

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

**6:00 P.M. Monday**  
**September 9, 2019**

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

MEMBERS PRESENT

Joy Easley, Vice Chair  
William Bittenbender  
Ron Medlin  
Alvin Nobles  
Tom Simmons

MEMBERS ABSENT

Eric Dunham, Chair  
Richard Leary

STAFF PRESENT

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

OTHERS PRESENT

Scott Stewart  
Thomas Scheetz, Norris & Tunstall Consulting Eng.  
John Hankins

Lewis Dozier

I. CALL TO ORDER.

Ms. Easley called the meeting to order at 6:05 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Eric Dunham and Mr. Richard Leary were absent.

IV. CONSIDERATION OF MINUTES OF THE 12-AUG-19 MEETING.

Mr. Bittenbender made a motion to approve the 12-Aug-19 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. Rezoning Z-783 – Scott Stewart

Request rezoning of approximately 85.18 acres located off Maco Road NE (NC Hwy 87) across from Oakview Drive NE from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 05700065, 05700067 and 0460001007.

Land Use Plan Map Amendment LUM – 783:

Request to amend Tax Parcels 05700065, 05700067 and 0460001007 located off Maco Road NE (NC Hwy 87) across from Oakview Drive NE from LDR (Low Density Residential) to Commercial.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages identified the subject property and surrounding properties on a visual map. Mr. Pages provided the Board with an email (attached) received from Ms. Teena Brown (owner of 7296 Leigh Court) opposing the zoning change.

Mr. Pages said staff recommends approval from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Plan Map to Commercial for Tax Parcels 05700065, 05700067 and 0460001007.

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

Mr. Kevin Barnett, owner of 7293 Leigh Court NE, addressed the Board. Mr. Barnett asked if road impacts would be minimal if the rezoning is approved? Mr. Pages said the North Carolina Department of Transportation (NCDOT) has not designated any road capacity deficiencies in this area. Mr. Barnett said traffic has increased in the area since 1993, when he moved to the area. He stated that he is not opposed to the proposed zoning change, but he was concerned with his

taxes being increased. Mr. Pages said this Board does not get involved in tax evaluations. He further stated that Mr. Barnett's property is not considered for rezoning. Mr. Barnett asked if ingress and egress has been determined for the subject properties? Mr. Pages said the applicant will have to consult with and receive a driveway permit from NCDOT prior to developing the property.

Mr. Scott Stewart addressed the Board. Mr. Stewart stated that the proposed development will generate more traffic, but he has met with NCDOT to ensure traffic concerns are addressed upfront. He further stated that he intends to develop the property, while preserving the natural environment to the fullest extent possible.

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

Mr. Bittenbender made a motion to recommend to the Board of Commissioners to approve Tax Parcels 05700065, 05700067 and 0460001007 to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcels 05700065, 05700067 and 0460001007 and the motion was unanimously carried.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for REZONING be recommended to the Board of Commissioners for

**APPROVAL – The proposed zoning amendment is APPROVED**

- The Planning Board finds that the proposed zoning amendment is not consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning amendment is not consistent with the Comprehensive Plan (CAMA Land Use Plan) as it is currently classified as LDR (Low Density Residential). However, a CAMA Land Use Plan Map amendment has been requested for a change to Commercial.

- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community:

The proposed zoning amendment will be an enhancement to the community and Brunswick County strongly supports commercial nodes and commercial development at intersections of major roads as outlined in Policy 16 and Policy 17 of the CAMA Land Use Plan.

- The Planning Board further finds that the proposed zoning amendment is reasonable and in the public interest for the following reasons:

There was 1 person (Teena Brown) in opposition via an email (see attached), but no supporting reason was given for the opposition. Mr. Barnett expressed concerns with additional traffic that will generated by any potential development, but he was not in opposition to the zoning change.

B. Rezoning Z-784 – Brunswick County Planning Department

Request rezoning of approximately 0.3 acres located south of the intersection of Sunset Harbor Road SE (SR 1112) and Swain Street SE (SR 1230) from Undesignated, R-6000 (High Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 233EF00101 and 233EF003.

Mr. Pages addressed the Board. He read the Staff Report (attached). He stated that a withdrawal of street from dedication (attached) was recorded in January 2010, which abandoned the right-of-way and resulted in the undesignated zoning area. Mr. Pages further stated that staff contacted the current property owner (Philip Boling) and he has no objections to the property being zoned to C-LD (Commercial Low Density). Mr. Pages said Mr. Boling also asked that the adjacent split-zoned Tax Parcel 233EF003 be included in the zoning change to C-LD in its entirety. He identified the subject property and surrounding properties on a visual map.

Mr. Pages said staff recommends approval from Undesignated, R-6000 (High Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 233EF00101 and 233EF003.

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

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

Mr. Simmons made a motion to recommend to the Board of Commissioners to approve Tax Parcels 233EF00101 and 233EF003 to C-LD (Commercial Low Density) and the motion was unanimously carried.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for REZONING be recommended to the Board of Commissioners for

**APPROVAL – The proposed zoning amendment is APPROVED**

- The Planning Board finds that the proposed zoning amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning amendment is consistent with the Comprehensive Plan (CAMA Land Use Plan) and there is similar zoning nearby.

- The Planning Board further finds that the proposed zoning amendment is reasonable and in the public's interest for the following reasons:

The proposed zoning amendment will zone an undesignated area and Brunswick County strongly supports commercial nodes as outlined in Policy 16 of the CAMA Land Use Plan.

C. Major Subdivision Expansion – SS-272

Name: Sachi Major Subdivision Expansion  
Applicant: J. Phillip Norris  
Tax Parcel: 2050003701  
Location: Off Southport-Supply Road SE (NC 211) behind Abbington Oaks Apartments  
Description: Sachi Major Subdivision was originally approved in February 2019 with 18 single family lots. This expansion proposes 47 additional lots for a total of 65 single family lots on a gross site of 13.95 acres creating an overall density of 4.66 units per acre.

Mr. 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; and
- That a road maintenance agreement be recorded with the owners of Abbington Oaks Apartments.

Mr. Bittenbender asked Mr. Pages if NCDOT is requiring a Traffic Impact Analysis (TIA) be submitted for review and approval? Mr. Pages said NCDOT did not indicate that a TIA will be required, but NCDOT indicated that a right and left turn lane will be required as part of the driveway permit approval.

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

Mr. Thomas Scheetz, representative for Norris & Tunstall Consulting Engineers, addressed the Board on behalf of the applicant. Mr. Scheetz made himself available for questions. Ms. Easley asked Mr. Scheetz if they have designed the turn lanes for NCDOT's approval? Mr. Scheetz said they will hire someone else to design the turn lanes for NCDOT's review and approval.

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

Mr. Simmons asked if the Board can require that a turn lane(s) be installed? Mr. Pages said NCDOT will have to require any road improvements necessary for the area.

Mr. Medlin made a motion to approve Sachi Major Subdivision Expansion 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 Brunswick County Agricultural Development Plan and the UDO Refinements were approved at the Board of Commissioners Monday 19-Aug-19 meeting.

- Planning Projects Update

Ms. Dixon addressed the Board. She provided the Board with an update of the Planning Department's key projects and initiatives (attached) for this fiscal year.

- Appointment of Planning Board Representative to the Holden Beach Causeway Study Committee

Ms. Dixon addressed the Board. She stated that a Board member is requested to serve on the Holden Beach Causeway Study Committee (Committee). Mr. Bittenbender nominated Mr. Dunham to serve on the Committee on behalf of the Board and the Board unanimously agreed.

IX. ADJOURNMENT.

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