

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
August 13, 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
Tom Simmons
William Bittenbender

MEMBERS ABSENT

Troy Price
Ron Medlin

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Senior Planner
Brandon Hackney, Project Planner
Helen Bunch, Zoning Administrator
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Terry Pope, State Port Pilot
Lewis Dozier
Steve Niemeyer

John Hankins
Frank Braxton
Charles Stevens

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 and Mr. Ron Medlin were absent.

IV. CONSIDERATION OF MINUTES OF THE 09-JUL-18 MEETING.

Mr. Leary 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. Planned Development Plan Approval – PD-18

Name: Ocean Lakes Planned Development
Applicant: CGS Land Holdings
Tax Parcel: 22800012, 2280000101, and 21200035
Location: Ocean Isle Beach Road SW (SR 1184) and Old Georgetown Road SW (SR1163)
Description: Ocean Lakes is a proposed planned development consisting of 421 single-family lots, 58 townhomes and 13.53 acres of commercial on a gross site of 220 acres creating an overall density of 2.18 dwelling units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages identified the proposed area on a visual map. He further stated that the applicant is proposing 30' wide lots, which is allowed in a planned development. However, some of the lots will likely be combined to accommodate larger homes.

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 with all regulations as specified in the Brunswick County Unified Development Ordinance.

Mr. Dunham asked staff the minimum setback requirements for the proposed residential lots? Mr. Pages said the minimum lot setbacks are 25' front yard, 10' rear yard, 5' side yard and 10' corner side yard.

Mr. Bittenbender made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Frank Braxton, Coastal Land Design, addressed the Board. Mr. Braxton stated that this is a unique site because there are a vast amount of wetlands (103.5 acres) on this site and the

proposed project was designed to have a minimum impact on the wetlands. He stated that they are proposing a minimum of 30' wide lots to accommodate cottage style homes that are 2 story, 20' wide and approximately 1,600 square feet in size. Mr. Braxton provided photos (attached) of such homes. He stated that parking will be located underneath the home as well as 2 parking spaces in front of the home.

Mr. Dunham asked how duplexes will be accommodated on a 30' wide lot? Mr. Braxton said they will likely combine 2 lots to accommodate a duplex. He further stated that there will be a blend of single family and duplex dwellings in the proposed development. Mr. Braxton reiterated that both public water and sewer are available to this project. Mr. Dunham asked Mr. Braxton how visitor's parking will be addressed? Mr. Braxton said there will be 2 parking spaces per dwelling unit. Mr. Steve Niemeyer addressed the Board. Mr. Niemeyer said they will have a parking area at the clubhouse to accommodate visitor parking. He further stated that they anticipate golf cart commuting within the development.

Mr. Bittenbender asked about the proposed area on the southwest corner of the project? Mr. Braxton said that area is for commercial use, but he is uncertain of the specifics. Mr. Dunham asked where golf carts will be stored on the property? Mr. Braxton said there is adequate parking area underneath the proposed dwellings as well as the rear of the home that is proposed for a laundry room.

Mr. Charles Stevens, adjoining property owner in Lakewood Estates, addressed the Board. Mr. Stevens was in favor of the proposed development and he felt it will be good for the community.

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

Mr. Bittenbender made a motion to approve Ocean Lakes Planned Development with the noted conditions and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- 2018 UDO Refinements Presentation

Ms. Dixon addressed the Board. She provided an overview of when the proposed UDO Refinements (attached) will be presented to the Planning Board for Public Hearing and recommended to the Board of Commissioners for Public Hearing and approval in early 2019. She proceeded to discuss the proposed UDO Refinements.

Mr. Pages addressed the removal of electric utilities certificate reference in Section 3.4.14.A.3 because the electric certificate has been added to the final plat requirement. Mr. Dunham clarified that electricity has to be available to the property before the lot is platted and Mr. Pages concurred. Mr. Pages further stated that public water and sewer have to be installed and inspected by Brunswick County, but private utilities have to be inspected and signed off by the developer's project engineer. Mr. Batton interjected that this requirement is currently in the Unified Development (UDO), but it is being referenced in other areas of the UDO.

Mr. Hackney discussed removing the opaque wall 6' in height requirement in the CI Zoning District adjacent to a residential or C-LD zoning district because the current buffer requirements in Section 6.3 addresses screening between zoning districts. Mr. Dunham asked for an example

of such. Mr. Hackney explained the buffer depth requirements for plantings, fences and walls and how the depth requirements decrease if fences and walls are installed. Ms. Dixon proceeded to provide a situation where a school was required to install a masonry wall the length of the property adjacent to residentially-zoned property as a result of this requirement, but they provided an alternative to increase the buffer width that achieved the same goal.

Ms. Bunch discussed making special event venues a separate use in the Use Table. Ms. Easley asked if special event venues are only allowed in commercial districts? Ms. Bunch said such uses are allowed with special use permit approvals in the residential zoning districts. Ms. Bunch further discussed adding a reference for vehicle stacking requirements in Section 6.10.3. (Fences). Mr. Dunham asked if this requirement is for private roads off a State-maintained road? Ms. Bunch replied, yes. She further stated that vehicle stacking is currently required, but staff feels it should be referenced in the fencing section for clarification purposes.

Ms. Dixon discussed the farm related requirements passed in Senate Bill 615 that removes Item (E) Farm Identification Number in the bona fide farm definition. Ms. Easley asked if current bona fide farms can continue operating with a Farm Identification Number? Mr. Dunham asked the current requirements for a bona fide farm if the Farm Identification Number is not allowed? Ms. Dixon said there are other requirements such as a copy of the property tax listing showing that the property is participating in the farm present-use-value taxation program established by N.C.G.S. 105-277.2 through 105.277.7; or a copy of the farm owner's or operator's Schedule F from the owner's or operator's federal income tax return or a farm sales tax exemption certificate issued by the Department of Revenue or a forest management plan. Mr. Batton interjected that a continuation of an existing farming activity would be grandfathered if a Farm Identification Number was accepted for the bona fide farm. Ms. Dixon added that most farms in the County are participating in the Voluntary Agricultural District Program, which qualifies them as a bona fide farm.

Ms. Dixon said staff will create a list of proposed the revisions for Board and bring this matter back for a Public Hearing, potentially, at the 12-Nov-18 meeting for consideration.

- Next month meeting

Ms. Dixon addressed the Board. She stated that there are 7 cases (2 conditional rezonings, 2 planned developments and 3 traditional rezonings) for consideration at the 10-Sep-18 meeting. Ms. Dixon asked if the Board would prefer having 1 meeting or 2 meetings? Mr. Dunham suggested the conditional rezonings be considered in a separate meeting or moved to 08-Oct-18 meeting. After some discussion regarding the Board having 2 meetings or consider all items at the 10-Sep-18 meeting, the Board agreed to consider all the items on Monday 10-Sep-18.

IX. ADJOURNMENT.

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