

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
November 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
William Bittenbender
Clifton Cheek
Richard Leary
Ron Medlin
Christopher Wood

MEMBERS ABSENT

None

STAFF PRESENT

Marc Pages, Principal Planner
Connie Marlowe, Admin. Asst. II
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Guy Willetts
Eric Lanier
Cheryl Howard

Allison Engebretson
Pam Freeman
Robert Balland

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.

There were no members absent.

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

Mr. Bittenbender made a motion to approve the 11-Oct-21 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Pages said the Planning and Development Resource Information update has been removed from the agenda under Other Business.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARING.

A. Planned Development – PD-65.

Name: Mill Creek Residential Planned Development
Applicant: Paramounte Engineering
Tax Parcel(s): Portions of 12500047
Location: Mill Creek Road SE (SR 1514)
Description: Mill Creek Residential is a proposed Planned Development consisting of 324 single family lots on a gross site of 149.80 acres creating an overall density of 2.16 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 remainder of the property (approximately 614.60 acres) will be placed in a conservation easement or similar and will not be developed;

- Provide a stub out to Tax Parcel 11100005 adjacent to Lot 30; and
- Design the stormwater system to a 25-year storm event.

Mr. Dunham said a large portion of the property on the southern boundary appears to be wetlands and Mr. Pages concurred.

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

Ms. Allison Engebretson, representative for Paramounte Engineering, addressed the Board on behalf of the developer. Ms. Engebretson briefly discussed the property from a visual map. She stated that they want to use the planned development process to reduce lot sizes from 75' to 55' in width. She further stated that there will be active open space and pocket parks throughout the neighborhood.

Mr. Dunham asked if the wetlands are truly wetlands? Ms. Engebretson said the wetlands are not marsh wetlands, rather, they are woodland wetlands. She further stated that stormwater will drain to Mill Creek and she pointed out Mill Creek on the visual map.

Mr. Guy Willetts, owner of Tax Parcel 11100005, addressed the Board. Mr. Willetts was opposed to the proposed development due to its close proximity to the curve. He stated that this property was supposed to be preserved and never developed.

Ms. Pam Freeman addressed the Board. Ms. Freeman said she owns a farm in the area and she wanted to know if a buffer will be required? Mr. Pages said there is currently a natural buffer, but a minimum of 30' buffer is required. He further stated that additional plantings (3 canopy trees, 6 understory trees and 34 shrubs) are proposed for buffering purposes.

Mr. Eric Lanier addressed the Board. Mr. Lanier was also concerned with the potential stormwater runoff from the subject property when it is developed. He reiterated that this property was supposed to be preserved and never developed. Mr. Lanier was concerned with a proper buffer being in place to protect the current property owners and he concluded that the subject property is extremely wet.

Mr. Robert Balland, representative for Paramounte Engineering, addressed the Board. Mr. Balland said they will address stormwater runoff and adequate buffering will be installed as required by the Brunswick County Unified Ordinance. Mr. Balland said this will be a low density project and stormwater retention ponds (approximately 12) will be on the site. He explained how stormwater events are evaluated based on the proposed 25-year storm event.

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 Mill Creek Residential Planned Development (PD-65) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Planned Development – PD-66.

Name: Highway 17 Mixed Use Planned Development
 Applicant: Paramounte Engineering
 Tax Parcel(s): 21200009
 Location: Ocean Highway West (US 17) and Old Shallotte Road NW (SR 1316)

Description: Highway 17 Mixed Use is a proposed Planned Development consisting of 300 multifamily units, 220 townhomes or single family lots and 20.07 acres of commercial area on a gross site of 67.07 acres creating an overall density of 7.75 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 asked if the developer is proposing 3 entrances off US 17 and Mr. Pages replied, yes. Mr. Pages added the North Carolina Department of Transportation (NCDOT) has to approve the proposed entrances.

Mr. Cheek asked if future development will be townhomes or single-family homes? Mr. Pages said they are requesting that they be allowed to have either single-family or townhomes based on the market at the time of development.

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

Ms. Allison Engebretson, representative for Paramounte Engineering, addressed the Board on behalf of the applicant. Ms. Engebretson identified the subject property from a visual map. She stated that this site is a great location for commercial activity as well as a residential component. Ms. Engebretson said they are proposing a multi-family section for apartments with an amenity area in the center. She stated that the residential component (single-family or townhomes) will be determined based on the market at the time of development. She said a Traffic Impact Analysis (TIA) is required and road improvements will be made based on the outcome of the TIA.

Mr. Dunham asked about the proposed amenities (clubhouse, tennis court and pool) in relation to the 18 parking spaces proposed for approximately 1,000 residents. Ms. Engebretson said they are hoping residents will be amenable to walking to the proposed amenity area. Mr. Pages interjected that staff has not calculated and/or approved the required number of parking spaces for the amenity area.

Ms. Cheryl Howard, owner of Tax Parcel 1960002004, addressed the Board. Ms. Howard was concerned with the curve in the immediate area and the heavily traveled Old Shallotte Road NW (SR 1316) during school hours and normal traffic. Mr. Dunham said NCDOT will likely require road improvements in the area.

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 Highway 17 Mixed Use Planned Development (PD-66) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Mr. Pages addressed the Board. He stated that Zoning Cases Z-822, Z-823 and Z-824 were approved at the 11-Oct-21 meeting and there were no appeals, so the Board's decision stands. Zoning Case Z-800CZ is still in a holding process as we are waiting for the consultant to provide the results to Brunswick County Public Utilities.

- Blueprint Brunswick Update

Mr. Pages addressed the Board. He stated that the Blueprint Brunswick Community Open House will be 18-Nov-21 from 4:00 p.m. – 7:00 p.m. at the Cooperative Extension Training Center (Building N) at the County Government Complex. Mr. Pages invited Board members to attend and be a part of the discussion.

IX. ADJOURNMENT.

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