provided to allow for drainage, which equates to a 50' peripheral buffer.

Ms. Michele Russo addressed the Board. Ms. Russo suggested that 5% of the lots be set aside for workforce housing or the Board postpone the voting on the matter.

Ms. Christie Marek asked if the wetlands will be placed in conservation? Mr. Pages read the developer's intended use is to provide a 20' vegetated buffer around the wetlands. Ms. Marek asked that the buffer be increased around the buffer because wetlands should have 100' – 150' buffer and no less than a 75' buffer. A larger buffer would be necessary due to the proximity to the school and all the other developments in the area. She was also concerned with the excessive trips that will be generated by this development.

Mr. Leary asked staff the buffer requirements for a planned development? Mr. Pages said there is a 30' buffer requirement, 0.60-foot opacity perimeter and a 20' street buffer. There is no requirement for a wetland buffer, but the developer is proposing the equivalent to a 50' perimeter buffer and a 20' wetland buffer.

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

Mr. Leary made a motion to approve PD-141 (Fox Hollow Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-142

Name: King Tract Planned Development
 Applicant: BRD Land and Investment
 Tax Parcel(s): 16300024, 16300025, 16300033, 1630003302, 1630003303, 1630003304, 1630002502, 1640000602, 16400006, and 16400008
 Location: Whiteville Road (NC 130)
 Description: King Tract is a proposed planned development consisting of 1,800 single-family units on approximately 642 acres, creating an overall density of 2.80 dwelling units per acre.

Mr. Pages addressed the Board. Mr. Pages read the Staff Report (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 wetland areas shall be placed in a conservation 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 Housing Urban Development (HUD) median income for the area. This may involve establishing a Development Agreement, implementing Deed Restrictions, or devising other similar arrangements between the developer/owner and Brunswick County.

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

Mr. Peter Day addressed the Board. He stated that they have been working with FEMA regarding updating the flood maps, ponds will be designed to the 100-year storm event, there will be 4 miles of force main, 90 acres of preserved wetlands (that will be potentially placed in a conservation easement), 20 acres of upland green space (pocket parks and amenities), no driveways off main road, 5% of the lots will be dedicated to workforce/affordable housing, there will be a 30' buffer on the perimeter of property along Whiteville Road NW (NC 130) and lots fronting Whiteville Road NW (NC 130) will be increased to a 50' buffer, and berms will likely be used as buffers.

Mr. Board asked if fill material will be brought to the site and Mr. Day said it will be minimal at this stage. He further stated that a large portion of the property will remain as is. Mr. Board asked if the site will be cleared initially or will the site be cleared in phases? Mr. Day said the site will be cleared in phases.

Ms. Christie Marek addressed the Board. Ms. Marek suggested that the wetlands be placed in a conservation easement or donated so the wetlands can remain protected.

Ms. Belinda Benz addressed the Board. Ms. Benz was concerned with potential stormwater from this project and the possibility of 10,000 additional vehicles in the area that will be potentially generated from this project. She said Wet Ash Swamp is nearby and she asked that the FEMA maps as well as an Environmental Protection Agency (EPA) study be conducted.

Ms. Michele Russo thanked the developer for being a contentious neighborhood.

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

Mr. Gaver thanked the developer for the proposed plan as it is a well thought out plan. Mr. Gaver made a motion to approve PD-142 (King Tract Planned Development) with the noted condition in the Staff Report and added another condition stating that a 50' buffer must be installed along Whiteville Road SW (NC 130) as stated by Peter Day with Stillwater Engineers and the motion was unanimously carried.

E. Rezoning Z-904 – David and Candace Bland.

Request rezoning of approximately 0.50 acres located at 303 Yaupon Drive near Southport, NC from SBR-6000 (High Density Site Built Residential) to R-7500 (Medium Density Residential) for a portion of Tax Parcel 221MD021.

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 (High Density Site Built Residential) to R-7500 (Medium Density Residential) for a portion of Tax Parcel 221MD021 located at 303 Yaupon Drive near Southport, NC.

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

Mr. David Bland addressed the Board. He stated that the proposed zoning change is compatible with the area when they purchased their property.

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

Mr. Gaver made a motion to approve a portion of Tax Parcel 221MD021 located at 303 Yaupon Drive near Southport, 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 support the rezoning:
 - Consistent with the goals and objectives
 - LU-6 – Amend land development regulations to align with Place Types as defined within Blueprint Brunswick.
 - HN-1 – Expand housing choices with 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.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- The Residential Development Suitability Map show the parcel in an area more suitable for residential development.

<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. Cheek 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.

F. Rezoning Z-907CZ – Chris Lumpkin.

Request rezoning of approximately 1.14 acres located at 3792 Sunset Harbor Road SE (SR 1112) and 580 and 590 Cumberland Street SE (SR 1903) near Bolivia, NC from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-LDCZ (Commercial Low Density Conditional Zoning) for Tax Parcels 233EF014, 233EF01403, and 233EF01404.

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 from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-LDCZ (Commercial Low Density Conditional Zoning) for Tax Parcels 233EF014, 233EF01403, and 233EF01404 located at 3792 Sunset Harbor Road SE (SR 1720) and 580 and 590 Cumberland Street SE (SR 1903) near Bolivia, NC based on the permitted use(s) and conditions outlined in the Staff Report in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Mixed Residential Living to Neighborhood Center (Activity Center 2) and adopt the consistency and reasonableness determination statement.

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

Mr. Chris Lumpkin addressed the Board. He stated that the back 2 parcels will be improved to serve the existing building and parking areas upfront. The majority of the canopy trees will remain and a buffer will be added to the site as well as a fence and landscape buffer. Mr. Lumpkin said there is a need for a restaurant in the area and 50 people attended the neighborhood meeting with no objections to the intended use of the property.

Mr. Barry Todd addressed the Board in favor of a restaurant coming to the area.

Mr. Felix Scropo addressed the Board. Mr. Scropo introduced himself to the Board for questions and he thanked the Board for their consideration.

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

Mr. Leary made a motion to approve Tax Parcels 233EF014, 233EF01403, and 233EF01404 to C-LDCZ (Commercial Low Density Conditional Zoning) located at 3792 Sunset Harbor Road

SE (SR 1112) and 580 and 590 Cumberland Street SE (SR 1903) near Bolivia, NC based on the permitted use(s) and conditions outlined in the Staff Report in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to Neighborhood Center (Activity Center 2) and adopt the consistency and reasonableness determination statement.

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 support the rezoning:
 - LU-2 – Support development in areas that are best suited for future development. As the centers of commerce in the County and the areas of population concentrations, the existing communities are the logical places for the delivery of services and infrastructure, particularly as they expand over time.
 - LU3 – Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery. Neighborhood Centers should serve existing and emerging population centers, and the form should be compact to minimize sprawl in unincorporated areas.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

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

- UDO Modernization Project Update.

Ms. Dixon addressed the Board. She stated that there will be 3 community meetings (Town Creek Community Building at 6:00 p.m. on Monday January 27th, St. James Community Center

at 6:00 p.m. on Wednesday January 29th, and Shallotte BSRI Senior Center on Thursday January 30th) to gather information from the public about what they want in the Brunswick County Unified Development Ordinance (UDO) update. Ms. Dixon said there is State legislature that may impact the update to the UDO, but staff is moving forward with the update process with the consultant. She reminded the Board that up to 3 board members can attend a meeting(s), otherwise the event(s) have to be advertised as an official board meeting.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that there were no appeals submitted for the previously approved rezoning case Z-903 at the 09-Dec-24 Planning Board meeting, so the Board's decision stands.

XI. ADJOURNMENT.

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