

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
August 9, 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
Ron Medlin
William Bittenbender

MEMBERS ABSENT

Brett Riggs, Alternate
Christopher Wood

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Principal Planner
Justin Brantley, Project Planner
Garrett Huckins, Zoning Tech.
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

William A. Roach
Roger Lee Worsham
Thomas Scheetz, Norris & Tunstall Eng.
James Gilbert
Phillip Locklear
Gary Lewis
Michael Hux
Barry August
Vincent Bracken
Danny Matthews
Jude Herges
Randy Hooks
Michael Mitchem
Caroline Cheeves
Gary Pfeil

Heather Burkett
Dan Weeks
Elvira Gilbert
Cynthia Henry
Samantha Lewis- Chavis
Betty Hux
Larry Thorpe
Paul Marlow
Terry Priestley
Dan Evans
Joanne Schiavone
Judy George
Allison Engebretson
Chuck Barner

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. Christopher Wood and Mr. Brett Riggs were absent.

IV. CONSIDERATION OF MINUTES OF THE 12-JUL-21 MEETING.

Mr. Bittenbender made a motion to approve the 12-Jul-21 minutes as presented and the motion as unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Pages addressed the Board. He stated that the applicant has requested that Item H - Anderson Tract (PD-59) under Public Hearings be tabled because they want to make revisions to the project.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS.

A. Rezoning Z-817 – Leslie Robinson.

Request rezoning of approximately 3.44 acres located off Ocean Highway West (US 17) near Supply from MR-3200 (Multifamily Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcel 16800056.

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 MR-3200 (Multifamily Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcel 16800056.

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

Mr. Dunham asked if a representative for this rezoning change was present and no one approached the Board. As a result, Ms. Easley made a motion to table the matter and the motion was unanimously carried.

VIII. PUBLIC HEARINGS.

A. Rezoning Z-818 – William Roach.

Request rezoning of approximately 0.50 acres located at 2003 and 2009 Lakeside Avenue SW near Supply from C-LD (Commercial Low Density) to R-6000 (High Density Residential) for Tax Parcels 215FG001 and 215FG00101.

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

Mr. Brantley said staff recommends approval from C-LD (Commercial Low Density) to R-6000 (High Density Residential) for Tax Parcels 215FG001 and 215FG00101.

Mr. Dunham asked if the property was originally zoned C-LD and Mr. Brantley replied, yes.

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

Mr. William Roach addressed the Board. Mr. Roach said he developed Lakeside Subdivision and there are approximately 150 single-wide and double-wide manufactured homes in the subdivision. Mr. Roach said he was not aware that the property was zoned C-LD until he began selling lots. He stated that the property owners in Lakeside Subdivision are in favor of the property being zoned for residential purposes.

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 Tax Parcels 215FG001 and 215FG00101 from C-LD (Commercial Low Density) 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 – 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 is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as MDR (Medium 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 CAMA Land Use Plan classifies this area as MDR (Medium Density Residential) and utilities area available in the 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-819 – Roger Lee Worsham.

Request rezoning of approximately 121.06 acres located beside 1306 Green Lewis Road SE (SR 1512) near Bolivia from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential).

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 of the eastern portion of Tax Parcel 15500008 located on the east side of Green Lewis Road SE (SR 1512) totaling approximately 83.50 acres from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential).

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

Mr. Roger Worsham addressed the Board. Mr. Worsham said he is requesting the zoning change to place a storage building on the property prior to building a home on the property. Ms. Easley asked Mr. Worsham if he agrees with staff's recommendation? Mr. Worsham said he asked if he could rezone that portion of Tax Parcel 15500008 on the east side of Green Lewis Road SE (SR 1512) when he initially submitted his application.

Ms. Heather Burkett addressed the Board. Ms. Burkett said she has an agri-tourism business (e.g., wedding venue) and there is a rural community in close proximity to the subject property. Ms. Burkett was opposed to the zoning change to RR because it will open the door for uses that are not conducive to the lifestyle and businesses in the immediate area. She was also concerned with the potential of spot zoning? Ms. Easley asked where Ms. Burkett property is located and Mr. Pages identified Ms. Burkett's property on the map. Ms. Easley clarified that Ms. Burkett has a commercial wedding venue on her property? Ms. Burkett said she has an agri-tourism business (Greenlands Farm) off Midway Road (NC 906). Ms. Easley asked Ms. Burkett the particular uses she is concerned with in the RR zoning? Ms. Burkett said the RR zoning opens up a lot of uses that are not allowed in the current zoning district. Ms. Easley said Ms. Burkett's use on her property is not totally residential. Ms. Burkett reiterated that her property is classified as agri-tourism, which is not a commercial enterprise.

Ms. Elvira Gilbert, owner of Tax Parcel 1550004014, addressed the Board. Ms. Gilbert was in favor of the western portion of the subject property not being included in the zoning change.

Mr. James Gilbert addressed the Board. Mr. Gilbert was in favor of staff's recommendation to only rezone the eastern portion of the subject property off Green Lewis Road SE (SR 1512).

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 the eastern portion of Tax Parcel 15500008 located on the east side of Green Lewis Road SE (SR 1512) from R-7500 (Medium Density Residential) to RR (Rural Low 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 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:

The CAMA Land Use Plan classifies the portion of the property being requested for a zoning change to be LDR (Low Density Residential) and the down zoning comports with the land use plan.

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. Planned Development – PD-54

Name:	Rice Creek Planned Development (Modification)
Applicant:	H&W Design
Tax Parcel(s):	08400068, 0840006805 and 0980001901
Location:	Ocean Highway East (US 17)
Description:	Rice Creek is a proposed planned development modification. This modification will update the project layout and increase the density by adding 664 residential units. Rice Creek was originally approved in 2006 for 1,654 single family lots, 1,082 multifamily units and 66.18 acres of commercial area for a total of 2,736 residential units and an overall density of 2.1 dwelling units per acre. The developer is proposing to modify the development to consist of 1,999 single family lots, 60 duplexes, 641 townhomes and 700 multifamily units for a total of 3,400 residential units on 1296.37 acres creating an overall density of 2.62 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. Dunham asked if any activity has occurred on the site since the original approval in 2006?

Mr. Pages said the developer installed the main entrance, a pump station, the connection to the school and they received the North Carolina Department of Transportation's (NCDOT) Driveway Permit for the first 175 single-family lots.

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

Mr. Dan Weeks, H&W Design PLLC, addressed the Board. Mr. Weeks discussed a brief PowerPoint presentation (attached) outlining the intended features of the project. He discussed a comparison from the previously approved plan in 2006 versus the proposed modified plan, which provides for a connectivity as well as a large amount of open space that includes pocket parks, golf, trails, a central amenity for gathering and stormwater ponds. Mr. Weeks further stated that there will be 4 phases to the project and the first phase is anticipated to begin construction in 2022, which will consist of a mixture of town homes and single-family lots. Mr. Weeks said at their 29-Jul-21 neighborhood meeting, there were concerns regarding traffic. He stated that, due to the size of the project, a Traffic Impact Analysis (TIA) will likely be required by NCDOT and a scoping meeting will occur with NCDOT regarding the impacts of existing roadway(s) and infrastructure, intersections, timeline of the project and access points. He further stated that the traffic engineer will work closely with NCDOT and the County will be involved in the process. Mr. Weeks said the County requires the project to be designed to a 10-year storm event, but they are designing the project to a 25-year storm event. However, the stormwater management plan will be evaluated for the 100-year storm event.

Mr. Weeks asked Mr. Kyle Herring to provide more information regarding flooding. Mr. Kyle Herring, representative for Cape Fear Engineering, said there were a lot of concerns from residents at the neighborhood meeting regarding flooding. He stated that there has been a lot of flooding in the past few years in the County because of historic rain events. He reiterated that they are designing this project based on a 25-year storm event, rather than the 10-year storm event required by the County and the stormwater management plan will be evaluated for the 100-year storm event. He further stated that they will go through all the necessary approval processes with the Department of Environmental Quality (DEQ) and the County to ensure they are capturing and treating the stormwater to the maximum extent practical for this project.

Mr. Weeks said the residents in the area wanted to know the potential uses around the northern boundary of the project. He stated that they will maintain a 30' perimeter buffer (including a 0.6 opacity). Mr. Weeks said they will utilize the existing vegetation on site and they will provide supplemental landscaping, where applicable. Mr. Weeks said he received a call from an adjacent property owner near the access point of Governors Road SE (SR 1521) asking if the roadway

could be moved away from their property. Mr. Weeks said they will try to accommodate his request, but NCDOT will have to approve where the access point will be located. Mr. Weeks concluded that the housing type will be determined based on the market, but they intend to provide a variety of price points and product type for affordable housing. He reiterated that this is the first step in the process and there are several approvals still needed before the project will be shovel ready and any significant modifications will have to be presented back to the Board for approval.

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

Ms. Cynthia Henry addressed the Board. Ms. Henry asked if road improvements are required before, during and/or after the project is under construction? Mr. Pages said road improvements will be determined by NCDOT once the Traffic Impact Analysis (TIA) is complete and no lots can be recorded or building permits issued until the requirements of the TIA are completed. Ms. Henry asked if farming and timberland protection are factored into land development? Mr. Dunham said land was set aside for residential development in 1994. Ms. Easley added that this is a modification of a previously approved plan in 2006. Mr. Pages interjected that the subject property is currently zoned R-7500 (Medium Density Residential), which allows for 5.8 dwelling units per acre; the surrounding zoning is RR (Rural Low Density Residential), which allows for 2.8 dwelling units per acre; and the applicant is proposing 2.62 dwelling units per acre. Ms. Dixon said the County is in the process of creating the Blueprint Brunswick Comprehensive Plan and she encouraged citizens to provide input.

Mr. Phillip Locklear addressed the Board. Mr. Locklear expressed concern with whether or not the schools in the area were considered? Mr. Pages said staff consulted with school officials regarding the proposed project and there may have to be school improvements (e.g., expansion and/or new schools) once the project is built out. Mr. Locklear was concerned with the previous flooding in the area and the potential flooding that maybe generated by the proposed project. He felt that the potential buyers in this planned development should be made aware that the subject property previously flooded prior to purchase.

Ms. Samantha Lewis-Chavis addressed the Board. Mr. Lewis-Chavis was concerned with the integrity of the historical site (Governor's Mansion) on Governors Road SE (SR 1521) being maintained because the subject property is adjoining that property. Mr. Dunham asked if the Governor's Mansion has been listed on record as a historical site and Ms. Lewis-Chavis was uncertain. Ms. Lewis-Chavis was concerned with their property being flooded by the proposed development as well as not being able to hunt on their property once homes are placed on this site. She stated that their property never had flooding issues until the school was built in the area. Ms. Lewis-Chavis asked that her concerns be considered. Mr. Dunham asked Mr. Herring if they have reviewed potential flooding around the school and Mr. Herring replied, no. Ms. Lewis-Chavis reiterated that they had no flooding issues until the school was built in the area. Mr. Dunham suggested that staff give Ms. Lewis-Chavis the Brunswick County Stormwater Engineer's phone number to discuss stormwater issues. Ms. Lewis-Chavis asked how close the proposed project will be developed from John Troy Lewis' property (Tax Parcels 08400044 and 08400050) because they hunt on that property and there are residential dwellings nearby. She was concerned with discharging a firearm in close proximity to a residential dwelling once this property is developed. Ms. Easley said her family hunts on their property. Ms. Lewis-Chavis was also concerned about being able to access a public boat ramp in the area.

Mr. Dunham asked Mr. Weeks if he was aware of the historic property Ms. Lewis-Chavis previously mentioned? Mr. Weeks replied, no. Ms. Easley asked Ms. Lewis-Chavis if the boat

ramp is owned by State? Ms. Lewis-Chavis replied, yes. She further stated that there has been no maintenance to the boat ramp in several years.

Mr. Gary Lewis addressed the Board. Mr. Lewis asked if this development is going in and Mr. Dunham said this a modified plan that was previously approved in 2006. Mr. Lewis said the subject property has flooded at least three times in the last 20 years. He said NCDOT has not made any improvements to Governors Road SE (SR 1521) other than patching holes in the road in the last 3 years. Mr. Dunham asked Mr. Weeks if they plan to maintain that portion of Governors Road SE (SR 1521) that will be accessed for the proposed development? Mr. Weeks said that will be part of the coordination with NCDOT. Ms. Lewis-Chavis reiterated that NCDOT has done minimal improvements to Governors Road SE (SR 1521). Mr. Weeks said NCDOT will deem what road improvements will have to be made to Governors Road SE (SR 1521) prior to issuing a driveway permit for this project. Mr. Dunham stated that most of the concerns expressed are with NCDOT and stormwater, but they will not review the project until the preliminary plan has been approved by this Board. He suggested that Mr. Lewis and Ms. Lewis-Chavis contact the County's Stormwater Engineer about the current stormwater issues so it can be considered in the stormwater approval of the property in question. Mr. Pages interjected that the Technical Review Committee (TRC), which includes several County Departments (floodplain administrator and stormwater engineer) as well as NCDOT met to discuss this preliminary plan and those agencies felt that the proposed plan addressed their concerns. He further stated that the developer has to submit another plan to the appropriate agencies for review and approval before any homes can be built on the site. Mr. Lewis asked that he have an opportunity to talk with the developer regarding their concerns before the Board makes a decision. Mr. Pages reiterated that the developer has to receive approval from the appropriate agencies, including, but not limited to NCDOT, stormwater and floodplain prior to developing the property. Mr. Dunham explained the process beyond the Board approving the conceptual plan that has been presented.

Ms. Betty Hux addressed the Board. Ms. Hux was concerned with the schools being considered because there is currently a capacity issue. Mr. Pages said they provided a copy of the preliminary plan to the school system via the TRC meeting and staff contacted school officials on another occasion regarding the proposed pedestrian connection to the school from the proposed development. Ms. Dixon said she had a meeting with school officials and they are doing long range planning regarding projected areas of growth.

Mr. Michael Hux addressed the Board. Mr. Hux was also concerned with stormwater runoff in the area.

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 Rice Creek Planned Development (PD-54) with the noted conditions presented in the Staff Report. He further stated that the proposed modified plan will likely alleviate some of the current issues in the area that the initial project did not address. The motion was unanimously carried.

D. Planned Development – PD-56

Name:	Supsura Tract
Applicant:	Norris and Tunstall (%Phil Norris)
Tax Parcel(s):	2090005403 and 20900054

Location: Ash-Little River Road NW (SR 1300)
Description: Supsura Tract is a proposed Planned Development consisting of 118 single family homes on a gross site of 42.21 acres creating an overall density of 2.8 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. Bittenbender made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Thomas Scheetz, representative for Norris and Tunstall Engineering Consulting, addressed the Board. Mr. Scheetz agreed with the Staff Report. He added that they will be designing the project to the 100-year storm event.

Mr. Larry Thorpe addressed the Board. Mr. Thorpe asked the impact the proposed project will have on land values and roads? Mr. Dunham said there is nothing on the subject property to determine the impact on adjacent land values. Mr. Pages said a TIA will be required as well as a driveway permit from NCDOT, which will determine if any road improvements will be necessary. Mr. Thorpe said there are current stormwater runoff issues along Ash-Little River Road NW (SR 1300) in the area. Mr. Dunham suggested that Mr. Thorpe contact Brigit Flora, Brunswick County Stormwater Engineer, to discuss stormwater drainage issues. Mr. Dunham further stated that the developer intends to design the project to the 100-year storm event. Mr. Thorpe was also concerned with speeding traffic on Ash-Little River Road NW (SR 1300) and was advised to call the Brunswick County Sherriff's Office.

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

Mr. Bittenbender made a motion to approve PD-56 (Supsura Tract Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

E. Planned Development – PD-57

Name: James Hewett Tract Planned Development
Applicant: Norris and Tunstall (%Phil Norris)
Tax Parcel(s): 2300007105 and 23100002

Location: Boones Neck Road SW (SR 1137) and N. Tanglewood Drive SW (SR 1291)
Description: James Hewett Tract is a proposed Planned Development consisting of 250 single family homes on a gross site of 66.98 acres creating an overall density of 3.73 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; and
- Revise the figures in the site data and project notes to consistently reflect a total of 250 single family lots.

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

Mr. Thomas Scheetz, representative for Norris and Tunstall Engineering, addressed the Board. Mr. Scheetz reiterated that they had a neighborhood meeting and there were several residents that attended that meeting. He stated that there were several questions regarding buffers and stormwater. Mr. Scheetz reiterated that the access easement will be maintained and the stormwater system will be designed to accommodate the 100-year storm event.

Mr. Dunham asked where the entrances to the project are proposed? Mr. Scheetz said there will be 2 entrances off N. Tanglewood Road SW (SR 1291) and an entrance off Boones Neck Road SW (SR 1137). Mr. Dunham clarified that there will be a 30' buffer perimeter and Mr. Scheetz concurred.

Mr. Barry August addressed the Board. Mr. August was concerned with safety from potential trespassers and he suggested that large plantings such as red tips be a part of the 30' perimeter buffer as well as an 8' chain link fence with no openings between the proposed development and Oyster Harbour Planned Unit Development to curtail trespassers. He was also concerned with adding the extra homes in the area at a dead-end road with no other means of egress. Mr. August further expressed concerns with current flooding issues in the area with only one way to get out of their community. Mr. August expressed concern with the additional traffic that will be generated by this development. He stated that there are other buildings proposed in Dolphin Shores and 350 undeveloped lots in Oyster Harbour Planned Unit Development that will only add to an already congested area.

Mr. Paul Marlow addressed the Board. Mr. Marlow asked about the potable water and water pressure on the County wide system. He asked what is the current water pressure within Oyster Harbour Planned Unit Development? Mr. Marlow asked how and how frequently the water

pressure is monitored on the current water system? He also asked what impact will an additional 250 service connections have on the water pressure of the County's water system? Mr. Marlow asked the proposed location for the sewer lift station on this project? Mr. Pages identified the location of the sewer lift station on a visual map. Mr. Marlow asked that the sewer lift station be located away from Oyster Harbour's property line due to potential odors that will be emitted from the sewer lift station as well as the potential for overflow after inclement weather. Mr. Dunham asked Mr. Marlow if he has spoken with the Brunswick County Public Utilities and Mr. Marlow replied, no. Mr. Pages said he spoke with the Fire Administrator and the Director of Engineering regarding water pressure. He stated that some of the fire hydrants are below the ideal 1,000 gallons per minute, but most of the fire hydrants are above 1,000 gallons per minute, particularly, in the area around the proposed development. Mr. Pages further stated that he asked Director of Engineering and the Fire Code Official if they had concerns that this development will negatively impact the Oyster Harbour community and they replied, no because there is a 6" water line going into the Oyster Harbour community and 2" water line within the community. However, the water line for this community will have to be larger. Mr. Pages said, with regards to odor control, the project engineer said they have to analyze the system to determine what odor control measures will have to be put in place.

Mr. Scheetz re-addressed the Board. He said, with regards to the water pressure, they have to submit design calculations and there is a minimum water pressure that has to be met before the State will issue a permit. He said the water lines will be sized adequately to meet the minimum water pressure requirements. Mr. Scheetz said the sewer system maybe all gravity or a combination of gravity and low pressure, but the State permit will dictate what is required. Mr. Scheetz said an odor control unit maybe required, but that is yet to be determined. He concluded that the pump stations area designed with emergency measures.

Mr. Vincent Bracken addressed the Board. Mr. Bracken asked if the density bonus option is available if this project is modified? Mr. Pages said any increase in density will require further Board approval. He stated that the proposed homes will be approximately 2,000 square feet and Mr. Scheetz concurred. Mr. Bracken felt that the lot sizes are too small to accommodate a 2,000 square foot dwelling.

Ms. Terry Priestley addressed the Board. Ms. Priestley asked if the proposed entrance off Boonesneck Road SW (SR 1137) is directly across from Dolphin Shores and Mr. Pages replied, no. However, NCDOT will determine where that entrance(s) will be located.

Mr. Danny Matthews addressed the Board. Mr. Matthews said he is not opposed to growth, but growth should be controlled. He felt that the proposed development will be a strain to the surrounding community. Mr. Matthews asked the Board to take a close look at the proposed project before making a decision.

Mr. Dan Evans addressed the Board. Mr. Evans was concerned with the proposed density because he felt that 3.73 units per acre is excessive. Mr. Evans thanked Mr. Scheetz with regards to the housing type (stick built) that will be built in this development because the Oyster Harbour community was concerned that modular homes would be built in this development. Mr. Evans further stated that Boones Neck Road SW (SR 1137) dead-ends at the intracoastal waterway and the entrance to Oyster Harbour is about 50 yards away. He said there are approximately 1,000 rooftops, including the proposed development, in the area with one way out during an emergency up to River Street SW (SR 1286), but the current bridge would have to be reconstructed.

Mr. Jude Herges, resident at Oyster Harbour, addressed the Board. Mr. Herges was concerned with potential flooding in the area and odor from the sewer lift station. Mr. Herges was opposed to the proposed project.

Ms. Joanne Schiavone addressed the Board. Ms. Schiavone felt that schools should be considered in the approval process to ensure there is adequate capacity to accommodate the potential school children that maybe living in the proposed development. Mr. Dunham said staff consults with the school system on new projects and school officials make plans for expansion to accommodate additional school children that may move in new developments. Ms. Schiavone suggested that the Blueprint Brunswick be completed before moving forward with approving projects. Ms. Schiavone felt that there should be more positives than negatives before approving this project. Ms. Schiavone suggested that either this project be tabled until Blueprint Brunswick has been completed or reduce the density for this project; place a buffer between Oyster Harbour community and this development with mature red tips; any sewage treatment plant should be a minimum of 1,000 from Oyster Harbour property with odor control, install a turning lane into the development, and investigate and develop another access away from the intracoastal waterway and provide another evacuation route out of this area.

Mr. Randy Rooks addressed the Board. Mr. Rooks said there is another subdivision (River Bluffs) behind the Oyster Harbour community. He wondered if NCDOT has considered constructing another bridge across the intracoastal waterway as a secondary evacuation route to move traffic. Mr. Rooks reiterated that most of the surrounding residents are opposed to the density proposed for this development as well as the size (0.16 acres) of the lots. He wanted assurance that manufactured homes and modular homes will not be built in this development to ensure the tax base will not be diminished. Mr. Rooks further stated that evacuating from this area can become a potential problem with the existing traffic as well as the additional traffic that will be generated from the proposed development. He, too, wanted the density to be reduced for the proposed project.

Mr. Dunham asked the density for MR-3200 and Mr. Pages said 13.6 dwelling units per acre. Mr. Pages proceeded to say that the density for R-6000 zoning is 7.3 dwelling units and R-7500 zoning allows for 5.8 dwelling units per acre. Ms. Easley further stated that the developer could develop each section, based on the zoning district, to the maximum density allowable, but the proposed planned development is less than any of the maximum density allowed in the zoning districts (MR-3200, R-6000 and R-7500). Mr. Rooks was concerned that the developer may decide to modify the plan to increase the density for duplexes. Mr. Dunham said duplexes are allowed in the MR-3200 zoning district. Ms. Easley explained that the Board has parameters to review this preliminary plan as presented and the Board have to make sure the plan meets the minimum requirements of the Brunswick County Unified Development Ordinance.

Ms. Judy George addressed the Board. Ms. George was concerned with allowing development on small lots and the potential of more developments coming in the area.

Mr. Dan Evans re-addressed the Board. Mr. Evans asked if the housing type that will be built in the proposed development will be stick built homes? Ms. Dixon said staff cannot ask the type of housing that will be constructed on the property. However, manufactured homes are not allowed in a planned development, but stick built and modular homes are considered the same housing type per the North Carolina Building Code. Mr. Rooks asked the size of home that can be built in this development? Ms. Dixon said staff is not allowed to ask the minimum square footage of homes that will be built in the proposed development. Mr. Rooks was concerned with smaller homes being built on the site. There was a gentleman in the audience that took offense to

modular homes not being wanted in the area. Mr. Evans said he is not opposed to modular homes., but he is concerned with the number of homes proposed for this project.

Mr. Michael Mitchem addressed the Board. Mr. Mitchem said he lives in a modular home and modular homes should be treated the same as a stick built home. Ms. Tonya Mitchem addressed the Board and she concurred with her husband.

Ms. Schiavone re-addressed the Board. She asked if the public will be giving access to the traffic study? Mr. Pages said that information is public record. However, the TIA will be presented to NCDOT for review and approval. Mr. Pages said he will provide any information staff receives to anyone that request a copy of said information. He further stated that this process will likely take 6-8 months for review and approval from NCDOT. Ms. Schiavone reiterated that they are not opposed to the development of the property; rather, the density should be reduced to minimize traffic congestion during an emergency evacuation situation.

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

Mr. Leary said he understands the concerns of the nearby residents regarding density, but the current zoning designation(s) allows for much higher density than what is being proposed by the developer. As a result, Mr. Leary made a motion to approve PD-57 (James Hewett Tract Planned Development) with the noted conditions presented in the Staff Report and the motion carried 4 to 1 with Mr. Bittenbender voting no.

F. Planned Development – PD-58

Name:	Glendale Arbor
Applicant:	OIB 138 Ventures, LLC
Tax Parcel(s):	21200032
Location:	Ocean Highway West (US 17)
Description:	Glendale Arbor is a proposed Planned Development consisting of 173 single family homes and 1.3 acres of commercial area on a gross site of 137.93 acres creating an overall density of 1.27 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; and
- Revise note for Recreation Areas #2 and #3 to remove the term “potential” and indicate that the walking trail will be installed.

Mr. Dunham asked Mr. Pages about the different hatched areas on the map and Mr. Pages identified those areas as open space or recreation space, wetlands and flood zone areas and he proceeded to identify each area on a visual map. He further stated that the developer is proposing to put some lots in the flood zone area and the Floodplain Administrator, John Shirk, will likely require a flood permit for those lots.

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

Ms. Allison Engebretson, Landscape Architect and Land Planner for Paramounte Engineer, addressed the Board on behalf of the applicant. Ms. Engebretson identified the proposed lots, wetlands and proposed ponds on a color-coded map. She further stated that the proposed development is a low-density stormwater plan. Ms. Engebretson said the neighbors in Tall Pines expressed concerns in the neighborhood meeting regarding the placement of a road near their property, buffers and barriers, current stormwater issues, traffic, and the commercial portion of the project. She stated the road has been relocated that was near Tall Pines subdivision; they are proposing a 30' periphery buffer to provide a barrier from the adjacent property; the stormwater issues were a result of a previous owner timbering his land, but that activity has stopped and stormwater measures planned for this development should not pose a problem to the adjacent residents; she stated that their civil engineer will address traffic concerns, and there are no definitive plans for the commercial component of the project at this time, but the use will be compatible with what is nearby.

Ms. Caroline Cheeves, Civil Engineer, addressed the Board. Ms. Cheeves said there were concerns from the residents of Tall Pines where the proposed project will be connecting in at Green Bay Road NW (SR 1317). She proceeded to explain the TIA process and she stated that they had an initial scoping meeting with NCDOT, but the TIA has not been completed. She said NCDOT has offered options such as a superstreet, but they have not made a determination what road improvements will be made until the TIA is complete.

Mr. Chuck Barner addressed the Board. Mr. Barner asked why this meeting is occurring before NCDOT has made a decision? Mr. Dunham said this is a preliminary approval, but the developer has to receive approval from the appropriate agencies before any lots can be developed. Mr. Barner was concerned with the excessive traffic that will be generated from the proposed project as well as whether there is infrastructure (electric and water) available to sustain the additional lots proposed for this development.

Mr. Gary Pfeil addressed the Board. Mr. Pfeil asked how he can provide comments to NCDOT? Mr. Pages said he can provide information that staff receives from NCDOT. Mr. Pfeil wanted to provide input to NCDOT before a decision is made. Mr. Pages said Mr. Pfeil can contact NCDOT with his concerns. Ms. Dixon interjected that the County does a Comprehensive Transportation Plan (CTP) and adequate roads are a major concern.

Mr. Barner re-addressed the Board. He asked if he could get a contact person for NCDOT and Mr. Pages said he will provide a contact person(s) to Mr. Barner at NCDOT.

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

Mr. Bittenbender made a motion to approve PD-58 (Glendale Arbor Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

IX. OTHER BUSINESS.

- Planning and Development Resource Information

Ms. Dixon addressed the Board. She briefly discussed the process regarding Planning and Development Resource Information (see attached).

X. ADJOURNMENT.

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