

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
June 8, 2020

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
William Bittenbender
Tom Simmons
Brett Riggs, Alternate

MEMBERS ABSENT

None

STAFF PRESENT

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

OTHERS PRESENT

Michael House
James Ellis Bryant
John Hankins

Ruby Thomas
Margaret Singletary
Howard Resnik

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:01 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 09-MAR-20 MEETING.

Mr. Medlin noted a correction on page 2 that should reflect Mr. Richard Leary as being absent rather than Mr. Ron Medlin. Mr. Leary made a motion to approve the 09-Mar-20 minutes with the noted correction and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-789 – (Ruby Thomas, Efrid Johnson, Willie Graham, and James Bryant).

Request rezoning of approximately 47.14 acres located near the intersection of Randolphville Road NE (SR 1402) and Johnsonville Road NE (SR 1493) from R-7500 (Medium Density Residential) to R-6000 (High Density Residential) for Tax Parcels 13900018, 1390001801, 1390008602, 1390008608, 1390009302, 1390009305, 1390009501, 1390009503, 1390009504, 1390009505, 1390009506, 1390009507, 1390009508, 1390009509, 1390009510, 13900096, 1390009601, and 13900097.

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

Mr. Pages said staff recommends approval from R-7500 (Medium Density Residential) to R-6000 (High Density Residential) for Tax Parcels 13900018, 1390001801, 1390008602, 1390008608, 1390009302, 1390009305, 1390009501, 1390009503, 1390009504, 1390009505, 1390009506, 1390009507, 1390009508, 1390009509, 1390009510, 13900096, 1390009601, and 13900097.

Mr. Dunham asked staff about the non-conformities in the area that were mentioned in the Staff Report? Mr. Pages said there are existing single-wide mobile homes in the area that are not permitted in the current zoning district, but they are permitted in the proposed zoning change.

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

Ms. Ruby Lee Thomas addressed the Board. Ms. Thomas said she wants to put a single-wide mobile home on her property, but the current zoning designation does not allow for such. She

stated that she is currently homeless and she can only afford a single-wide mobile home on her fixed income.

Mr. James Ellis Bryant addressed the Board. Mr. Bryant expressed concern with the zoning sign placed in the vicinity. Mr. Pages provided a visual map showing the properties that are proposed to be rezoned to R-6000. He proceeded to explain the difference in the current zoning designation and the proposed zoning designation, in that, single-wide mobile homes are allowed in the R-6000 zoning district.

Ms. Margaret Singletary addressed the Board. Ms. Singletary said there is family-owned property in the immediate area and she is in favor of the proposed zoning change.

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

Mr. Bittenbender made a motion to approve Tax Parcels 13900018, 1390001801, 1390008602, 1390008608, 1390009302, 1390009305, 1390009501, 1390009503, 1390009504, 1390009505, 1390009506, 1390009507, 1390009508, 1390009509, 1390009510, 13900096, 1390009601, and 13900097 to R-6000 (High Density Residential) and the motion was unanimously carried.

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

The property is currently classified as MDR (Medium Density Residential) and the proposed zoning change is consistent with the land classification.

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

There are family-owned properties in the area that have non-conforming uses that will become conforming with the proposed zoning change.

The Chairman stated that any person with standing may appeal their decision by providing written notice to the County Manager within 15 days of the Planning Board's decision. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

B. Planned Development – PD-29

Name: Sunset Commons
Applicant: Michael House
Tax Parcels: 2270002308

Description: Sunset Commons is a proposed Planned Development consisting of 48 single family lots on a gross site of 22.35 acres creating an overall density of 2.15 dwelling units per acre.

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 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 clarified that there are 2 homes per unit and each unit has a double driveway and Mr. Pages replied, yes.

Mr. Bittenbender asked staff about floodplain areas on the subject property and the potential for mitigation of the wetlands. Mr. Pages said the wetlands have been delineated on the site and there is no development proposed in the wetlands. Mr. Michael House interjected that all uplands are in a Flood Zone X.

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

Mr. Michael House addressed the Board. Mr. House stated that Chatham Glenn is a single-family residence planned development to the south of the subject property and the proposed development will bridge the gap between single-family and commercial development.

Mr. Dunham asked about the cross-hatched area on the map and Mr. House said that area is proposed open space. He reiterated that the floodplains are contained within the wetlands on the site.

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

Ms. Easley made a motion to approve Sunset Commons Planned Development with the noted conditions and the motion was unanimously carried.

C. Major Subdivision – SS-274

Name: Meridian Forest
Applicant: CSD Engineering
Tax Parcel: 1850002102
Location: Southport-Supply Road SE (NC 211)
Description: Meridian Forest Major Subdivision was approved in December 2017 with 66 single family lots. This expansion proposes to add 18 lots for a total of 84 single family lots on a gross site of 45.31 acres creating an overall density of 1.85 units per acre.

Ms. Skaggs addressed the Board. She read the Staff Report (attached). Ms. Skaggs identified the subject property and surrounding properties on a visual map.

Ms. Skaggs said staff recommend 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;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance; and
- That a road maintenance agreement be recorded with Paramount PUD and Avalon PUD.

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

Mr. Howard Resnik, CSD Engineering, addressed the Board. Mr. Resnick said his company inherited this project from another engineering firm and the owner decided to go in a different direction. He stated that they have refined the proposed project to consolidate lots and create an overall better product.

Mr. Simmons asked about the elimination of the throughway off Southport-Supply Road SE (NC 211) for the lots on the southern portion of the project. Mr. Resnik said the southern lots are accessed through Paramount PUD and/or Avalon PUD. Mr. Dunham asked Mr. Resnik why there is no road maintenance agreement off Pleasant Hollow Court? Mr. Resnik said staff is requiring a road maintenance agreement be recorded with Paramount PUD and Avalon PUD. Ms. Easley clarified that Pleasant Holly Court is another accessway to Paramount PUD from Southport-Supply Road SE (NC211) and Mr. Resnik concurred.

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 Meridian Forest Major Subdivision and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Rezoning Case 787CZ from the 09-Mar-20 Planning Board meeting was not appealed to the County Manager in the allotted time (15 days from the Planning Board's decision) so the Planning Board's decision stands.

IX. ADJOURNMENT.

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