

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
March 14, 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
Michael Polychrones
Troy Price
Chris Stanley
Randy Ward

MEMBERS ABSENT

Cynthia Henry
Joe Johnson

STAFF PRESENT

Michael Hargett, Director
Connie Marlowe, Admin. Asst.
Marc Pages, Land Planner
Bob Shaver, County Attorney

OTHERS PRESENT

Jeffrey M. Stokley
John Hankins
Steve Niemeyer

Terry Pope, State Port Pilot
Lewis Dozier
Frank Braxton

I. CALL TO ORDER.

The Chair 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 08-FEB-16 MEETING.

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

V. AGENDA AMENDMENTS.

Mr. Hargett asked that staff be allowed to provide an update on the restructuring of the department under Other Business.

VI. PUBLIC COMMENT.

There were none.

VII. REQUEST FOR PRELIMINARY MAJOR SUBDIVISION APPROVAL.

Name: Southview Park Major Subdivision (SS-260)
Applicant: Jeffrey M. Stokley
Tax Parcels: 029AB013
Location: Located on Leland School Road (SR 1441)
Description: The proposed Southview Park Major Subdivision consists of 21 single family lots on a gross site of 5.11 acres creating an overall density of 4.11 units per acre.

Mr. Pages read the Staff Report. He identified the subject property on a visual display. Mr. Pages said staff recommends approval with the following conditions:

- That the development shall proceed in conformity with all plans and design features submitted as part of the Major Subdivision 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;
- To accommodate the recommendations in the draft pedestrian plan for the Town of Leland, revise the future sidewalk width along Leland School Road to indicated a minimum of 8 feet;
- Revise the public pedestrian access trail within the stream buffer to a minimum width of 8 feet to better accommodate both foot and bicycle use; and
- Provide documentation from the Brunswick Regional Water and Sewer District (H₂GO) that there is adequate capacity to serve the project.

Mr. Polychrones asked staff when the noted requirements will have to be provided? Mr. Pages said prior to final approval. Mr. Pages said he has spoken with the applicant and the applicant has conversed with H₂GO regarding sewer capacity availability on Leland School Road NE (SR 1441).

Mr. Stanley asked staff why the buffer is included in the lots on the northern boundary? Mr. Pages said no buffer is required on the northern boundary as there is like zoning in that area, but staff asked the developer to maintain vegetation in the area to separate this development from an existing neighborhood. Mr. Stanley asked staff why the map does not indicate whether or not the

property is in a flood zone even though the property is not in a flood zone? Mr. Pages said flood lines are required when the property is in a flood zone.

Ms. Easley asked staff the type of easement mentioned on the northern boundary of the property? Mr. Pages asked the engineer and the engineer indicated that that is a 9' vegetated buffer and setback rather than an easement. Mr. Pages suggested the map be revised to reflect such.

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

Mr. Frank Braxton, Coastal Land Design, addressed the Board on behalf of the applicant. Mr. Braxton said there was a plan in place for a mobile home park, but the developer elected to create a major subdivision because they felt it would be a better fit for the community. Mr. Braxton said they have attempted to contact H₂GO, but they have not had direct contact with them to date. He further stated that the utilities will be from Leland School Road NE (SR 1441) and extend through the property. Mr. Braxton said the developer has agreed to work with Port City Community Church to extend sewer so the church can gravity feed from the subject property. He said the church has agreed to treat their campus as a community campus so their grounds can be utilized as part of a greenway system as a means to link up to the business area and back to the neighborhoods. Mr. Braxton said the buffers are convoluted as they were trying to get the best use of the buffers. He said the property along the frontage will be a multi-use path and the street buffers are outside of the lots that will be maintained by the residents. As a result, the street buffer was reduced to 10' rather than 20' and identified as common area(s) on the plan. Mr. Braxton concluded that the project is being reviewed by the State for stormwater purposes and they meet the criteria for County stormwater for pre and post conditions.

Mr. Steve Niemeyer addressed the Board. Mr. Niemeyer reiterated that the proposed project is a better fit for the community. Mr. Niemeyer made himself available for questions.

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

Mr. Polychrones made a motion to approve the Major Subdivision with the noted conditions by staff. The motion was unanimously carried.

VIII. OTHER BUSINESS.

A. Hazard Mitigation Plan Update

Mr. Pages addressed the Board. He stated that the County with the 19 municipalities as well as New Hanover and Pender Counties are part of the Southeastern Regional Hazard Mitigation Plan. He stated that the final public hearing is scheduled for Monday March 21st at 1:30 in the David Sandifer Administration Building, Second Floor Training Room. Mr. Pages said the draft plan has been approved by the Federal Emergency Management Agency (FEMA) pending adoption by all municipalities and the County. He further stated that the draft is available for review at <http://www.southeasternhmp.net/>. Mr. Pages said the matter will be on the Board of Commissioners April 4th meeting for adoption. He further stated that the document will be Community Rating System (CRS) ready, which provides for percentage benefits relief for flood insurance in the coastal communities. Mr. Pages commended the consultant (Landon Holland, Holland Consulting Planners) for their assistance in preparing the document.

B. Flood Map Update

Mr. Hargett addressed the Board. He stated that Reggie Hucks, Floodplain Administrator, has been working diligently to get the maps approved. However, there has been another update that has delayed the approval process due to an extensive amount of responses from the public.

C. Department Restructure

Mr. Hargett addressed the Board. He stated that the Board of Commissioners approved the consolidation of Economic Development and Planning and Mr. Hargett was appointed by the County Manager to be Director of both departments. He stated that an Economic Development Manager (recruitment will begin to hire a qualified candidate) and Marketing Specialist (Ms. Kim Gamlin previously hired by the former Director) will be working in the Economic Development section of the department. He said a Planning Manager will be selected from existing staff members to assist in the Planning section of the department. Mr. Hargett said the merger will be a plus as planning will be more involved upfront on developing better projects for potential industry coming to County. He further stated that staff continues to be committed to promoting quality development with a balanced approach through the flexibility currently allowed in the Brunswick County Unified Development Ordinance (UDO). Mr. Hargett said the County's focus is on job creation through new and expanded business/industry. He reiterated that the County is also focused on quality development through promoting awareness of the flexibility in the UDO.

Ms. Easley said she heard Ms. Dixon on the radio talking about the Greenway/Blueway Project and she commended her on doing an excellent job. Mr. Hargett agreed and told Ms. Easley he would share her comments with Ms. Dixon.

D. Greenway/Blueway Plan Survey

Mr. Hargett addressed the Board. He stated that there were several Greenway/Blueway Plan meetings at the end of February conducted by the consultant and staff that were very successful. Ms. Bunch handed out a copy of the Greenway/Blueway Plan Survey to be completed by Board members interested in the matter. She also provided them with a draft map of the existing and proposed Greenways/Blueways as well as existing and future parks in the County.

IX. ADJOURNMENT.

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