

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

**6:00 P.M. Tuesday**  
**February 11, 2019**

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

MEMBERS PRESENT

Joy Easley, Vice Chair  
Richard Leary  
Ron Medlin  
William Bittenbender

MEMBERS ABSENT

Eric Dunham, Chair  
Alvin Nobles  
Troy Price  
Tom Simmons

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

Thomas Scheetz  
John Hankins

Lewis Dozier

I. CALL TO ORDER.

The Vice Chair called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Ms. Easley said a prayer. The Vice Chair asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

Mr. Alvin Nobles, Mr. Tom Simmons, Mr. Eric Dunham, and Mr. Troy Price were absent.

IV. CONSIDERATION OF MINUTES OF THE 14-JAN-18 MEETING.

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

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Major Subdivision Plan Approval – SS-269

Name: Sachi Major Subdivision  
Applicant: J. Phillip Norris  
Tax Parcel: 2050003701  
Location: Located on Abbington Oaks Way SE  
Description: Sachi is a proposed major subdivision consisting of 18 single family lots on a gross site of 4.79 acres creating an overall density of 3.76 units per acre.

Mr. Marc Pages addressed the Board. He 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 major subdivision application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance (UDO); and
- That a road maintenance agreement be recorded with the owners of Abbington Oaks apartments.

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

Mr. Thomas Scheetz, representing Norris and Tunstall Engineering, addressed the Board on behalf of the owner. Mr. Scheetz said this is a low density project with curb and gutter. He stated that there will be a 0.8 opaque buffer with a 6' fence the site as well as a nature trail. Mr. Scheetz said additional stormwater measures will be installed to address any future development on the lot beyond what is proposed.

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

Mr. Leary made a motion to approve Sachi Major Subdivision 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 the Board of Commissioners approved 3 rezonings (Z-766, Z-773 and Z-774) at their Tuesday 22-Jan-19 Regular meeting. Ms. Dixon concluded that there are 2 rezonings (Z-770CZ and Z-777) for consideration at the Board of Commissioners' Monday 18-Feb-19 meeting.

- North Carolina School of Government Training Video

Ms. Dixon addressed the Board. She provided an audio training from the NC School of Government regarding spot zoning.

#### IX. ADJOURNMENT.

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