

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
September 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
Tom Simmons
Troy Price
Randy Ward
William Bittenbender, Alternate

MEMBERS ABSENT

None

STAFF PRESENT

Kirstie Dixon, Planning Manager
Connie Marlowe, Admin. Asst.
Marc Pages, Senior Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Toriano Fullwood
John Hankins
Lewis Dozier

Angela Fullwood
Terry Pope, State Port Pilot
Holly Smith

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 14-AUG-17 MEETING.

Mr. Bittenbender 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. Rezoning Z-755 – Toriano & Angela Fullwood.

Request to rezone approximately 13.81 acres located at 359, 279, 380, 400, 417 Field View Lane SW and 1414 Stone Chimney Road SW (SR 1115) near Supply from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcels 20000024, 2000002401, 2000002402, 2000002403, 2000002404, 2000002405 (Added by Staff), 2000002406, 2000002502, and 20000104.

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 further stated that the minimum dimensional requirements in the current zoning designation poses a problem for existing homes to be replaced because the parcels are odd shaped. She stated that a variance could be sought by the Board of Adjustment, but staff felt rezoning the parcels would be a better solution to accommodate the replacement of existing homes and/or to develop vacant parcels in the immediate area.

Ms. Dixon said staff recommends approval from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcels 20000024, 2000002401, 2000002402, 2000002403, 2000002404, 2000002405 (Added by Staff), 2000002406, 2000002502, and 20000104.

Mr. Dunham asked staff the number of existing single-wide mobile homes in the area? Ms. Dixon said there are approximately 3 single-wide mobile homes in the area. Mr. Dunham asked staff what will happen to those homes? Ms. Dixon stated that they can remain, but replacement of those homes would have to be a double-wide mobile home, modular, or site built home.

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

Mr. & Mrs. Toriano Fullwood addressed the Board. Mrs. Fullwood said they are currently unable to put a home on their property (Tax Parcel 2000002403) and meet the minimum setback requirements in the current zoning district. She stated that other property owners will be in the same predicament should they want to replace their existing home(s).

With no further comments, Mr. Bittenbender 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. The current zoning does not allow for replacement of existing homes as the lot sizes are too small to meet the minimum dimensional requirements.

- 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. There are no school capacity deficiencies at this time.

Water is available from Brunswick County along Stone Chimney Road SW (SR 1115) and sewer is not available at this particular time. Water connection will require developer responsibility to extend the water lines.

This rezoning has access off Stone Chimney Road SW (SR 1115), which has no capacity deficiencies at this time. There is one (1) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- U-5932 is a conversion of NC 211/US 17 intersection to an interchange. This project is in the design phase and construction is anticipated in 2024.

- 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 value of properties can be increased with the replacement of the existing mobile homes with the proposed zoning change.

THEREFORE, on the basis of all the foregoing, Mr. Leary made a motion to recommend to the Board of Commissioners to approve Tax Parcels 20000024, 2000002401, 2000002402, 2000002403, 2000002404, 2000002405 (Added by Staff), 2000002406, 2000002502, and 20000104 from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) and the motion was unanimously carried.

B. Rezoning Z-756 – Planning Staff.

Request to rezone approximately 6.22 acres located at 1401 Sunset Creekway and off Seaside Road SW (NC 179) and Leak Street SW near Sunset Beach from Undesignated to MR-3200 (Multifamily Residential) from Tax Parcel 2420000502.

Mr. Pages addressed the Board. He read the Staff Report (attached). He identified the subject proposed and surrounding properties on a visual map. Mr. Pages stated that the land use classification for the subject property is not consistent with the CAMA Land Use Plan so an

amendment to the Official Brunswick County CAMA Land Use Plan Map must occur from LDR (Low Density Residential) to MDR (Medium Density Residential). He further stated that the newspaper advertisement did not include the land use plan amendment due to an oversight. However, all adjacent property owners as well as the subject property owner received notification of the land use plan amendment with the proposed zoning designation via US Mail. Mr. Pages said staff recommends approval from Undesignated to MR-3200 (Multifamily Residential) for Tax Parcel 2420000502 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to MDR (Medium Density Residential) for Tax Parcel 2420000502 located at 1401 Sunset Creekway and off Seaside Road SW (NC 179) and Leak Street SW.

Mr. Dunham asked staff if there are other parcels that should be included in this zoning designation? Ms. Dixon said staff is not aware of any other de-annexations in the area.

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

Ms. Holly Smith, Managing Member of Sunset Creek Commons Apartments, addressed the Board. Ms. Smith said she is looking forward to working with the County and the residents on the subject property are in favor of the zoning designation

With no further comments, Mr. Leary made a motion to close the Public Hearing.

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. The property is developed and the use is conducive to the proposed zoning designation.

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?

There is no impact.

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

No. However, a CAMA Land Use Plan amendment has been requested.

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

Yes. There were no objections from the public, the property is currently developed and the property is undesignated.

THEREFORE, on the basis of all the foregoing, Mr. Simmons made a motion to recommend to the Board of Commissioners to approve Tax Parcel 2420000502 from Undesignated to MR-3200 (Multifamily Residential) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to MDR (Medium Density Residential) and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Solar Farms.

Ms. Dixon addressed the Board. She stated that a summary regarding solar farms was previously submitted to the Board and a draft text amendment is forthcoming for a potential public hearing at the 09-Oct-17 Planning Board meeting.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated Z-753 and Z-754 are scheduled for consideration at the Board of Commissioners' Monday 19-Sep-17 meeting.

IX. ADJOURNMENT.

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