

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
February 8, 2021

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
Brett Riggs, Alternate
William Bittenbender
Christopher Wood

MEMBERS ABSENT

Eileene Shake
Ron Medlin

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Brandon Hackney, Project Planner
Jennifer Skaggs, Planning Tech.
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Joseph Bland
Ann Kisch
MaryK McGinley
Gae Hunt

Lewis Dozier
Tom Parnell
Mark Filipovic
Sharon Binis
Jeff Malpass

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.

Mr. Ron Medlin and Ms. Eileene Shake were absent.

IV. CONSIDERATION OF MINUTES OF THE 11-JAN-21 MEETING.

Mr. Bittenbender noted that he was present at the previous meeting. Mr. Leary made a motion to approve the minutes with the noted correction and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon asked that the Stormwater Regulations Training be removed from Other Business.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-36

Name:	The Homeplace of Southport Planned Development
Applicant:	The Homeplace of Wilmington, LLC
Tax Parcels:	22100032, 22100033, 22100034, 22100035, 2210003501 and 2210003502
Location:	Southport-Supply Road SE (NC 211)
Description:	The Homeplace of Southport is a proposed Planned Development consisting of 53 single family lots on a gross site of 19.6 acres creating an overall density of 2.7 dwelling 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 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 asked staff if the property is currently zoned C-LD and Ms. Skaggs replied, yes. Mr. Dunham asked staff if residential dwellings are allowed in C-LD and Ms. Skaggs replied, yes.

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

Mr. Jeff Malpass addressed the Board on behalf of the applicant. Mr. Malpass said there will be interconnectivity as well as sidewalks and extra open space on the site. Mr. Malpass reiterated that water will be provided by Brunswick County and sewer will be provided by Southeast Brunswick Sanitary District.

Mr. Dunham asked if wetlands are located north and south of the stormwater pond and Mr. Malpass replies, yes.

Mr. Tom Parnell addressed the Board on behalf of Roman Catholic Diocese of Raleigh. Mr. Parnell asked if there will be access to the west of the subject property in addition to the interchange at Doshier Cut-Off SE (SR 1621)? Ms. Skaggs showed Mr. Parnell where the access is proposed on a map, which is not near Doshier Cut-Off SE (SR 1621). Mr. Parnell asked if the project will be completed before Southport-Supply Road SE (NC 211) project begins? Mr. Dunham stated that the North Carolina Department of Transportation's (NCDOT) projects are completed based on funding availability. Ms. Dixon said this project will likely be completed before the NC 211 project, which is scheduled to being in November 2021.

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 PD-36 (The Homeplace of Southport Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Planned Development – PD-39

Name:	Marsh Walk Planned Development
Applicant:	RHH Land Investors, LLC
Tax Parcels:	21600047
Location:	Stone Chimney Road SW (SR 1115)
Description:	Marsh Walk is a proposed Planned Development consisting of 439 single family lots and 102 multi-family units on a gross site of 180.97 acres creating an overall density of 2.99 dwelling 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 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

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

Mr. Joseph Bland, Norris & Tunstall Engineering, addressed the Board. Mr. Bland said the lake area on the site was permitted as a borrow pit in 1997 for the Holden Beach renourishment

project and it was converted to a mining permit in 2001. He stated that the reclamation requirements with the State included a potential subdivision. Mr. Bland said the owner has made several attempts to sell the property and there is a potential buyer. He stated that they have completed a Traffic Impact Analysis (TIA) that has been submitted to NCDOT and the TIA is in the scoping phase. He stated that there are several stormwater features proposed on the site. Mr. Bland said the lot sizes range from 42'x120' to 70'x120'. Mr. Bland clarified that there will be 102 semi-attached units on the site that staff has identified as multi-family units. Mr. Bland said public water and sewer (sewer is currently being constructed from Stanbury Creek and a pump station will be installed for connectivity to the force main) will be available to the site.

Mr. Dunham asked if the TIA meeting has occurred and has NCDOT provided any feedback? Ms. Dixon interjected that the Scoping Meeting is scheduled for Wednesday February 10, 2021. Ms. Easley asked Mr. Bland to define semi-attached units as opposed to multi-family units? Mr. Bland said semi-attached units have a common wall with a lot line on the center of 2 units.

Ms. Ann Kisch, resident of Lakes of Lockwood, addressed the Board. Ms. Kisch asked if there have been any studies (police, fire, ambulance and roads) with the proposed density? She stated there are 3 other sites that are being built upon within 2 miles of the subject property. Ms. Kisch asked the number of entrances to the site? Mr. Bland said there will be 2 entrances off Stone Chimney Road SW (SR 1115). Ms. Kisch was concerned with the additional homes proposed to the area. Ms. Skaggs said the appropriate agencies have or will review the project for compliance with minimum requirements prior to development of the property.

Mr. Dunham asked Mr. Bland where the semi-attached units will be located? Mr. Bland stated that the semi-attached units will be located along the northern boundary of the project.

Mr. Mark Filipovic, resident of Lakes of Lockwood, addressed the Board. Mr. Filipovic asked if a traffic study has been completed for this project? Ms. Skaggs said the applicant has submitted a TIA to NCDOT and a Scoping Meeting is scheduled with NCDOT this week to address this matter. Mr. Filipovic asked how much traffic will be generated by the proposed project? Ms. Skaggs said the project is estimated to generate approximately 4,793 vehicle trips per day. Ms. Dixon interjected that NCDOT will determine whether or not road improvements will be necessary. Mr. Filipovic asked what is the minimum buffer requirement between Lakes of Lockwood and the subject property? Ms. Skaggs said a 30' minimum buffer is required. However, existing vegetation can be used to accommodate the minimum 30' buffer requirement. Mr. Filipovic asked when the project will begin? Mr. Bland said the project will begin when all permits have been secured, which will likely be approximately 8 months. Mr. Filipovic asked if a homeowner's association will be in place and Mr. Bland replied, yes. Mr. Filipovic asked the average value of the homes to be sold? Ms. Dixon said the County cannot consider home values as part of the approval process, so it is not addressed with the applicant.

Ms. MaryK McGinley, President of Lakes of Lockwood Property Owners Association (POA), addressed the Board. Ms. McGinley asked if fencing will be required for this project? Ms. Skaggs said there is a 0.60 opacity peripheral buffer requirement and existing vegetation will be considered. However, supplemental landscaping will be installed, where necessary. Ms. McGinley was concerned with the additional traffic generated by this development as this area is currently congested with traffic. She was also concerned with adequate infrastructure being in place to service the additional homes to the area. Ms. McGinley asked the distance the entrances will be from each other and Mr. Bland said they are approximately 500 hundred feet apart. Ms. McGinley asked Mr. Bland if there will be a deceleration and/or turn lane to the project? Mr. Bland said NCDOT will determine if road improvements will be necessary to the area. Mr.

Dunham added that NCDOT will make that determination once a traffic study of the area has been completed. Ms. McGinley asked how the process moves forward? Ms. Dixon stated that the applicant has to receive approval from several different entities, including, but not limited to NCDOT and the plat has to be approved and recorded before permits can be issued for individual lots to be developed. Ms. McGinley asked if this will be a gated community and Mr. Bland replied, no. Ms. McGinley asked the minimum square footage of homes? Mr. Bland said his office provides an allocation of total impervious coverage including driveways and the developer will address home sizes within the restrictive covenants. Ms. McGinley reiterated that infrastructure has to be in place to address new development and property values should not depreciate. Ms. McGinley asked if the community will be kept abreast of the status of this development as it moves forward? Ms. Skaggs said staff does not send letters to adjacent property owners beyond this meeting, but she said anyone can reach out to the Planning Department with questions about the status of this project.

Ms. Sharon Binis addressed the Board. Ms. Binis also expressed concern with the number of homes proposed on the site. She asked if any studies have been done regarding the marsh and the potential impact to wildlife? Mr. Dunham said the property is zoned for residential use and the property can be developed as such with approval from the County and other appropriate agencies. Ms. Skaggs said several agencies are involved in the approval of this project and any wetland issues will be addressed through the North Carolina Department of Environmental Quality.

Ms. Gae Hunt addressed the Board. Ms. Hunt asked if beach parking has been considered? Ms. Dixon said beach parking is not addressed for individual projects, but beach parking is addressed in the County's Comprehensive Plan that is currently being updated.

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

Mr. Wood made a motion to approve PD-39 (Marsh Walk Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Southeastern North Carolina Regional Hazard Mitigation Plan

Mr. Hackney addressed the Board. He provided a brief overview (attached) of the Southeastern North Carolina Regional Hazard Mitigation Plan (Plan) via a PowerPoint presentation. Mr. Hackney said the Plan is updated every 5 years to maintain eligibility. He further stated that the current Plan will expire 25-Apr-21. Mr. Hackney said a grant was awarded from FEMA through the North Carolina Division of Emergency Management for Brunswick, New Hanover, Onslow, and Pender Counties to update the current Regional Plan with no local match. He said the County will receive 15 CRS (Community Rating System) points as a result of presenting the Plan at this meeting. Mr. Hackney concluded that the Plan will be presented to the Board of Commissioners at a later date.

- Annual Report – 2020 Administrative Adjustments

Ms. Dixon addressed the Board. She provided the Board with a copy (attached) of the Administrative Adjustments approved by staff in 2020.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Case Z-800 will be presented to the Board of Commissioners on Monday February 15, 2021. She said the applicant requested that the matter be sent back to staff for consideration, which will likely result in a conditional zoning request to the Planning Board. Mr. Bittenbender asked if the appeal will be considered at the Board of Commissioners' meeting on Monday 15-Feb-21? Ms. Dixon said the Board of Commissioners will either approve the zoning change or deny the zoning change or refer the matter back to staff for further consideration. She said if the matter is referred back to staff, it will have to be viewed as a new submittal. Ms. Dixon further stated that Zoning Cases Z-802, Z-805, Z-806 and Z-808 were approved at the Planning Board's 11-Jan-21 meeting and no rezoning appeals were received so the Planning Board's decision stands for these zoning cases.

Ms. Dixon said the surveys for Brunswick Blueprint have been extended until Monday 15-Feb-21. She said the Stormwater Regulations Training will be held at the Tuesday 16-Feb-21 Workshop. She further stated that the Workshop will be offered virtually and recording for future viewing.

IX. ADJOURNMENT.

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