

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
April 11, 2016

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

MEMBERS PRESENT

Joy Easley, Vice Chair
Cynthia Henry
Michael Polychrones
Troy Price
Chris Stanley
Joe Johnson
Randy Ward

MEMBERS ABSENT

Eric Dunham, Chair

STAFF PRESENT

Kirstie Dixon, Planning Manager
Connie Marlowe, Admin. Asst.
Bob Shaver, County Attorney

OTHERS PRESENT

Mark Bianchi
Lewis Dozier

Barron Young
John Hankins

I. CALL TO ORDER.

Ms. Easley called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Mrs. Henry said a prayer. Ms. Easley asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

Mr. Eric Dunham was absent.

IV. CONSIDERATION OF MINUTES OF THE 14-MAR-16 MEETING.

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

V. AGENDA AMENDMENTS.

There were no agenda amendments.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-737 – Mark Bianchi

Request to rezone approximately 9.59 acres located at 7969 and 7935 River Road SE (NC 87) and off Long Beach Road SE (NC 133) near Southport, NC from R-7500 (Medium Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 2050002505 (Added by Staff), 2050002506 (Added by Staff), 2050002508 and 2050002509.

Ms. Dixon addressed the Board. She read the Staff Report (attached). She identified the subject property and surrounding properties on a visual map. Ms. Dixon said staff recommends approval from R-7500 (Medium Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 2050002505 (Added by Staff), 2050002506 (Added by Staff), 2050002508 and 2050002509.

Mrs. Henry asked Ms. Dixon which parcel is owned by the North Carolina Department of Transportation (NCDOT)? Ms. Dixon said NCDOT owns Tax Parcel 2050002505, which is currently split-zoned and part of the proposed zoning change added by staff.

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

Mr. Mark Bianchi addressed the Board. Mr. Bianchi said he and his family own a business (Tax Parcels 2050002504) on River Road SE (NC 87) and they recently purchased Tax Parcel 2050002509 for outdoor storage purposes for the existing business.

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

The Board discussed the worksheet and concluded the following:

- I. Will the uses permitted by the proposed change be appropriate for the area concerned?

Yes. There is similar zoning nearby and the area is in transition.

- II. Does adequate public school facilities and other public services/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change?

Yes. This rezoning request is located in the Southport Elementary School District, which has adequate capacity; South Brunswick Middle School District has adequate capacity; and South Brunswick High School District has a two year capacity warning. The proposed use is not expected to generate a demand on schools.

This rezoning is located in the Southport Fire District.

Water is available by Brunswick County Utilities via a twenty four inch (24") line off River Road SE (NC 87). Sewer is available by Brunswick County Utilities via a twelve inch (12") line off River Road SE (NC 87). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off Long Beach Road SE (NC 133) [new Long Beach Road], which does not have any capacity deficiencies at this time and River Road SE (NC 87), which is over capacity. There are two (2) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- R-5021 is the widening of NC 211 from Midway Road SE (SR 1500) to NC 87. The Right-of-Way is in progress and completion is anticipated 2020.
- B-5627 is replacing Bridge No. 11 over Orton Pond Creek. The Right-of-Way purchase is anticipated in 2020 and completion is anticipated 2021.

- III. Is the proposed change consistent with the CAMA Land Use Plan or any other adopted land use document?

Yes. The proposed change is consistent with the CAMA Land Use Plan.

- IV. Is the proposed amendment reasonable as it relates to the public interest?

Yes. There were no objections from the public and the applicant's intended use is to expand the existing business for outdoor storage purposes.

THEREFORE, on the basis of all the foregoing, Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve from R-7500 (Medium Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) Tax Parcels 2050002505 (Added by Staff), 2050002506 (Added by Staff), 2050002508 and 2050002509. The motion was unanimously carried.

B. Rezoning Z-738 – Barron Young

Request to rezone approximately 2.53 acres located at 2745 Holden Beach Road SW (NC 130) near Holden Beach from R-7500 (Medium Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcel 232HD003.

Ms. Dixon addressed the Board. She read the Staff Report (attached). She identified the subject property and surrounding properties on a visual map.

Ms. Dixon said staff recommends approval from R-7500 (Medium Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcel 232HD003.

Ms. Easley asked Ms. Dixon the type of units located in Caison's Creek PUD? Ms. Dixon said there are condominiums in Caison's Creek PUD. She further stated that the owner of the subject property developed Caison's Creek PUD and it was noted in the plan that this particular area was proposed for future development. The subject property was not included in the boundary of Caison's Creek PUD when it was developed.

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

Mr. Barron Young addressed the Board. Mr. Young said his family developed Caison's Creek PUD and their intent is to develop a multi-tenant strip to service the surrounding community. Mrs. Henry asked Mr. Young to define the intended use of the property. Mr. Young said a multi-tenant strip houses several tenants with different commercial uses. Ms. Dixon reminded the Board that the rezoning is based on all permitted uses in C-LD and not a specific use.

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

The Board discussed the worksheet and concluded the following:

- I. Will the uses permitted by the proposed change be appropriate for the area concerned?

Yes. There is similar zoning nearby.

- II. Does adequate public school facilities and other public services/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change?

Yes. This rezoning request is located in the Virginia Williamson Elementary School District, which has adequate capacity; Cedar Grove Middle School has adequate capacity; and West Brunswick High School District has adequate capacity.

This rezoning is located in the Tri-Beach Fire District.

Water is available by Brunswick County Utilities via a twelve inch (12") line off Holden Beach Road SW (NC 130). Sewer is available by Brunswick County Utilities via an eighteen inch (18") line off Holden Beach Road SW (NC 130). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off both Holden Beach Road SW (NC 130), which is over capacity and Caison's Creek Drive SW), which does not have any capacity deficiencies at this time. There are no North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- III. Is the proposed change consistent with the CAMA Land Use Plan or any other adopted land use document?

Yes. The proposed change is consistent with the CAMA Land Use Plan.

IV. Is the proposed amendment reasonable as it relates to the public interest?

Yes. There were no objections from the public.

THEREFORE, on the basis of all the foregoing, Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve from R-7500 (Medium Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) Tax Parcel 232HD003. The motion was unanimously carried.

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Z-736 was approved to C-LD along with a Land Use Plan amendment at the 07-Mar-16 Board of Commissioners meeting. The conditional use zoning case Z-734CZ was tabled at the 01-Feb-16 Board of Commissioners meeting because there was an adjacent property owner opposed to the rezoning and the Board of Commissioners asked staff to gather additional information. Ms. Dixon said Z-734CZ was considered at the 07-Mar-16 Board of Commissioners meeting and it was approved as no opposition was present at that particular meeting. Ms. Dixon said that the UDO Refinements were also approved at the 07-Mar-16 Board of Commissioners meeting. She concluded that the Hazard Mitigation Plan was adopted by the Board of Commissioners at their 04-Apr-16 meeting, which was previously endorsed by the Planning Board.

Mr. Stanley asked Ms. Dixon for an update on the Greenway/Blueway Plan. Ms. Dixon provided the Board with a brief status report.

Ms. Easley congratulated Ms. Dixon on her new position as the planning manager.

IX. ADJOURNMENT.

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