

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
April 9, 2018

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
Troy Price
Tom Simmons
Randy Ward

MEMBERS ABSENT

None

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Senior Planner
Jennifer Dickinson, Planning Tech
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Terry Pope, State Port Pilot
Matthew Haley, Cape Fear Engineering
Dean Blackmon, Norris & Tunstall Engineering

John Hankins
William Bittenbender, Alternate Member
Jonathan McCain

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 12-MAR-18 MEETING.

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

V. AGENDA AMENDMENTS.

Ms. Dixon noted a change in the number of single-family lots requested for approval in PD-17 and she stated that the updated change has been provided to the Board.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Planned Development Conceptual Plan Approval – PD-17

Name: Cameron Woods Planned Development
Applicant: Real Star Communities
Tax Parcels: 22800009 and 2280000902
Location: Located on Old Georgetown Road SW (SR 1163)
Description: Proposed site plan revision to Cameron Woods (formerly Waterbrook Woods) Planned Development to add 2 single-family lots and 48 multi-family units for a total of 379 single-family lots and 92 multi-family units on a gross site of 238.55 acres creating an overall density of 1.97 units per acre.

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

Mr. Pages 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 will all regulations as specified in the Brunswick County Unified Development Ordinance.

Mr. Dunham asked staff if there is a berm proposed on the site? Mr. Pages said the proposed berm indicated by note (10' street buffer – proposed earth berm within street buffer) on the Plan along Old Georgetown Road SW (SR 1163).

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

Mr. Matthew Haley, Cape Fear Engineering, addressed the Board on behalf of the applicant. Mr. Haley made himself available for questions. Mr. Dunham asked Mr. Haley if this plan is doable with the proposed revisions? Mr. Haley said they intend to design and construct in accordance with the proposed Plan. He further stated that they revised the previously approved 2016 Plan due to wetlands on the site that have been delineated by the U.S. Army Corps of Engineers. Mr. Haley stated that they have relocated the amenity pond because it was not in an ideal location as previously presented and approved.

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

Mr. Simmons made a motion to approve Cameron Woods Planned Development with the noted conditions and the motion was unanimously carried.

B. Major Subdivision Plan Approval – SS-263

Name: Beckington Major Subdivision
Applicant: Norris and Tunstall Engineering
Tax Parcels: 02900087 and 02900089
Location: Located on Old Fayetteville Road NE (SR 1437)
Description: Beckington is a proposed major subdivision consisting of 53 single-family lots on a gross site of 16.64 acres creating an overall density of 3.18 units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). He identified the subject property and surrounding properties on a visual map.

Mr. Pages 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 major subdivision application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply will all regulations as specified in the Brunswick County Unified Development Ordinance; and
- Indicate a 10 foot wide easement within the street buffer adjacent to Old Fayetteville Road NE (SR 1437) for a future greenway.

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

Mr. Dean Blackmon, Norris & Tunstall Engineering, addressed the Board on behalf of the applicant. Mr. Blackmon made himself available for any questions.

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

Ms. Easley made a motion to approve Beckington Major Subdivision with the noted conditions and the motion was unanimously carried.

C. Major Subdivision Plan Approval – SS-264

Name: Colbert Place Major Subdivision
Applicant: Norris and Tunstall Engineering
Tax Parcel: 02900046
Location: Located on Lanvale Road NE (SR 1438)
Description: Colbert Place is a proposed major subdivision consisting of 45 single-family lots on a gross site of 13.83 acres creating an overall density of 3.23 units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). He identified the subject property and surrounding properties on a visual map.

Mr. Pages 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 major subdivision application and kept on file by the Brunswick County Planning Department; and
- That the development of the parcel(s) shall comply will all regulations as specified in the Brunswick County Unified Development Ordinance;

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

Mr. Dean Blackmon, Norris & Tunstall Engineering, addressed the Board on behalf of the applicant. Mr. Blackmon made himself available for any questions.

Mr. Jonathan McCain (owner of Tax Parcel 029IA006) addressed the Board. Mr. McCain asked staff if a fence or buffer will be required and if the project will connect to Dale Street NE (SR 1466)? Mr. Pages said the proposed project will not connect to Dale Street NE (SR 1466). Mr. Pages said no buffer will be required because there is like zoning adjacent to the subject property. He further stated that is an existing 20' drainage easement on the subject property that will remain.

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

Mr. Leary made a motion to approve Colbert Place Major Subdivision with the noted conditions and the motion was unanimously carried.

D. Major Subdivision Plan Approval – SS-265

Name: Dabney Park Major Subdivision
Applicant: Norris and Tunstall Engineering
Tax Parcel: 03700056
Location: Located on Old Fayetteville Road NE (SR 1437)
Description: Dabney Park is a proposed major subdivision consisting of 69 single-family lots on a gross site of 16.83 acres creating an overall density of 4.1 units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). He identified the subject property and surrounding properties on a visual map.

Mr. Pages 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 major subdivision application and kept on file by the Brunswick County Planning Department; and
- That the development of the parcel(s) shall comply will all regulations as specified in the Brunswick County Unified Development Ordinance;

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

Mr. Dean Blackmon, Norris & Tunstall Engineering, addressed the Board on behalf of the applicant. Mr. Blackmon made himself available for any questions.

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

Mr. Ward made a motion to approve Dabney Park Major Subdivision with the noted conditions and the motion was unanimously carried.

E. Proposed Revisions to the Emergency Management Standards in the Brunswick County Unified Development Ordinance.

Ms. Dixon addressed the Board. She stated that the proposed text amendment (attached) addresses the Emergency Management Standards and is a housekeeping matter to ensure fire codes are met based on the current North Carolina State Fire Prevention Code and the Brunswick County Fire Prevention Code.

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

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

Ms. Easley made a motion to recommend to the Board of Commissioners to approve the proposed revisions to the Emergency Management Standards and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Setback Certification Update

Ms. Dixon addressed the Board. Ms. Dixon said there was a meeting with pertinent departments regarding setback certifications and the County has decided that a survey is necessary for new residential construction to ensure residential structures are complying with minimum setbacks. She stated that members of the Board of Adjustment also agreed that a survey should be required for new residential construction. Ms. Dixon said staff will be drafting a text amendment that will be presented to the Planning Board at the May 2018 meeting for consideration on this matter.

- Administrative Adjustments Report

Ms. Dixon addressed the Board. She stated that the Brunswick County Unified Development Ordinance allows for the Planning Director to approve a 10% administrative adjustment for setbacks, fence height, etc. She stated that 8 administrative adjustments were issued in 2017 and she provided the Board with an annual report (attached) regarding the administrative adjustments.

- 2017 U.S. Census Population Estimates

Ms. Dixon addressed the Board. She provided the Board with an update of the 2017 U.S. Census Population Estimates (attached).

- New Hire

Ms. Dixon addressed the Board. She stated that Ms. Jennifer Dickinson is the new Planning Tech and the Board welcomed Ms. Dickinson to the department.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Case Z-759 was approved by the Board of Commissioners at their 19-Mar-18 meeting as well as revisions to Solar Farms and Temporary Use Permits for Large Events with 1,000 Guests or More.

IX. ADJOURNMENT.

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