

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
December 11, 2017

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Richard Leary
Ron Medlin
Tom Simmons
Randy Ward
William Bittenbender, Alternate

MEMBERS ABSENT

Troy Price

STAFF PRESENT

Kirstie Dixon, Director
Helen Bunch, Zoning Admin.
Connie Marlowe, Admin. Asst. II
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Walter Nisbet
Terry Pope, State Port Pilot

Jim Garrigus
Phil Tripp

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.

Mr. Troy Price was absent.

IV. CONSIDERATION OF MINUTES OF THE 13-NOV-17 MEETING.

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

V. AGENDA AMENDMENTS.

Ms. Dixon addressed the Board. She amended the agenda to include the 2018 Planning Board Meeting and Deadline Schedule under Staff Reports, which was provided to the Board.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Major Subdivision Plan Approval – SS-262.

Name: Meridian Forest
Applicant: Meridian Land Holdings, LLC
Tax Parcels: 1850002101
Location: Located on Southport-Supply Road SE (NC 211)
Description: Meridian Forest is a proposed major subdivision consisting of 66 single-family lots on a gross site of 45.31 acres creating an overall density of 1.45 units per acre.

Ms. Bunch addressed the Board. Ms. Bunch read the Staff Report (attached). Ms. Bunch identified the proposed area on a visual map.

Mr. Dunham asked staff if the original approval was a larger parcel than the subject parcel? Ms. Bunch said the original approval was for 99.07 acres and the proposed project totals 45.31 acres. She further stated that there is a portion of the initial approval that is not a part of the proposed project. Mr. Dunham asked staff if the original approval included Tax Parcel 18500021 and Ms. Bunch replied, yes. Mr. Dunham asked staff if there was a mining operation on the original property and Ms. Bunch said she was not aware of any permits being issued for a mining operation in this area.

Ms. Bunch 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;
- The lot width for Lot 24 must be increased to a minimum width of 60 feet per zoning requirements; and
- Indicate the stub-outs between Lots 23 and 24 will be paved to the project boundary.

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Phil Tripp, Tripp Engineering, addressed the Board. Mr. Tripp said the original plan was approved in 2006 prior to the economic downturn. He stated that both public water and public sewer are available to the site. Mr. Dunham asked if the creek under the road is tied to the stormwater ponds and Mr. Tripp replied, no.

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

With no further discussions, Mr. Leary made a motion to approve Meridian Forest Major Subdivision with the noted conditions by staff and the motion was unanimously carried.

B. Planned Development Conceptual Plan – PD-13.

Name: Ocean Isle Palms
 Applicant: St. Burke Group, LLC
 Tax Parcel(s): 2280000410, 2280000407, 2280000406, 2280000705, 22800003, 2280000411, 228000419, and portions of 22800010, 2280001005, 2280000402, 2440002202 and 2290000102
 Location: Located on Ocean Isle Beach Road SW (SR 1184), Old Georgetown Road SW (SR 1163) and Hale Swamp Road SW (SR 1154)
 Description: Proposed site plan revision to Ocean Isle Palms Planned Development to consist of 2,520 single family lots, 560 multi-family units and 35 acres of commercial on a gross site of 827.92 acres creating an overall density of 3.72 units per acre.

Ms. Dixon addressed the Board. She read the Staff Report (attached). Ms. Dixon identified the proposed area on a visual map. Ms. Dixon 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; and
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.

Mr. Dunham asked about amenities being subject to further review and Ms. Dixon concurred. She further stated that staff will conduct a site specific review of the amenities unless there is a substantial change that will require the Board's approval.

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Jim Garrigus, V.P. of St. Burke Group, LLC, addressed the Board. Mr. Garrigus said they had a productive neighborhood meeting 30-Nov-17. He provided the Board with a brief overview of their company (Drapac Capital Partners). He stated that the proposed development is an extension of Drapac Capital Partners as well as several other communities in the County that have been purchased by Drapac Capital Partners. He provided a concept plan showing a town like community within the proposed planned development that includes several amenities and village centers.

Mr. Dunham asked if the current lots have public water and sewer and Mr. Garrigus replied, yes. Mr. Dunham asked what is proposed in Item H of the plan? Mr. Garrigus said that area maybe apartments or an assisted living site in the future.

Mr. Walter Nisbet addressed the Board. Mr. Nisbet asked Mr. Garrigus if public water and sewer are available in the area and Mr. Garrigus replied, yes.

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

Mr. Leary made a motion to approve Ocean Isle Palms Planned Development with the noted conditions and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Case Z-758CZ will be considered for approval by the Board of Commissioners at their Monday 18-Dec-17 meeting. Ms. Dixon said the text amendment on solar farms was sent back from the Board of Commissioners for further review and this matter will be presented for discussion to the Board at the next available meeting. Ms. Dixon said Zoning Case Z-757 was approved at the Board of Commissioners' Monday 20-Nov-17 meeting as presented.

- 2018 Planning Board meeting schedule and application deadline dates

Ms. Dixon provided the Board with the 2018 Planning Board meeting schedule and application deadline dates. Ms. Easley made a motion to approve the 2018 Planning Board meeting schedule and application deadlines and the motion was unanimously carried.

IX. ADJOURNMENT.

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