

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

**6:00 P.M. Monday**  
**May 9, 2016**

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

MEMBERS PRESENT

Eric Dunham, Chair  
Joy Easley, Vice Chair  
Cynthia Henry  
Michael Polychrones  
Troy Price  
Chris Stanley  
Randy Ward

MEMBERS ABSENT

None

STAFF PRESENT

Kirstie Dixon, Planning Manager  
Connie Marlowe, Admin. Asst.  
Helen Bunch, Zoning Administrator  
Bob Shaver, County Attorney

OTHERS PRESENT

Brian Slattery, State Port Pilot  
Lewis Dozier

John Hankins

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Mr. Dunham said a prayer. The Chair asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

There were no members absent.

IV. CONSIDERATION OF MINUTES OF THE 11-APR16 MEETING.

Mr. Polychrones made a motion to approve the minutes as written and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

- A. Proposed Text Amendments to Various Sections of the Brunswick County Unified Development Ordinance clarifying Permanent Farmers Market/Farm Stands and Temporary Farmers Market/Farm Stands.

Ms. Bunch addressed the Board. She read the current language for temporary and permanent farmers markets/farm stands in the Brunswick County Unified Development Ordinance (UDO). She stated that several other departments (Code Administration, Environmental Health, Cooperative Extension, and County Attorney) and a local farmer were instrumental in drafting new language (attached) to accommodate local farmers with selling agricultural products that includes fruits and vegetables, honey, meat, seafood, poultry, dairy products, and grains. Ms. Bunch outlined the zoning districts that will allow said uses either outright or with limitations. She further stated that farmers markets/farm stands will be clearly defined in the UDO and signage requirements will have to be adhered to for both temporary or permanent farmers markets/farm stands.

Mr. Dunham asked staff if the temporary use permit has to be posted on site? Ms. Bunch said the permit must be on hand if a County Official visited a site and asked the vendor to show proof their activity has been permitted by the County. Ms. Dixon interjected that the sale of products on a farmer's property is exempted from zoning requirements.

Mrs. Henry asked staff if there is a fee for the temporary use permit? Ms. Bunch replied, no. She stated that staff wants a record of these sites. Mrs. Henry asked staff if ingress and egress are addressed in the proposed language? Ms. Bunch said adequate driveways are required and state-maintained roads will be addressed by the North Carolina Department of Transportation (NCDOT). She further stated that safety is a factor for ingress and egress to the temporary farm stands. Mrs. Henry asked staff if existing permanent sites will be affected and Ms. Bunch replied, no. Ms. Bunch said the permanent facilities currently comply with the minimum requirements. She stated that these requirements are to assist farmers in the area to sell their products during peak season.

Mr. Stanley asked staff if temporary facilities are required to have a specific base (e.g., gravel) for parking? Ms. Bunch said it depends on the length of stay. She further stated that staff will

coordinate with the Stormwater Engineer (Brigit Flora), whenever necessary to ensure minimum stormwater requirements are met. Mr. Stanley asked staff about the sale of items other than listed in the definition? Ms. Bunch said the Environmental Health Department would address and approve food items sold beyond what is defined in the UDO. Mr. Stanley asked if there is a minimum square footage requirement for a permanent facility? Ms. Bunch said the International Building Code with North Carolina Amendments would dictate the minimum size for a permanent structure. She said staff will ensure that minimum setback requirements are met.

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

Mr. Lewis Dozier addressed the Board. Mr. Dozier commended staff for considering farmers and he expressed the need for fresh produce to promote a healthy economy.

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

Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve the proposed text amendment and the motion was unanimously carried.

#### VIII. OTHER BUSINESS.

Ms. Dixon addressed the Board. She stated that two zoning cases (Z-737 and Z-738) were approved at the Board of Commissioners 02-May-16 meeting. She stated that there was no opposition to neither Z-737 nor Z-738 during that meeting.

#### IX. ADJOURNMENT.

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