

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
December 14, 2020

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

MEMBERS PRESENT

Eric Dunham, Chair
Richard Leary
Ron Medlin
William Clark
William Bittenbender
Eileen Shake
Brett Riggs, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair

STAFF PRESENT

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

OTHERS PRESENT

John Hankins
Theodore Doucet
Dan Weeks

Bryant Spencer
Landis Stanley
Bryan Clay Stanley

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 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 was absent.

IV. CONSIDERATION OF MINUTES OF THE 09-NOV-20 MEETING.

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

V. AGENDA AMENDMENTS.

Mr. Pages addressed the Board. He stated that Zoning Case Z-804 has been postponed until further notice due to a conflict in property ownership(s).

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARING.

A. Planned Development – PD-38

Name:	Saucepan Creek Planned Development
Applicant:	H&H Constructors of Fayetteville, LLC
Tax Parcels:	2290007704
Location:	1501 Bricklanding Road SW (SR 1143)
Description:	Saucepan Creek is a proposed planned development consisting of 162 single-family lots and 134 townhome units on a gross site of 75.9 acres creating an overall density of 3.9 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. Bittenbender made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Dan Weeks addressed the Board on behalf of the applicant. Mr. Weeks said the property is currently vegetated and the existing conditions (e.g. wetlands) will dictate the land planning. He

further stated that they intend to provide integrated open space for a walkable community that will complement the existing wetlands on the site. Mr. Weeks said the townhomes will be clustered within the community and consists of a triplex, quadraplex and a maximum six plex unit(s). Mr. Weeks concluded that 1 of the 3 access points (Hen Cove Avenue SW) will be utilized as an EMS and emergency access only.

Mr. Landis Stanley, owner of Tax Parcels 2290007716 and 2290007710, addressed the Board. Mr. Stanley asked if there will be a barrier (e.g., fence or berm) between the proposed development and adjacent properties in addition to the proposed 30' periphery buffer? Mr. Weeks said they are only proposing a 30' buffer, but there are existing wetlands near Mr. Stanley's property that will prevent development of a structure. Mr. Pages interjected that Log Landing Road SW will be paved, but it will not be moved or altered. Mr. Stanley said he owns Log Landing Road SW. Mr. Pages said Log Landing Road SW is an access point for the proposed development. Mr. Stanley was concerned about a pond on the proposed project draining on his property and an existing pipe in the area that may not be sufficient to accommodate the additional flow of water generated by the proposed project. Mr. Pages said the applicant will have to receive State and County Stormwater permit(s) prior to the developing the site.

Mr. Bryan Clay Stanley, 2820 Hen Cove Avenue SW, addressed the Board. Mr. Stanley said Hen Cove Avenue SW is a one lane road. Mr. Weeks said they will work with EMS and Fire as well as the Hen Cove community to potentially put in a siren-activated gate for the proposed development's access point through Hen Cove Avenue SW. Mr. Stanley asked how stormwater runoff will be managed and Mr. Weeks said they will adhere to the State and County Stormwater minimum requirements.

Mr. Weeks re-addressed the Board. He stated that they will work with Mr. Landis Stanley to reconfigure Log Landing Road SW to accommodate landscape islands and potentially expand the road, while ensuring that the existing wetlands are not compromised. Mr. Weeks said they can explore the possibility of erecting a fence on the back side of Mr. Landis Stanley's property for additional privacy from the proposed project.

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

Ms. Shake made a motion to approve PD-38 (Saucepan Creek Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Rezoning Z-803 – Theodore Doucet.

Request rezoning of approximately 2.46 acres located at the intersection of Cedar Grove Road SW (SR 1125) and Mt. Pisgah Road SW (SR 1130) from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 1990012402.

LAND USE PLAN MAP AMENDMENT LUM-803:

Request to amend Tax Parcel 1990012402 located at the intersection of Cedar Grove Road SW (SR 1125) and Mt. Pisgah Road SW (SR 1130) from LDR (Low Density Residential) to Commercial.

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 C-LD (Commercial Low Density) for Tax Parcel 1990012402 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcel 1990012402.

Mr. Dunham asked staff if the planned development (Empire Place) in the immediate area is currently active and Mr. Pages replied, yes. However, if no activity occurs within the next year or an extension is not requested, that project will expire and will have to be re-submitted to the Planning Board for approval.

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

Mr. Theodore Doucet addressed the Board. Mr. Doucet felt that this is a major intersection (Cedar Grove Road SW (SR 1125) and Mt. Pisgah Road SW (SR 1130) as these roads provide access to a beach and a major corridor (US 17). He further stated that the proposed zoning change supports the future development in this area.

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

Mr. Leary made a motion to approve Tax Parcel 1990012402 from NC (Neighborhood Commercial) 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 designated as LDR (Low Density Residential). However, a CAMA Land Use Plan 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:

There was no opposition from the public and there is commercial zoning across the street.

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

The property is located at an intersection and there was no opposition from the public.

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-805 – Robert A. Cohen.

Request rezoning of approximately 20.09 acres located at 975 Holden Beach Road SW (NC 130) from R-6000 (High Density Residential) and NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcels 1990000501, 19900006 and 1990000701.

Request to amend Tax Parcels 1990000501, 19900006 and 1990000701 located at 975 Holden Beach Road SW (NC 130) from Commercial, LDR (Low Density Residential) and MDR (Medium Density Residential) to Commercial.

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-6000 (High Density Residential) and NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcels 1990000501, 19900006 and 1990000701 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcels 1990000501, 19900006 and 1990000701.

Mr. Dunham asked if there is access to the larger portion of Tax Parcel 19900006? Mr. Pages said the applicant will have to obtain access to that portion of Tax Parcel 19900006, which will likely include a wetlands crossing.

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

Mr. Dunham said staff received notification from the applicant that he would not be attending the meeting due to an illness. Mr. Dunham asked if there was anyone present to speak on this matter and there was 1 person that wanted to speak. Mr. Dunham made a motion to table this matter until the applicant is present and the motion was unanimously carried. Mr. Dunham told the interested citizen that he will be notified of the date and time of the next available meeting for this item to be considered by the Board.

VIII. OTHER BUSINESS.

- Presentation on Blueprint Brunswick Project.

Ms. Dixon addressed the Board. She discussed a PowerPoint presentation (attached) on the joint Blueprint Brunswick Project and Parks & Recreation Park Plan. Ms. Dixon provided the Board members with a hard copy of the survey as well as a card with a scan bar that provides direct access to the online version of the survey. She encouraged the Board members to complete the survey and share the information with family and friends to complete the online survey.

- Planning Board Cases Update

Ms. Dixon addressed the Board. He stated that Zoning Case Z-800 was denied at the Planning Board's 09-Nov-20 meeting and the applicant filed an appeal (attached) on 16-Nov-20 to the

County Manager so this matter will be heard at the Board of Commissioners' 19-Jan-21 meeting for consideration. She further stated that Z-801 was approved at the Planning Board's 09-Nov-20 meeting and no rezoning appeals were received so the Planning Board's decision stands for that particular zoning change.

IX. ADJOURNMENT.

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