



# MEETING MINUTES

## BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

June 9, 2025  
4:00 PM

The Brunswick County Planning Board met in Regular Session on June 9, 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  
James (Jim) Board  
William Bittenbender, At-Large  
Howard Stocks, At-Large  
Harry "Richard" Ishler, Alternate

### MEMBERS ABSENT

Clifton Cheek, Chair  
Richard Leary  
Ron Medlin

### 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  
Karen Babson  
Carla White  
Ron Ferguson  
Andy Mills  
Todd Willis  
Ramsey Kemp  
Matt Haley  
Deborah Howard  
Toni Miley  
Matt Ross  
Evelyn Jeffries  
Jackson Starliing

Savanna Tenenoff, Star News  
Cameron Savage  
Shirley Sullivan  
Lisa Propst  
Alex Cameron  
Sam Franck  
Steve Conrad  
Jody Bland  
Lynn Leask  
Robert Nowak  
Laura McEnany  
Jayce Morris  
Vicki Marder  
Carla Imes

Rich Rittinger

**I. CALL TO ORDER**

Vice Chair Gaver called the meeting to order at 4:01 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, Ron Medlin and Richard Leary were absent.

**IV. APPROVAL OF MINUTES**

Mr. Bittenbender 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**

Mr. Cameron Savage, 132 Mill Creek Road SE, addressed the Board and he expressed concerns with water management, wildlife preservation (approximately 44 endangered species in the County), job demands, limited bus drivers in the school system, flooding and the possibility of existing residents losing their homes and livelihood. Mr. Savage said his road has flooded twice since the approval of new development(s) began in the County.

Ms. Karen Babson, 132 Mill Creek Road SE, addressed the Board regarding the loss of teachers (12 in the past month) in the school system as well as bus drivers. She stated that the middle and high school students are sharing bus rides to school, which could pose a problem for the elementary school students. Ms. Babson reiterated the same concerns expressed by Mr. Savage as well as unimproved roads in the County that school buses have to travel on.

Ms. Shirley Sullivan, 5002 Seaward Court, addressed the Board regarding when a Traffic Impact Analysis (TIA) is required based on vehicle trips per day because she was under the impression that a TIA should be submitted at the point when there are 1,000 vehicle trips per day for a residential project. Mr. Pages said the Brunswick County Unified Development (UDO) does stipulate that a Traffic Impact Analysis (TIA) is required for a residential project that generates 1,000 vehicle trips per day, but the Board of Commissioners directed staff to require a TIA or warrant analysis to be completed prior to Planning Board approval when there are 2,000 vehicle trips per day for a residential project. He stated that a TIA is required prior to construction when a residential project generates 1,000 vehicle trips per day. He

further stated that the UDO rewrite will address this matter in better detail and he offered to provide Ms. Sullivan with a copy of the Board of Commissioners' minutes stating such.

Ms. Carla White, 1775 Clemmons Road, addressed the Board. Ms. White said her daughter has a genetic anomaly that can be caused by environmental factors. She said her water is 285 parts per trillion (should only be 4 parts per trillion) with a PFAS that may have caused her daughter's disability according to an epigeneticist. Ms. White was very concerned with water contamination and felt it should be addressed to prevent negative impacts on citizens' health in the County.

Ms. Lisa Propst, 514 Bayshore Drive SE, addressed the Board. She said she has been in contact with Charlie Miller's office regarding Senate Bill 419 (Restore Done Zoning Authority). She asked staff to elaborate on Senate Bill 419. Ms. Dixon said she cannot elaborate on that specific Senate Bill because there are 174 Planning related Senate Bills, so Ms. Dixon said she would get Ms. Propst's contact information so she can contact her tomorrow to discuss the matter further. Ms. Propst suggested that staff be proactive when the potential changes occur.

Mr. Ron McPherson, 559 Roxboro Street SE, addressed the Board regarding excessive overdevelopment in the County. He felt that there is not enough infrastructure to support all of the newly approved development(s).

**VII. PRESENTATION**

Mr. Garrett Huckins addressed the Board with a PowerPoint presentation (attached) of the Residential Development Dashboard that included data highlights, approved, proposed, abandoned/inactive, annexed and the City of Northwest developments. He stated that the data captures development from 2015 – Present. He provided a demonstration of how to review the information on the Planning website. Mr. Huckins concluded that other features will be forthcoming such as denied developments, developments older than 2015, and other dashboards (rezonings, special use permits, and commercial developments). Vice Chair Gaver thanked Mr. Huckins for the presentation.

**VIII. PUBLIC HEARINGS**

A. Planned Development – PD-146

Name: Hooper Road Tract Planned Development  
Applicant: Colliers Engineering and Design  
Tax Parcel(s): 01000010, 01000021, 0100002101 and 00600011  
Location: Hooper Road NE (SR 1427)  
Description: Hooper Road Tract is a proposed planned development consisting of 1,722 single-family units on approximately 594.09 acres, creating an overall density of 2.90 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. He stated that a K-8 school (location unknown at this time) is proposed in the area in August 2028 according to the school representative.

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 the emergency access road to Dogwood Road NE (SR 1428) will be constructed as part of Phase 1B.

Mr. Pages said the applicant worked with adjacent property owners to obtain another access point, which is the emergency access to Dogwood Road NE (SR 1428). He stated that the applicant was unsuccessful in getting any other access through adjacent neighborhoods due to deed restrictions prohibiting such. He further stated that the developer is proposing another emergency access point near the southwest area of the project that connects to a cul-de-sac. He concluded that the regular traffic to this project will utilize Hooper Road NE (SR 1427) for ingress and egress.

Vice Chair Gaver asked staff to show the entrances and exits to the site and Mr. Pages pointed out the areas on a visual map. Mr. Pages said an emergency access road to Dogwood Road NE (SR 1428) will be constructed in Phase 1B and he proceeded to identify the open space areas. Mr. Board was concerned with all access points to the project being off Hooper Road NE (SR 1427). Mr. Pages said there was an attempt made to get access off Black Chestnut Drive NE to no avail. Mr. Board reiterated that there will be approximately 14,000 trips per day on a two-lane road. Mr. Pages said the North Carolina Department of Transportation (NCDOT) had no issues with Hooper Road NE (SR 1427) being the primary access road for the proposed development. Mr. Board felt that there should be more entrance points to this huge development for emergency vehicle access and potential hazards for evacuation of vehicles from this community. Mr. Board said Lincoln Elementary is at capacity and student attendance is growing in numbers every year. Mr. Board was not convinced that a new school will be constructed in August 2028 as planned by the school officials.

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

Mr. Alex Cameron, representative for Blue Firm Development, addressed the Board. Mr. Cameron said Blue Firm Development believes that great communities are built when natural landscapes guide the vision. He said they intend to craft a neighborhood that reflects the natural beauty along Hood Creek and the Cape Fear River. He introduced the project consultants, Andy Mills (Colliers Engineering), Ramey Kemp (RFK Engineers), and Sam Franck (Ward & Smith Law Firm) for this project.

Mr. Andy Mills, Colliers Engineering and Design, addressed the Board on behalf of the developer. Mr. Mills said he spoke with Mr. Eckert, representative of Brunswick County Schools, and he concurred with staff's comments regarding school capacity at Lincoln Elementary and the potential of constructing a K-8 school in 2028. Mr. Mills said they will probably not begin construction for the first home in this community until 2028. He stated that there are several more steps (Engineering, Utilities, Stormwater, and NCDOT) in this process for approval before construction can begin including installation of a 3-mile force main off Mt. Misery Road NE (SR 1426). He reiterated that the project is designed to the 100-year storm event and there will be multiple stormwater ponds throughout the project. The lots will be contoured to ensure stormwater will drain into roads and a drainage system

that will travel to the retention ponds on the site. Mr. Mills said they have worked with NCDOT and Wilmington MPO (Metropolitan Planning Organization) to ensure traffic flows properly. Mr. Mills said Hooper Road NE (SR 1427) will be widened to accommodate the additional traffic generated by this project. They have had conversations with the County regarding an emergency access and they worked with a neighboring property owner to put an emergency access to Dogwood Road NE (SR 1428) that will go to Mt. Misery Road NE (SR 1426). He stated that there is an existing access easement on the opposite side of the road.

Mr. Sam Franck, Legal Counsel for the applicant, addressed the Board and reserved the right to provide comments later.

Mr. Todd Willis, 9169 Spivey Court, addressed the Board regarding Tar Pit Landing, which is a border from the project. Mr. Willis was concerned with traffic in relation to Black Chestnut Drive NE to Hooper Road NE (SR 1427). He said Hooper Road NE (SR 1427) is a narrow, curvy, busy road with no shoulder. He stated that an additional 14,000 cars are excessive and an overload to an already heavily travelled road. He stated that he lives at the end of Black Chestnut Drive NE with a different homeowners' association that was never approached about an emergency exit, which would be ideal for this project. He went on to say it is challenging (construction traffic going to The Bluffs on the Cape Fear) getting out of Black Chestnut Drive NE at the current time. He reiterated that adding additional traffic in the area that will be generated by this project will severely slow down traffic on Hooper Road NE (SR 1427) and create more congestion in the area. He reiterated concerns about schools, water, and electricity.

Mr. Steve Conrad, 9176 Spivey Court, addressed the Board regarding house price points for this community will be more than \$400k, which will likely increase property taxes that could potentially force current property owners out of their homes. He concurred with comments made by Mr. Todd Willis regarding excessive traffic generated by this development. He was concerned with the area becoming a concrete jungle and losing the quite community people have enjoyed.

Mr. Sam Franck addressed the Board on behalf of the developer. He said this development will be built in phases with a minimum build out of 10 years. Mr. Franck said the TIA has been completed and its purpose is to evaluate the necessary road improvements in connection with and to support development. The burden of road improvements often falls on the people who build on their land. The improvements to the road will be enjoyed by everyone and not just the new homeowners in the proposed development. Mr. Franck said there are future plans for interconnectivity where stub outs are shown. He reiterated that homes will not be built until 2028, which is when a K-8 school is anticipated. He added that building homes in the area will increase the ad valorem tax base that may be used to support the school system.

Mr. Andy Mills re-addressed the Board regarding contacting surrounding property owners about additional access to the development, but some of the areas were not viable due to environmental issues (i.e., wetlands and flood zones) with the adjacent properties. He said they were trying to limit impacts to wetlands and flood zones as much as possible. Mr. Mills stated that a neighborhood meeting was held and there were several concerns expressed about the well system and the neighboring property owners were assured that this is not a mining project that could likely affect residential wells.

Mr. Ramey Kemp, RFK Engineers, addressed the Board. Mr. Kemp made himself available for questions from the Board. Mr. Board asked the impact of placing a roundabout on Hooper Road NE (SR 1427) and Mr. Kemp said it allows traffic going into the development in the northbound direction

to circle around and get into the development and not be held up by traffic travelling south on Hooper Road NE (SR 1427). He said there is not a lot of traffic travelling south at the roundabout. Mr. Board asked if it is currently a through street? Mr. Kemp replied, yes. Mr. Board felt that the roundabout will add an impediment to the road. Mr. Kemp said they would not have any objections to installing a left turn if it is the pleasure of the Board. He reiterated that most of the traffic will be going into the development and coming out of the development, so the roundabout allows for the circulation to occur easily.

Mr. Mills said the roundabout will keep traffic flowing without installing signalization. He stated that there will be a signal light at the intersection of Mt. Misery Road NE (SR 1426) and Hooper Road NE (SR 1427). He further stated that they will not impact adjacent property owners.

Mr. Board asked if the fire department from the City of Northwest (City) was contacted and Mr. Mills said they met with the Fire Marshal to ensure there is proper fire flow in the development. Mr. Mills said he was uncertain if the local fire chief was present at the TRC meeting, but they had multiple discussions with the Fire Marshal's office. He said the Fire Marshal assured them that the emergency accesses are compliant with fire code. Mr. Board, again, expressed his concern with the City's fire department being able to handle a fire in this large development. Mr. Mills said they have a 10" water line running across the property on Hooper Road NE (SR 1427) and an 8" water line that runs through the lower section of the property between the existing communities. Mr. Board said he would be concerned, as a fire fighter, meandering a fire truck through the development from the main entrance to an outlying area. Mr. Pages said the Fire Marshal forwarded the plan to the Fire Chief and he did not receive any objections from the Fire Chief. Mr. Pages proceeded to say that the emergency exit on the south end of the development was requested by staff and signed off by Fire Marshal.

Mr. Ishler said he also is concerned with entrances only off Hooper Road NE (SR 1427) because he felt like it will be a traffic nightmare. Vice Chair Gaver asked Mr. Mills what they are willing to give in exchange for the flexibility requested. Mr. Mills said they are exceeding open space requirements with upland open space that will interconnect with walking trails that tie into the sidewalks meandering through different open space areas throughout the community.

Mr. Bittenbender was concerned with the excessive vehicle trips that will be generated by the proposed development with a single ingress and egress point. Mr. Mills said the project will be buffered on the perimeter and the project is designed to the 100-year storm event rather than the 25-year requirement. He further stated that the project is 2.9 dwelling units per acre. He pointed out that Hooper Road NE (SR 1427) is their main access to and from the development. He stated that they are open to reasonable recommendations from the Board.

Vice Chair Gaver polled the Board with their concerns and potential resolutions. There were concerns with access and egress from and to the community in the proposed location that should have more than 1 ingress and egress other than Hooper Road NE (SR 1427); school overcrowdedness (need assurance that adequate educational needs are met for existing and new students moving to the area); emergency services availability to the area, which may mean reducing the number of units to ensure emergency services can accommodate the community in a timely manner; and make sure that all efforts have been exhausted for another entrance other than Hooper Road NE (SR 1427) to the development.

Vice Chair Gaver pointed out staff recommended, in the TRC comments, that 5% of the units are set aside for Workforce Housing, but the proposed price point (\$400K) mentioned earlier would not be conducive to the working class. Mr. Mills said they never discuss prices because the market changes.

Staff also asked for a second active entrance to connect to Black Chestnut Road SE that should be a gated emergency entrance to the development. Mr. Pages said staff was hoping there would be an extra access point that did not necessarily rely on Hooper Road NE (SR 1427), but the UDO does not require such. The UDO requires 3 entrances, which could all be on Hooper Road NE (SR 1427). He reiterated that they are proposing a gated emergency access easement on the cul-de-sac on the west side of the development that relies, also, on Hooper Road NE (SR 1427). Vice Chair Gaver was concerned with the potential of another rainstorm that could flood out Hooper Road NE (SR 1427) and the potential of approximately 3,000 people's inability to evacuate this development. Mr. Mills said they would like to go back and address all the concerns expressed by the Board to provide other alternatives and/or solutions to the Board's concerns prior to a vote on this matter. As a result, he asked that the matter be tabled for 30 days and the Board agreed to table the matter until July 14, 2025 at 4:00 p.m.

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

B. Planned Development – PD-149

Name: Viridian Reserve Planned Development Expansion  
Applicant: Norris and Tunstall Engineering  
Tax Parcel(s): 11100006  
Location: Mill Creek Road SE (SR 1514)  
Description: Viridian Reserve is a previously approved (November 2021) planned development that consisted of 295 single-family units on 151.90 acres and created an overall density of 1.94 dwelling units per acre. The applicant is proposing an expansion consisting of an additional 151 single-family units on an additional 45.16 acres, creating an overall density of 3.34 dwelling units per acre. With the expansion, Viridian Reserve will consist of 446 single-family dwelling units on 197.06 acres, creating an overall density of 2.26 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 stated that Phase 1 of this development was approved 4 years ago and the property is in a Voluntary Agricultural District because the property used to be a catfish farm that will be removed. 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.

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

Mr. Cameron Savage addressed the Board. Mr. Savage was concerned with water management and water quality, potential stormwater runoff from the proposed development as well as the distance between dwelling units. He also expressed concern with adequate medical facilities, emergency facilities (fire, police, rescue), roads, sewer, and schools.

Mr. Jody Bland, Norris and Bland Consulting Engineers, addressed the Board on behalf of the property owner. Mr. Bland explained the approval process for this project. He further stated that they are requesting approval of the second phase of the plan where a lot was deleted to provide interconnectivity at the upper portion of the development and a second interconnectivity was added down at the cul-de-sac to improve access for emergency services. Water and sewer will be provided, installed and certified by the engineer, approved by the County, accepted by the State, and operational prior to the issuance of any building permits. This phase of the development will be designed for a 100-year storm event. Mr. Bland said there is a powerline easement on the property where pickleball courts, a dog park, playground area, and stormwater ponds will be on the opposite side. There will be sidewalks throughout the development on one side of the street. Mr. Bland said the traffic report requires a right-hand turn lane that will be installed by the developer.

Ms. Carla White addressed the Board. Ms. White spoke on behalf of a nearby property owner (unable to attend) that is concerned about the watershed affecting his family and property, and a drainage ditch that may not be sufficient to eliminate flooding issues in the area.

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

Mr. Board made a motion to approve PD-149 (Viridian Reserve Planned Development Expansion) with the noted conditions in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-150

Name: McLamb Farm Planned Development  
Applicant: Norris and Tunstall Engineering  
Tax Parcel(s): 20900025, 20900026, 20900027, 2090002701, 2090002702, 20900036, and a portion of 20900024  
Location: No. 5 School Road NW (SR 1305)  
Description: McLamb Farm is a previously approved planned development consisting of 319 single-family units on approximately 82.36 acres and created an overall density of 3.87 dwelling units per acre. The applicant is proposing an expansion of the development, consisting of an additional 128 single-family units and 184 duplex units on an additional 73.26 acres. With the expansion, the overall development will consist of 631 dwelling units per acre on approximately 155.62 acres, creating an overall density of 4.05 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.

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

Mr. Jody Bland, Norris and Bland Consulting Engineers, addressed the Board on behalf of the property owner. Mr. Bland said this is an expansion of the existing development. He said the current development is under construction. There are no issues with the TIA. All development will be outside the AE Flood Zone, but there will be a stormwater pond within the AE Flood Zone. Mr. Bland said there is an amenity area in the center of the development. Water and sewer will be provided by Brunswick County and the system will be expanded to accommodate this addition. Mr. Board asked if there are duplex units on the plan and Mr. Bland said there are duplexes (184 units) in Phase II.

Ms. Carla White addressed the Board and she said the roads are rural in this area. She stated the NCDOT has been contacted about the excessive traffic that will be generated from this development. She further stated that there have been several accidents on No. 5 School Road NW (SR 1305). Ms. White asked the Board to keep in mind that there are concerns about traffic and potential accidents that may result in adding more dwelling units to an area that is currently congested.

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

Mr. Board made a motion to approve PD-150 (McLamb Farm Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-152

Name: Sunset Harbor Tract Planned Development (fka Seawatch West Tract)  
Applicant: Dream Finders Homes  
Tax Parcel(s): 2170011601, 217LD001, 217LD002, 217LD003, 217LD004, 217LD005, 217LD006, 217LD007, 217LD008, 217LD009, 217LD010, 217LD011, 217LD012, 217LD013, 217LD014, 217LD015, 217LD016, 217LD017, 217LD018, 217LD00101, 217LD00102, 217LD00103, and 217LD00104  
Location: Sunset Harbor Road SE (SR 1112)  
Description: Seawatch at Sunset Harbor – West Tract is a currently approved development, consisting of 183 single-family units and 81 multifamily units on approximately 88.26 acres, creating an overall density of 3.0 dwelling units per acre. The applicant is proposing a modification to the development. With the modification, the development will consist of 328 single-family units on approximately 88.26 acres, creating an overall density of 3.72 dwelling units per acre.

Mr. Howard Stocks asked to be recused from this matter citing a potential conflict of interest. Mr. Board made a motion to recuse Mr. Stocks and the motion was unanimously carried.

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. He pointed out that there is a proposed gated emergency access between Lots 249 and 250.

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 Sunset Harbor Road street buffer for a future pedestrian path or greenway.

Mr. Board asked if the TIA addresses the effect the 3,000 trips per day generated by this development will have on Southport-Supply Road SE (NC 211) and Mr. Pages said he thinks the study area only addressed Zion Hill Road SE (SR 1114) and Sunset Harbor Road SE (SR 1112).

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

Mr. Matt Haley, Cape Fear Engineering, addressed the Board. Mr. Haley said the traffic engineer (DRMP) met with NCDOT to scope the project and NCDOT asked that the intersection of Sunset Harbor Road SE (SR 1112) and NC 211 be studied. The results of the study showed that no improvements were necessary. Mr. Pages added that Page 2 of the TIA, Item 2, Existing Traffic Conditions, indicates that NC 211 and Sunset Harbor Road SE (SR 1112) were study areas. Mr. Haley said this project was previously approved under different ownership for a combination of single-family and multifamily units, but the current proposal is for single-family only. NCDOT is recommending a right-hand turn lane off Sunset Harbor Road SE (SR 1112) into the development. They are proposing a second emergency vehicle only entrance off Sunset Harbor Road SE (SR 1112) off the cul-de-sac to the southeast of the plan, and the project is designed to the 100-year storm event. The property is sandy and well drained. There will be an amenity site and open recreational area directly across the street from the amenity site.

Ms. Lynn Leask, 3540 Marina Drive, addressed the Board as a member of River Run Plantation. Ms. Leask read a statement regarding road impacts, schools, clear-cutting trees, stormwater runoff, safety, sustainability, wildlife preservation, and livelihood. She was concerned with evacuation should there be a torrential rainstorm.

Ms. Deborah Howard, 704 Lakeside Drive SE, addressed the Board regarding water drainage, clear-cutting trees, erosion and water runoff, additional vehicles on the road, excessive speeding, too many cookie cutter homes that detracts from the rural beauty of the County, infrastructure not in place for roads and businesses, current traffic congestion, no sewer availability, fire protection limitations (facility is moving to Clemmons Road SE [SR 1505]).

Mr. Robert Nowak, 716 Far Pointe Court, addressed the Board. He stated that he abuts the subject property and he was concerned with flooding if there is another rainstorm/hurricane. Mr. Nowak said he had 3' of water from a previous storm on his property and near the community lake. He stated that they have fish in their lake that may be contaminated with stormwater runoff from this development. He was also concerned with potential road damage and school traffic.

Ms. Toni Miley, 3191 Island Drive SE, addressed the Board regarding school overcrowding, aquifer, Lockwood Folly estuary, utilities (currently low water pressure), electricity, internet service, telephone service, security and safety. She felt that a 6-acre amenity pond is not sufficient and there is no barrier between the properties to ensure security for their community.

Ms. Laura McEnany, 619 Lockwood Court SE, addressed the Board regarding clear-cutting trees. She asked if there is a way to stop the developer from clear-cutting trees and Vice Chair Gaver replied, no. She said the trees absorb the water and minimize flooding. Ms. McEnany further stated that the properties in River Run Plantation have on-site wastewater systems that could potentially contaminate the Lockwood Folly River if they overflow from potential flooding that may occur from this development. Vice Chair Gaver said this Board has no purview over clear-cutting trees as the State governs over this matter. Ms. McEnany expressed concern that burned debris from clear-cutting is left for days on end and she was concerned with wildlife preservation. Vice Chair Gaver said this Board has no authority over burned debris.

Mr. Matt Ross, 3221 Island Drive, addressed the Board regarding security in River Run Plantation because there is no barrier to prevent the property owners in the proposed community from using their amenities. He stated that there is a pond in River Run Plantation that encroaches onto the subject property, which gives this community access to the River Run Plantation Pond. He pointed out that Zion Hill Road SE (SR 1114) and Sunset Harbor Road SE (SR 1112) washed out during the storm in September 2024 and the ponds overflowed. He reiterated that there are flooding issues in the area.

Ms. Lisa Propst, 514 Bayshore Drive, addressed the Board regarding a graveyard in River Run Plantation that may be in danger if this property is developed. She said the electric grid cannot withstand the growth in the County. She felt that growth needs to slow down. She reiterated that Zion Hill Road SE (SR 1114) and Sunset Harbor Road SE (SR 1112) washed out in 2 places in the no name storm. There are 4 gated communities off Sunset Harbor Road SE (SR 1112) and Zion Hill Road SE (SR 1114). She concluded that the County Landfill is getting to capacity and she asked that the residence be kept in mind during the Board's decision-making process.

Mr. Jayce Morris, 707 Blue Sail Drive, addressed the Board as a resident of River Run Plantation. Mr. Morris was concerned with excessive development where homes are in close proximity to each, inhaling smoke from property that is being clear-cut, cookie cutter homes, low quality built homes, not enough infrastructure to accommodate the excessive growth, potential flooding and no way out during another major rainstorm, locals being forced into high rent apartments and out of towners and transplants on pensions take advantage of an overrated saturated housing market that is unaffordable for most native residents. Mr. Morris asked that overdevelopment be stopped.

Ms. Evelyn Jefferies, 3011 Valderrama Way SE, addressed the Board as a resident of Seawatch. She stated that Mercer Mill Creek bridge needs to be repaired and it is the only route out of Sunset Harbor for residents that live beyond Zion Hill Road SE (SR 1114) if there is a natural disaster. Ms. Jefferies said they were told that the entrance to this development would be away from Seawatch entrance, but the plan shows the entrance across from Seawatch entrance. Mr. Pages said the entrances are not directly across from each other and he pointed out the areas on a map showing this development

entrance north of the initial location. Ms. Jefferies was concerned with frequent power outages in the area.

Ms. Vicki Marder, 3254 Island Drive, addressed the Board regarding the density of the proposed project. She felt that buffer requirements should be increased. Ms. Marder expressed concern with the proposed ponds when there is a major rainstorm. She felt that the developments should be aesthetically pleasing and require more responsible building.

Ms. Carla Imes, 2881 Island Drive SE, addressed the Board regarding greed with all of the overdevelopment in the County. She felt that developers can preserve the trees on the site. She, too, was in favor of smart growth.

Vice Chair Gaver said he is concerned with the issues expressed, but the Board has to follow the letter of the law, in that, if a developer meets the minimum requirements of the Brunswick County Unified Development Ordinance (UDO), the Board must approve the planned development request unless there is a legitimate reason to deny, such as a health and safety issue, that is sustainable and can be defended in a Court of Law.

Mr. Board asked Mr. Haley about the buffers. Mr. Haley asked if he could address comments made by the general public and proceeded to respond to comments such as the speed limit on Sunset Harbor Road SE (SR 1112) is posted by NCDOT and any improvements on this site will have to adhere to the speed limit for the length of the deceleration lane and the geometry of the proposed improvements; the majority of the property flows into the wetland and lake that is a part of the River Run Plantation community. Pond 1 is designed to discharge in the southwest corner of the property. Pond 2 will collect a small portion of the development and release treated water to the existing natural draw on the property; this project is located in SA waters (highest watershed classification in the State) that has different standards for treating stormwater runoff; there is a plan that has been approved for 264 units that requires clearing and grading of the property to meet State standards; vegetation will be preserved along the perimeter of the property to the fullest extent possible with additional plantings; buffering will be increased from the required 30' wide to 40' wide adjacent to River Run Plantation community to the north of the project with plantings consisting of a 0.80 opacity as outlined in the UDO.

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

Mr. Ishler made a motion to approve PD-152 (Sunset Harbor Tract Planned Development) with the noted conditions in the Staff Report including a 40' wide peripheral buffer adjacent to River Run Plantation and River Walk subdivisions with a 0.80 opacity and the motion carried 3 to 1 with Mr. Board opposing.

Mr. Bittenbender made a motion to bring Mr. Stocks back to the Board and the motion was unanimously carried.

D. Rezoning Z-916 – Shon R. Wicker.

Request rezoning of approximately 68.40 acres located at the end of Stones Throw Drive SW off of Ocean Aire Road SW near Ocean Isle Beach, NC from R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to R-6000 (High Density Residential) for Tax Parcels 243CE02002, 243CE02003, and 243CE02004.

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) and R-6000 (High Density Residential) to R-6000 (High Density Residential) for Tax Parcels 243CE02002, 243CE02003, and 243CE02004 located at the end of Stones Throw Drive SW off of Ocean Aire Road SW near Ocean Isle Beach, NC 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. Jackson Starling, East Coast Engineering, addressed the Board on behalf of the applicant. He made himself available for questions from the Board.

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

Mr. Ishler made a motion to approve Tax Parcels 243CE02002, 243CE02003, and 243CE02004 to R-6000 (High Density Residential) located at the end of Stones Throw Drive SW off of Ocean Aire Road SW near Ocean Isle Beach, 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
    - HW-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 Suitability Map indicates the property as 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>

Vice Chair 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.

E. Rezoning Z-918 – Glen N. Williamson, Jr.

Request rezoning of approximately 74.11 acres located north of 5785 Old Georgetown Road SW (SR 1163) near Shallotte, NC from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcels 2290001403 and 2290001416.

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 Parcels 2290001403 and 2290001416 located north of 5785 Old Georgetown Road SW (SR 1163) near Shallotte, NC to RR (Rural Low Density Residential) and adopt the consistency and reasonableness determination statement.

Vice Chair Gaver clarified that the sand mine is in operation illegally and the applicant is requesting a rezoning in an effort to come into compliance with the Brunswick County Unified Development Ordinance. Ms. Dixon said the sand mine was previously approved, but the applicant’s operation of the sand mine exceeded what was approved. She stated that staff received notification from the State regarding the violation of the sand mine’s State permit. Vice Chair Gaver asked staff what happens if the Board denies the rezoning? Ms. Dixon said the County will issue a notice of violation and the applicant will be mandated to cease operations. If the rezoning is approved, the applicant can apply for a special use permit from the Board of Adjustment to continue the mining operation.

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

Mr. Jody Bland, Norris and Bland Consulting Engineers, addressed the Board on behalf of the applicant. Mr. Bland stated that he has been working with the applicant for a year to address the current issues on the site. He said the applicant has been working with the U.S. Army Corps of Engineers (Corps of Engineers) trying to establish the specific wetlands on the site and the potential impacts to those wetlands. The North Carolina Department of Environmental Quality, Division of Land Quality, issued a NOV (Notice of Violation) Letter that said the applicant must file a State Mining Permit Application and

the County received a notice of the transaction. A State Mining Permit was submitted in 2017, while Old Georgetown Road was being built, the applicant responded to comments from the State, and the reviewer at the State retired and the permit was never issued. Mr. Bland said the applicant ceased operations when they were made aware that a permit had not been issued by the State. He stated that they are trying to come into compliance with all of the unpermitted activity on the applicant's property. Mr. Bland said the zoning change is the first step in bringing the property into compliance.

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

Mr. Board made a motion to approve Tax Parcels 2290001403 and 2290001416 located north of 5785 Old Georgetown Road SW (SR 1163) near Shallotte, 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.
  - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the County.
  - ED-1. Maintain and expand job opportunities in the County.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.

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

Vice Chair 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.

F. Rezoning Z-919 – Rich Rittinger.

Request rezoning of approximately 3.12 acres located at 4951 Mancy C. Stanley Trail SW near Shallotte, NC from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 1970001113.

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 1970001113 located at 4951 Mancy C. Stanley Trail SW near Shallotte, 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. Rich Rittinger, General Manager of Clayton Homes, made himself available for questions from the Board.

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

Mr. Board made a motion to approve Tax Parcel 1970001113 located at 4951 Mancy C. Stanley Trail SW 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.
  - 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
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- The Residential Suitability Map indicates the property as 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>

Vice Chair 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.

**IX. OTHER BUSINESS.**

**A. Planning Board Case Update.**

Ms. Dixon addressed the Board and she stated that all previously approved cases (Z-912CZ, Z-913, Z-914 and Z-915) were not appealed, so the Board’s decision stands.

**B. UDO Modernization Project Update.**

Ms. Dixon addressed the Board and she stated that staff is working with the consultant and the consultant is watching the Senate Bills to determine how we can move forward with the updates to the UDO. Ms. Dixon further stated that staff and legal have reviewed several sections of the rewrite to the UDO and they will continue reviewing sections when the consultant provides sections for review.

**X. ADJOURNMENT.**

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