

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

**6:00 P.M. Monday**  
**June 14, 2021**

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

MEMBERS PRESENT

Eric Dunham, Chair  
Richard Leary  
Ron Medlin  
Christopher Wood  
William Bittenbender  
Eileene Shake

MEMBERS ABSENT

Brett Riggs, Alternate  
Joy Easley, Vice Chair

STAFF PRESENT

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

OTHERS PRESENT

John Hankins  
Howard Resnik  
Dan Weeks  
Thomas Scheetz, Norris & Tunstall Eng.  
John Shirk, B.C. Floodplain Admin.  
Eric Preus  
Mark Ryan  
Deborah Snider  
Christine Rice  
George Steelman  
Les Hewlett  
Dan Pleva  
Sandy Rogers  
Grey Vick

Micah Jones  
Christina Cersosimo  
Marilou Preus  
Dennis Callinan  
Pearly Vereen  
Patrick Henley  
George Gray  
Timothy Randall  
Al Veverka  
Marc Syrop  
Brian Kellett  
Sylvia Ritchie  
John Childs

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. Brett Riggs were absent.

IV. CONSIDERATION OF MINUTES OF THE 10-MAY-21 MEETING.

Mr. Bittenbender made a motion to approve the 10-May-21 minutes as presented and the motion as unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-30

Name:	Avalon Planned Development Revision
Applicant:	Coastal Site Design (%Howard Resnik)
Tax Parcel(s):	16900011
Location:	North Fisher King Drive SE
Description:	Avalon Planned Development was originally approved in November 2005 with 344 single family lots and 96 multifamily units on a gross site of 214.21 acres creating an overall density of 2.05 units per acre. The proposed revision adjusts lot configuration and add 7 single family lots creating an overall density of 2.09 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 further stated that there was on-going litigation that delayed this project from moving forward in 2020, but the litigation has been settled as outlined in a letter (attached) from Attorney Gary S. Lawrence.

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;

- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance; and
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements.

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

Mr. Howard Resnik, Coastal Site Design, addressed the Board. Mr. Resnik reiterated that there was some on-going litigation regarding the ownership of the LLC (Limited Liability Company) that has been resolved. He stated, like the southern portion of Avalon Planned Development, this project will likely be purchased by D.R. Horton. Mr. Resnik said these lots will have access to the current amenities in Avalon Planned Development. He further stated that electrical services, public water and sewer as well as sidewalks will be installed.

Mr. Bittenbender asked the percentage of Avalon Planned Development that is currently developed? Mr. Resnik said approximately 50% of Avalon Planned Development has been developed.

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

Mr. Leary made a motion to approve PD-30 (Avalon Planned Development Revision) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Planned Development – PD-44

Name:	Stone Farm Planned Development
Applicant:	Criteria Development (%Micah Jones)
Tax Parcel(s):	22600001, 22600005, 2410000111, 2160000101 and 22600004
Location:	Thomasboro Road SW (SR 1165) and Old Georgetown Road SW (NC 179)
Description:	Stone Farm is a proposed Planned Development consisting of 1,796 single family lots, 363 townhomes and 45.10 acres of commercial on a gross site of 1009.30 acres creating an overall density of 2.14 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;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements;

- The Stormwater Management System shall be designed to meet the detention demands of the 100-year Storm Event; and
- The developer is required to conduct a hydraulic/hydrology study starting at the point where the current Flood Insurance Study (FIS) stopped for the Little Caw Caw Swamp and the Shingletree Swamp and extend the full length of both water courses. The study will need to establish the Flood Hazard Boundaries (FHB), Non-Encroachment Areas (NEAs) and/or Floodways, and Base Flood Elevations (BFEs) for the area of development. Studies will need to include current undeveloped conditions and proposed conditions upon completion of development. The studies must be submitted to Brunswick County Floodplain Administrator, North Carolina Division of Floodplain Management and FEMA for approval. A Conditional Letter of Map Revision (CLOMR) may be required. A Letter of Map Revision (LOMR) will be required upon completion and approval of the studies. The proposed planned development may need to be altered to comply with the current Flood Damage Prevention Ordinance (FDPO). Any land disturbing activity will require a floodplain development permit prior to commencement of any development work.

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

Mr. Leary asked the timeline of the hydraulic/hydrology study? Mr. John Shirk said the study usually takes approximately 6 months depending on ground clearance to the site.

Mr. Micah Jones, Criteria Development, addressed the Board. Mr. Jones reiterated that there is natural vegetation around the entire project and the closest parcel that will be impacted is more than 600' from the subject property. He stated that they are designing their stormwater management system to meet the detention demands of the 100-year storm event in an effort to address the current flooding issues that are downstream from the subject property. Mr. Jones said they are proposing to construct a low access corridor public roadway that connects Georgetown Road SW (NC 179) and Thomasboro Road SW (SR 1165). He further stated that they are proposing a clubhouse, 3 miles of nature trails, 43 acres of commercial, sidewalks and landscaped entrances.

Ms. Shake expressed concern about the narrowness of Thomasboro Road SW (SR 1165) and how the existing neighborhood communities will be affected by the excessive traffic that will be generated from this project. Mr. Jones said they have hired a consultant to complete a traffic study and he felt that Thomasboro Road SW (SR 1165) will likely have to be widened.

Ms. Christina Cersosimo addressed the Board. Ms. Cersosimo asked the distance the buffer is from Sandpiper Bay and Mr. Jones said approximately 1,200'. She was concerned with their neighborhood becoming Myrtle Beach, SC.

Mr. Dunham asked staff the nature of housing shortage in Brunswick County. Ms. Dixon said there is currently a nationwide housing shortage. She said there have been a lot of housing loss due to storms and a large number of people are moving to the south. Ms. Dixon said the County anticipates and has planned for a 72% increase of people migrating here in the next 30 years.

Ms. Marilou Preus addressed the Board. Ms. Preus asked the total acreage of undeveloped property for this project and Mr. Pages said approximately 1,100 acres. Ms. Preus asked that the Board consider what a project of this magnitude will do to the beauty of Sunset Beach. She suggested that the number of units be decreased.

Mr. Dennis Callinan addressed the Board. Mr. Callinan said more than 4,000 lots have been approved in the Sunset Beach area. Mr. Callinan stated that there was a fire in a Centex Development in North Myrtle Beach in 2019 that burned 72 homes to the ground and a house in another Centex Development in Sunset Beach burned to the ground in 2011. He stated that the fire department could not extinguish those homes because there was not enough water in the fire hydrants. Mr. Callinan said there is not enough water in the existing 12” pipe to accommodate the proposed project. He further stated that there is property being used for egress that is classified as wetlands. Mr. Callinan said the developer is proposing 3 egresses on Old Georgetown Road SW (NC 179) as well as 4 egresses on Thomasboro Road SW (SR 1165), which would pose a major traffic concern in these areas.

Mr. Eric Preus addressed the Board. Mr. Preus was concerned with the potential negative impact to this area with the additional traffic that will be generated from this project. Mr. Preus was concerned with whether or not there will be enough infrastructure to accommodate this project.

Mr. Patrick Henley addressed the Board. Mr. Henley was concerned with the potential stormwater runoff that will be generated from this project. He felt that additional studies should be conducted to determine where the water runoff will go once it leaves the subject property. Mr. Dunham said post-development stormwater runoff will have to be addressed prior to the project being developed. Mr. Dunham reiterated that the developer is designing the stormwater management system to meet the detention demands of the 100-year storm event.

Mr. Mark Ryan, resident of Sandpiper Bay, addressed the Board. Mr. Ryan was concerned with the size of the proposed development and the potential impact associated with a development of this magnitude. He, too, suggested that the number of lots be reduced.

Mr. George Gray addressed the Board. Mr. Gray said he lives on the southeastern boundary of the subject property and he was concerned about protection from this development. Mr. Pages clarified that there will be a buffer between Mr. Gray’s property and the proposed project.

Ms. Deborah Snider addressed the Board. Ms. Snider was concerned with potential stormwater runoff. Mr. Dunham said the developer is proposing a stormwater management system designed to meet the 100-year storm event. Ms. Snider suggested that this project be reevaluated before a decision is made that will potentially negatively impact the immediate area.

Mr. Timothy Randall addressed the Board. Mr. Randall felt that the proposed project should be scaled back. He expressed concerns with the extinction of wildlife in the area as a result of excessive development in the area. He stated that Thomasboro Road SW (SR 1165) cannot handle any more traffic. Mr. Dunham said the North Carolina Department of Transportation (NCDOT) will address any potential road improvements to this area that will be generated by this project.

Ms. Christine Rice, President of Calabash Lakes HOA, addressed the Board. Ms. Rice said Calabash Lakes is currently in negotiations for the exit of D.R. Horton from their community. She stated that they currently have erosion issues in Calabash Lakes. She felt that this project will only exacerbate an existing stormwater drainage problem. Mr. Dunham said the County’s Stormwater Engineer (Brigit Flora) and the State will address any potential stormwater runoff issues prior to the site being developed..

Mr. Al Veverka addressed the Board. Mr. Veverka asked if D.R. Horton will be the builder for this project? Mr. Jones said they do not have a builder for this community at the current time. Mr. Veverka said Criteria Development website list D.R. Horton as the builder for several of their communities. Mr. Veverka asked the urgency of approving this project prior to the all the studies

being completed? Mr. Pages said the developer has submitted a conceptual plan and all State, Federal and local permits must be obtained prior to developing the project. Mr. Veverka asked if the developer can clear the land before the necessary permits are secured? Ms. Dixon said the State regulates the clearing of property through a soil and erosion sedimentation permit. Mr. Veverka felt that the open-ended questions should be answered before the project is approved.

Mr. George Steelman, resident of Carolina Cove, addressed the Board. Mr. Steelman felt that this project is a foregone conclusion. He was concerned with additional flooding into The Farms from a ditch that crosses Thomasboro Road SW (SR 1165). He asked if he could have copies of the hydraulic/hydrology studies? Mr. Shirk said the developer will have a hydraulic engineering company conduct the studies that will be submitted to the County, State, and FEMA and it will be available for public consumption. Mr. Pages told Mr. Steelman to contact the Planning Department and/or John Shirk to obtain a copy of the hydraulic/hydrology study. Mr. Steelman felt that the proposed project will only increase stormwater runoff issues in the area.

Ms. Deborah Snider readdressed the Board. Ms. Snider was concerned with insurance policies being cancelled and/or increased as a result of flooding in the area. Mr. Dunham suggested that Ms. Snider contact John Shirk regarding this matter.

Mr. Dennis Callinan readdressed the Board. Mr. Callinan said the homeowners in Sand Piper Bay were concerned with the private roads in their community because they were not acceptable to the Town of Sunset Beach until improvements were made that cost the homeowners \$250,000. Mr. Callinan was also concerned with the homeowners in this community being burden with road improvements and/or maintenance.

Ms. Christina Cersosimo readdressed the Board. Mr. Cersosimo said the developer is proposing several entrances and Mr. Pages said NCDOT will address and likely limit the number of driveways off Thomasboro Road SW (SR 1165). He stated that NCDOT try to consolidate driveway cuts to help ease the flow of traffic.

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

Mr. Leary asked about water capacity and Mr. Pages read an email (attached) from the Department of Engineering stating that they have no concerns at this time as this a conceptual plan and they are waiting for schematics and engineered details to be submitted for review and approval. Ms. Dixon further stated that Public Utilities is working on infrastructure upgrades for water and sewer to accommodate the demand associated with increased development approvals in the County.

Ms. Shake made a motion to reopen the Public Hearing and the motion was unanimously carried. She asked about a buffer along the southwestern boundary and Mr. Jones said they are not proposing a buffer on the southwestern boundary because the adjoining property is vacant. Mr. Wood asked Mr. Jones if they own the vacant parcel and Mr. Jones replied, no. Mr. Wood said if the owner of that property decides to develop their property, then there will not be a 600' buffer from any property and Mr. Jones agreed. Mr. Pages said a minimum 30' buffer is required in that area.

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

Mr. Bittenbender made a motion to approve PD-44 (Stone Farm Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-49

Name: Ricelands Planned Development  
Applicant: H&W Design (%Dan Weeks)  
Tax Parcel(s): 05900005, 0590000502, 0590000103, 0590000104, 0590000501 and 0590000101  
Location: River Road SE (NC 133)  
Description: Ricelands is a proposed Planned Development consisting of 90 single family lots and 110 townhomes on a gross site of 47.28 acres creating an overall density of 4.23 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;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance; and
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements.

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

Mr. Dan Weeks, H&W Design, addressed the Board. Mr. Weeks stated that they are proposing single-family lots on the western boundary of the subject property to be compatible with the neighboring community (Mallory Creek), there is a 30' vegetative buffer around the perimeter of the property and wetlands (5.87 acres) have been delineated by the U.S. Army Corps of Engineers. Mr. Weeks said they have 1 crossing over wetlands and the townhomes will be toward River Road SE (NC 133) and away from the existing single-family units in Mallory Creek. He reiterated that a stubout is proposed at Emberwood Drive SE, which will be a connection to an existing stub-out. He stated that parking will be to the rear of the townhomes so the townhomes will be facing the road.

Mr. Leary asked if the 30' buffer on the perimeter of the property will be vegetative and Mr. Weeks replied, yes.

Mr. Dunham asked staff about utilities being provided by H<sub>2</sub>Go to properties in the County's jurisdiction? Mr. Pages said H<sub>2</sub>Go (via email) has agreed to provide utility services to this project, but the project will likely be annexed into the Town of Leland.

Mr. Marc Syrop, resident on Emberwood Drive SE, expressed concern with the impact posed from the proposed project because Emberwood Drive SE will likely be used as a cut through to Brunswick Forest shopping center.

Mr. Les Hewlett, resident of South Palm Drive SE, addressed the Board. Mr. Hewlett was concerned with the property being clear cut. He asked if construction traffic will be using South Palm Drive SE? Mr. Dunham asked Mr. Weeks if the stub-out to Emberwood Drive SE will be

completed initially or at the end of the development process? Mr. Weeks said the stub-out to Emberwood Drive SE is part of Phase 2 of this project and Phase 1 will be accessed off River Road SE (NC 133), which is the route construction traffic will use to access the subject property. Mr. Weeks further stated that they have had conversations with the Town of Leland and the site will be annexed into the Town of Leland. He further stated that the Town of Leland is pursuing a connection to Mallory Creek Drive SE. Mr. Hewlett was concerned with the increase in traffic congestion traffic on River Road SE (NC 133) generated by this development. Mr. Dunham said NCDOT will address traffic patterns in this area. Mr. Hewlett reiterated his concern with the property not being clear cut to preserve wildlife in the area. Mr. Pages interjected that a Heritage Tree Study is required for tree preservation, whenever possible.

Mr. Brian Kellett, resident on South Palm Drive, addressed the Board. Mr. Kellett was concerned with the wildlife in the area because they will be pushed out of their habitat. He felt that a 30' buffer is insufficient and he suggested that a 60' buffer be required.

Mr. Dan Pleva, resident of South Palm Drive SE, addressed the Board. Mr. Pleva was also concerned with wildlife becoming extinct. He said the property in question holds water, especially, during storms because he has walked the property. Mr. Pleva was concerned with where the water will go when this property is developed. Mr. Dunham said a stormwater permit will be required by the County's Stormwater Engineer and the State. Mr. Pleva suggested that the buffer be extended. He felt that the dynamics of the neighborhood will be changed.

Mr. Dunham asked Mr. Weeks why the stubout is proposed at Emberwood Drive SE? Mr. Weeks said the stubout was put there when Mallory Creek was developed. He further stated that interconnectivity is normally encouraged and/or required. Mr. Pages interjected the Brunswick County Unified Development Ordinance (UDO) will require interconnectivity when there is a stubout. He further stated that the Town of Leland will also require interconnectivity at the stubout to Emberwood Drive SE.

Ms. Sylvia Ritchie, resident of Grace Point Drive SE, addressed the Board. Ms. Ritchie asked if there will be a buffer between their property and the proposed development. Mr. Dunham said the developer is proposing a 30' perimeter buffer. Ms. Ritchie asked if there is another entrance to the proposed project? Mr. Dunham said they are proposing an entrance off River Road SE (NC 133) and Emberwood Drive SE, where the stubout is currently located.

Ms. Sandy Rogers, resident of Grace Point Drive SE, addressed the Board. Ms. Rogers was concerned with the wildlife in the area and felt that the buffer should be extended.

Mr. John Childs addressed the Board. Mr. Childs reiterated that the trees should not be clear cut. He, too, was concerned with wildlife in the area. Mr. Childs reiterated that the Emberwood Drive SE will be used as a cut through.

Mr. George Gray addressed the Board. Mr. Gray asked how stormwater is addressed as a whole in the County? Mr. Pages said the State and County Stormwater Engineer addresses stormwater management.

Mr. Les Hewlett readdressed the Board. He was concerned about wetlands being disturbed if the stubout at Emberwood Drive SE is continued because the road will cause runoff into an existing wetlands area. Mr. Pages stated that the wetlands area has been delineated by the U.S. Army Corps of Engineers and the wetlands are approximately 100' from the road connection. Mr. Pages said this is a preliminary plan and the wetlands cannot be disturbed without approval from the U.S. Army Corps of Engineers. Mr. Hewlett suggested that interconnectivity be placed at Tyler's Cove in Phase 1 and leave the stubout at Emberwood Drive SE. Mr. Pages interjected

that Tyler's Cove is not within the County's jurisdiction. Attorney Batton asked if this project will be annexed by the Town of Leland? Mr. Weeks replied, yes. Attorney Batton said, if that is the case, interconnectivity will be addressed by the Town of Leland.

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

Mr. Leary made a motion to approve PD-49 (Ricelands Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Rezoning Z-815 – Nathan Sanders and Phil Norris.

Request rezoning of approximately 40.33 acres located off Mt. Misery Road NE (SR 1426) near Navassa from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 01600062.

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 RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 01600062.

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

Mr. Thomas Scheetz, Norris and Tunstall Consulting Engineers, addressed the Board. Mr. Scheetz said the zoning change will allow for a wider range of uses on the property and R-7500 zoning is more conducive to this area.

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

Mr. Leary made a motion to approve Tax Parcel 01600032 from RR (Rural Low Density Residential) to R-7500 (Medium 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 – 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 CAMA Land Use Plan (Comprehensive Plan) as it is classified as LDR (Low Density Residential).

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

There were no objections from the public. The zoning change is consistent with surrounding zoning.

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.

E. Rezoning Z-816 – Norma Redfern.

Request rezoning of approximately 14.61 acres located at 540 Southport-Supply Road SE (NC211) near Bolivia from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 16900109.

LAND USE PLAN MAP AMENDMENT LUM-816:

Request to amend Tax Parcel 16800109 located at 540 Southport-Supply Road SE (NC 211) near Bolivia from 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 RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 16800109 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcel 16800109.

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

Mr. Grey Vick addressed the Board. Mr. Vick said he has a lease hold interest in the property and they are requesting the zoning change to allow for other uses such as signage. He made himself available for questions.

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

Ms. Shake made a motion to approve Tax Parcel 16800109 from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to Commercial for Tax Parcel 16800109 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 proposed zoning amendment is currently classified as MDR (Medium 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 are commercial uses nearby and the area is in transition.

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

There were no objections from the public. The zoning change is consistent with surrounding zoning.

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.

#### VIII. OTHER BUSINESS.

- Brunswick County Comprehensive Transportation Plan

Ms. Dixon addressed the Board. She stated that the transportation survey closed last week with 6,966 responses, which was a record high for NCDOT. She further stated that NCDOT will share responses in the near future and the project is anticipated to be complete December 2021.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-813 and Z-814 were approved at the 10-May-21 meeting and there were no written objections within the 15-day requirement, so these zoning cases are approved. Mr. Pages said the applicant for Z-800CZ is consulting with a well head expert to determine if there is a negative impact to the area from the mining that has occurred on his site. He said the Director of Public Utilities, John Nichols, expressed concerns with potential negative impacts to the surrounding wells in this area, so the applicant will provide results from water testing in the area as a result of the mining activity on the subject property prior to moving forward with the request for a zoning change.

#### IX. ADJOURNMENT.

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