



MEETING MINUTES

BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

May 12, 2025
4:00 PM

The Brunswick County Planning Board met in Regular Session on May 12, 2025 at 4:00 p.m. in the Commissioners' Chambers of the David R. Sandifer Administration Building, located at the Brunswick County Government Center, 30 Government Center Drive, Bolivia, North Carolina.

MEMBERS PRESENT

Jason Gaver, Vice Chair
Richard Leary
Ron Medlin
James (Jim) Board
William Bittenbender, At-Large
Howard Stocks, At-Large

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Deputy Director
Connie Marlowe, Admin. Asst. II/CAMA LPO
Tyler Connor, Planner I
Garrett Huckins, GIS Planning Analyst
Ryan King, Asst. County Attorney

OTHERS PRESENT

Dylan Phillips, Brunswick Beacon
James Paggioli

MEMBERS ABSENT

Clifton Cheek, Chair
Harry "Richard" Ishler

Savanna Tenenoff, Star News

I. CALL TO ORDER

Vice Chair Gaver called the meeting to order at p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Vice Chair Gaver said a prayer. He asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL

Chair Cheek and Harry “Richard” Ishler were absent.

IV. APPROVAL OF MINUTES

Mr. Leary made a motion to approve the 12-May-25 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS

There were none.

VI. PUBLIC COMMENT

VII. PUBLIC HEARINGS

A. Rezoning Z-912CZ – Carol Petra (%Christian Recovery Centers Inc).

Request rezoning of approximately 27.83 acres located at 445 TarkIn Court NW near Shallotte, NC from R-6000 (High Density Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcels 1820008143 and 1820008309. This conditional zoning request is for a social service facility and emergency shelter.

LAND USE PLAN MAP AMENDMENT (LUM-912CZ):

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Open Space – Conservation 1 (OSC1) and MDRM (Medium Density Residential Mixed Use) to Open Space Conservation 1 (OSC1) for Tax Parcels 1820008143 and 1820008309 located at 445 TarkIn Court NW near Shallotte, NC. This Land Use Plan Map Amendment totals approximately 27.83 acres.

Mr. Marc Pages addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Pages read the consistency and reasonableness determination statement (attached). He provided the Board with school capacity charts (attached) for the nearby schools.

Mr. Pages said staff recommends approval from R-6000 (High Density Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcels 1820008143 and 1820008309 located at 445 TarkIn Court NW near Shallotte 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 Open Space – Conservation 1 (OSC1) and MDRM (Medium Density Residential Mixed Use) to Open Space Conservation 1 (OSC1) and adopt the consistency and reasonableness determination statement.

Chair Cheek clarified that there are no changes to the conditional rezoning since the TRC comments and Mr. Pages concurred.

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

Mr. Josh Torbich addressed the Board. Mr. Torbich said they currently operate approximately 160 residential beds in Brunswick County and the proposed facility will house approximately 50 residential beds. He stated that they met with members of the community to share the intend use and there was no opposition to the proposed use (social service facility and emergency shelter).

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 Tax Parcels 1820008143 and 1820008309 to RR-CZ (Rural Low Density Residential Conditional Zoning) located at 445 TarkIn Court NW near Shallotte, 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 Open Space - Conservation 1 (OSC1) 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 NOT 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
 - HW-2. Ensure equitable access to healthcare and healthy environments, by increasing access to gathering places as a way of fostering social connections.
 - NR-2. Maintain the “green” of Brunswick County as development continues, by encouraging tree preservation within the development.

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| <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: _____ |

Chair 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.

B. Rezoning Z-913 – Christopher and Stacie Morrison.

Request rezoning of approximately 0.78 acres located at 2940 Holden Beach Road SW (NC 130) near Supply, NC from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 232GA007.

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). He provided the Board with school capacity charts (attached) for the nearby schools.

Mr. Connor said staff recommends approval from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 232GA007 located at 2940 Holden Beach Road SW (NC 130) near Supply, NC to C-LD (Commercial Low Density) and adopt the consistency and reasonableness determination statement.

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

Ms. Stacie Morrison addressed the Board. Ms. Morrison stated that they want to build a commercial building on the subject property and the proposed rezoning is more appropriate for the intended use of the property.

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

Vice Chair Gaver made a motion to approve Tax Parcel 232GA007 located at 2940 Holden Beach Road SW (NC 130) to C-LD (Commercial Low Density) 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.
 - ED-1. Maintain and expand job opportunities in the County.
 - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the County.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.

- The Residential and Commercial Suitability Map indicates the parcel as more suitable for both residential and commercial development.
- The property is located at a Neighborhood Center.

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| <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> |

Chair 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.

C. Rezoning Z-914 – Don Harley, Jr. and Mason Watkins (%Brunswick Farmer and Flea Market, LLC).

Request rezoning of approximately 7.68 acres located at 1738 Southport-Supply Road SE (NC 211) near Bolivia, NC from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1850002205.

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). He provided the Board with school capacity charts (attached) for the nearby schools.

Mr. Connor said staff recommends approval from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1850002205 located at 1738 Southport-Supply Road SE (NC 211) near Bolivia, NC to C-LD (Commercial Low Density) and adopt the consistency and reasonableness determination statement.

Chair Cheek asked staff the buffer depth requirement and Mr. Pages said it varies, depending on the type of buffer used (fence, shrubbery, or wall). Chair Cheek asked about side buffers and Mr. Pages said there is currently a side yard buffer imposed to the east of the site.

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

Mr. Don Harley addressed the Board and he introduced Mr. Mason Watkins and himself as representatives for the property owner. Mr. Harley stated that the proposed zoning change is the highest and best use of the property.

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 Tax Parcel 1850002205 located at 1738 Southport-Supply Road SE (NC 211) to C-LD (Commercial Low Density) 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.
 - ED-1. Maintain and expand job opportunities in the County.
 - LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
 - Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
 - The Residential and Commercial Suitability Map indicates the parcel as more suitable for residential and commercial development.
 - The parcel is located in a Neighborhood Center.

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|---|---|
| <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: _____ |

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D. Rezoning Z-915 – Jimmie and Zettie Price.

Request rezoning of approximately 7.75 acres located off Hale Swamp Road SW (SR 1154) and Jennie Branch Way SW near Ocean Isle Beach, NC from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 2290001201.

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). He provided the Board with school capacity charts (attached) for the nearby schools.

Mr. Connor said staff recommends approval from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 2290001201 located off Hale Swamp Road SW (SR 1154) and Jennie Branch Way SW near Ocean Isle Beach, NC to RR (Rural Low Density Residential) and adopt the consistency and reasonableness determination statement.

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

Mr. Jimmie and Zettie Price addressed the Board. Mr. Price reiterated that the majority of the subject property is not in a flood zone and the proposed zoning change provides for the best use of the property for his family. He further stated that they want the property changed back to rural. Chair Cheek said the Staff Report reflects that the subject property was previously zoned RU (Rural) in 1994 and changed to the current zoning (R-7500) during the adoption of the Brunswick County Unified Development Ordinance (UDO). Ms. Zettie Price pointed out that there is like zoning adjacent to their property and that property is in a flood zone. Mr. Price asked if they could get a copy of the minutes of this meeting and Ms. Marlowe explained that the minutes of this meeting will be available once they are approved by the Planning Board at the next available meeting. She offered to provide the Prices a copy of the audio of this meeting in the morning, but they opted to wait for a copy of the minutes.

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

Mr. Board made a motion to approve Tax Parcel 2290001201 located off Hale Swamp Road SW (SR 1154) and Jennie Branch Way SW near Ocean Isle Beach, NC to RR (Rural Low Density 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 support the rezoning:
 - Consistent with the goals and objectives.
 - LU-5. Direct growth away from areas not well-suited for development.
 - NR-4. Reduce the potential for property damage and impacts due to natural hazards.

- HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the County.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.

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| <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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E. Planned Development – PD-153

Name: Long Beach Road Tract Planned Development
 Applicant: Bolton and Menk, Inc.
 Tax Parcel(s): Portion of 22100004
 Location: Long Beach Road (NC 133) a.k.a. Long Beach Road Extension
 Description: Long Beach Road Tract is a proposed planned development consisting of 49 single-family units and 84 townhouse units on approximately 152.77 acres, creating an overall density of 0.87 dwelling units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. He provided the Board with school capacity charts (attached) for the nearby schools.

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.
- Add a note to the plan that a 10' wide access easement shall be included within the Long Beach Road street buffer for a future pedestrian path or greenway.

Mr. Pages said there is 1 entrance to the site that was approved by the North Carolina Department of Transportation (NCDOT) and the Fire Marshal was in agreement. Mr. Board asked staff about the trip generation information and what is listed in the traffic study and Mr. Pages explained that there are 2 projects (1 project is by-right that was included in the traffic study information) involved in relation to the traffic study. Mr. Board expressed concern with the Fire Marshal having no objection to 1 entrance to the site.

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

Ms. Amanda MacLeod addressed the Board on behalf of the property owner. Ms. MacLeod discussed the site location and adjacent properties, existing conditions (abandoned railway bed, current zoning, Dutchman Creek, 83 acres of wetlands, and access along Long Beach Road), and site plan (133 total units, open space, recreation space, increased buffers from roadways and wetlands) from a PowerPoint presentation (attached).

Mr. Chris Glass addressed the Board regarding stormwater and he stated that there are 4 proposed stormwater control measures designed to the 100-year storm event, a pump station with a force main to River Road SE, a waterline extended from River Road SE (NC 133) to the entrance of the planned development, and access off Long Beach Road SE (NC 133) at an existing NCDOT approved access point.

Ms. Shirley Sullivan addressed the Board and she said there are a lot of speeding motorists in the immediate area. Ms. Sullivan was under the impression that a Traffic Impact Analysis (TIA) was required if a project generates at least 100 vehicle trips at peak hour or 1,000 vehicle trips per day and Mr. Pages said that TIA does not have to be presented to the Planning Board unless there are at least 200 vehicle trips at peak hour or 2,000 vehicle trips per day, but a TIA must be presented prior to recordation of the plat.

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

Mr. Board noted that the school representative was not present for the TRC meeting and this area is potentially in danger of schools being over capacity in the near future.

Mr. Leary made a motion to approve PD-153 (Long Beach Road Tract Planned Development) with the noted conditions in the Staff Report and the motion carried 5 to 1 with Mr. Board opposing.

VIII. OTHER BUSINESS.

A. UDO Modernization Project Update.

Ms. Dixon addressed the Board and she stated that the project is moving forward. Staff is reviewing and commenting on different sections of the updated UDO that was submitted to staff by the consultant. She stated that staff will meet with the subcommittee and the Board of Commissioners once the updated UDO is completed by staff.

B. Planning Board Case Update.

Ms. Dixon addressed the Board and she stated that all previously approved cases (Z-910 and Z-911) were not appealed, so the Board's decision stands.

IX. ADJOURNMENT.

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