

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
August 10, 2020

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

MEMBERS PRESENT

Eric Dunham, Chair
Richard Leary
William Bittenbender
William Clark
Brett Riggs, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair
Ron Medlin

STAFF PRESENT

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

OTHERS PRESENT

Michael Fulwood
Brad Sedgwick

Allen Thomas Wrenn, Jr.

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.

Ms. Joy Easley and Mr. Ron Medline were absent.

IV. AGENDA AMENDMENTS.

Ms. Dixon addressed the Board. She stated that staff received a request to postpone the text amendments related to model home and real estate sales office up to 60 days and staff concurs. The Board accepted staff's request to postpone the text amendment regarding model homes and real estate sales office up to 60 days.

V. PUBLIC COMMENT.

There were none.

VI. PUBLIC HEARINGS.

A. Rezoning Z-790 – (Michael J. Fulwood).

Request rezoning of approximately 5.27 acres located at 6849 Sweet Gum Road NW from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2120002411.

Land Use Plan Map Amendment LUM – 790:

Request to amend Tax Parcel 2120002411 located at 6849 Sweet Gum Road NW from LDR (Low Density Residential) to Commercial for Tax Parcel 2120002411 located at 6849 Sweet Gum Road NW.

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 C-LD (Commercial Low Density) for Tax Parcel 2120002411 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcel 2120002411.

Mr. Dunham said the properties in this area appears to be split-zoned and Mr. Pages concurred. Mr. Dunham asked about the potential of the property between Sweet Gum Road NW and Ocean Hwy W (US 17) being rezoned to C-LD? Mr. Pages said there was no interest from the property owner(s) to include that area(s) in the zoning change.

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

Mr. Michael J. Fulwood addressed the Board. Mr. Fulwood stated that the zoning change will enhance his current business. He further stated that he is a partial owner of Tax Parcel 21200024, which is in the area Mr. Dunham suggested should be consider for a zoning change.

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 Tax Parcel 2120002411 to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial and the motion was unanimously carried.

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

- 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 property is currently classified as LDR (Low Density Residential). However, a CAMA Land Use Plan Map amendment has been requested to Commercial.

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

No changes have been considered to amend the CAMA Land Use Plan.

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

There is similar zoning in the immediate area.

The Chairman stated that any person with standing may appeal the decision of the Planning Board. 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. Rezoning Z-792 – (Allen Thomas Wrenn, Jr.).

Request rezoning of approximately 0.63 acres located at 4662 Peoples Way SW from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 244EB007.

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 NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 244EB007.

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

Mr. Allen Thomas Wrenn, Jr. addressed the Board. Mr. Wrenn stated that he intends to subdivide the property into 2 lots for residential purposes.

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 Tax Parcel 244EB007 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 HDR (High Density Residential).

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

There is similar zoning to the north, east and west of the subject property.

The Chairman stated that any person with standing may appeal the decision of the Planning Board. 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.

C. Rezoning Z-793 – (JBS Consulting, PA %Brad Sedgwick, PE).

Request rezoning of approximately 8.25 acres located at 8470 River Road SE from C-LD (Commercial Low Density) to I-G (Industrial General) for Tax Parcel 22100011.

Land Use Plan Map Amendment LUM – 793:

Request to amend Tax Parcel 22100011 located at 8470 River Road SE from HDR (High Density Residential) to Industrial.

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 C-LD (Commercial Low Density) to I-G (Industrial General) for Tax Parcel 22100011 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Industrial for Tax Parcel 22100011.

Mr. Bittenbender asked staff if sewer is available? Mr. Pages said sewer is nearby.

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

Mr. Brad Sedgwick, JBS Consulting, addressed the Board on behalf of the property owner. Mr. Sedgwick stated that the applicant wants to get the zoning designation consistent with the

applicant's (Duke Energy Progress Inc) adjoining property to accommodate a warehouse that will be placed on the subject property.

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

Mr. Leary made a motion to approve Tax Parcel 22100011 to I-G (Industrial General) (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Industrial and the motion was unanimously carried.

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

- 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 property is currently classified as HDR (High Density Residential). However, a CAMA Land Use Plan Map amendment has been requested to Industrial.

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

There were no objections to the zoning change.

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

There is similar zoning nearby.

The Chairman stated that any person with standing may appeal the decision of the Planning Board. 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.

VII. ADJOURNMENT.

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