

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

**6:00 P.M. Monday**  
**August 14, 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  
Chris Stanley  
Tom Simmons  
Randy Ward  
William Bittenbender, Alternate

MEMBERS ABSENT

Troy Price

STAFF PRESENT

Kirstie Dixon, Planning Manager  
Connie Marlowe, Admin. Asst.  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Charles F. Riggs  
Terry Pope, State Port Pilot

John Hankins  
Lewis Dozier

I. CALL TO ORDER.

The Chair called the meeting to order at 6:02 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 10-JUL-17 MEETING.

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

V. AGENDA AMENDMENTS.

Ms. Dixon added Upcoming Meeting under Other Business. Ms. Dixon introduced Roderick Hall to the Board. She stated that Mr. Hall will be working as a volunteer intern for the next month in the department. The Chair and other Board members welcomed Mr. Hall to the department.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-753 – Charles F. Riggs.

Request to rezone approximately 3.30 acres located on Long Beach Road SE (NC 133) near Southport from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 20500025.

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) to C-LD (Commercial Low Density) Tax Parcel 20500025.

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

Mr. Charles F. Riggs addressed the Board. Mr. Riggs said due to the road construction and the recent rezoning of properties in the immediate area, the current zoning is not appropriate for this site. Mr. Riggs felt that C-LD zoning is more appropriate for his property as it is compatible with surrounding zoning.

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. 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 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.

This rezoning is located in the Southport Fire District.

Water and sewer are not available at this particular time.

This rezoning has access off Long Beach Road SE (NC 133), which has no capacity deficiencies at this time. There are two (2) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- U-5932 is a conversion of NC 211 to an interchange. Construction has not been scheduled for this proposed.
- R-5021 is the widening of NC 211 to 4 lane divided highway from NC 87 to Midway Road SE (SR 1500). Construction is scheduled for 2018.

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 surrounding area has similar zoning.

THEREFORE, on the basis of all the foregoing, Mr. Bittenbender made a motion to recommend to the Board of Commissioners to approve Tax Parcel 20500025 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) and the motion was unanimously carried.

B. Rezoning Z-754 – Planning Staff.

Request to rezone approximately 0.04 acres located approximately 400 feet north of the intersection of Slippery Rock Way and Creek Ridge Lane near Carolina Shores from Undesignated to R-7500 (Medium Density Residential) for Tax Parcel 2260001115.

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 Undesignated to R-7500 (Medium Density Residential) for Tax Parcel 2260001115.

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

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. There is similar zoning nearby and the property is currently undesignated.

- 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?

Yes. The change from undersigned to the proposed zoning 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 area is currently 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 2260001115 from Undesignated to R-7500 (Medium Density Residential) and the motion was unanimously carried.

#### VIII. OTHER BUSINESS.

- New Rezoning Staff Report Template.

Ms. Dixon addressed the Board. She stated that staff is working to revamp different processes and the proposed mock staff report (attached) that was previously provided to the Board in their agenda packet is one of the changes. Ms. Dixon said one of the major changes of the new staff report includes a map of the area and photograph of the site and the buffer requirements were eliminated. She suggested that the Board review the document and provide feedback if additional information is needed or other information needs to be eliminated.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Z-752 will be considered at the Board of Commissioners' Monday 21-Aug-17 meeting. Ms. Dixon said the Cape Fear Regional Bicycle Plan was presented to the Board of Commissioners at their 17-Jul-17 meeting for their support of the Plan.

- Upcoming Meeting(s).

Ms. Dixon addressed the Board. She stated that there are 2 rezonings for consideration at the 11-Sep-17 Planning Board meeting. She stated that the Board of Commissioners will be reviewing the solar farm language at their 21-Aug-17 meeting and there may be potential changes to the solar farms criteria for approval.

#### IX. ADJOURNMENT.

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