

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Tuesday
May 17, 2022

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Clifton Cheek
Richard Leary
Ron Medlin
Christopher Wood

MEMBERS ABSENT

Brett Riggs, Alternate
William Bittenbender

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Principal Planner
Connie Marlowe, Admin. Asst. II
Garrett Huckins, Planning Tech.
Nicole Morgan, Project Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Richard Collier, McKim and Creed
Justin Bishop
Michael Parks
Peter Kufsuske
Bob McCue

Jeff Malpass
Mike Nichols
Steve Parker
Jeff Petroff
Thomas Willis
John Ragna

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.

Mr. William Bittenbender and Mr. Brett Riggs were absent.

IV. AGENDA AMENDMENTS.

There were none.

V. PUBLIC COMMENT.

There were none.

VI. NEW BUSINESS.

A. Planned Development – PD-72

Name: Malmo Tract (aka Ashton Woods)
Applicant: McKim and Creed
Tax Parcel(s): 0280000106
Location: Malmo Loop Road NE (S.R. 1417)
Description: Malmo Tract is a proposed planned development consisting of 513 single family units, 110 duplex units, 196 townhouse units, 420 single family build-for-rent units, and 618 multi-family units, for a total of 1,857 units on a total of 685.23 acres, creating an overall density of 2.71 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;
- Revise Note #3 under “Brunswick County Stormwater Notes” that the stormwater system shall be designed to accommodate the 25-year storm event;
- Add a note on the site plan that all dwellings shall be constructed outside the AE Flood Zone;
- Revise Note #5 under “Planned Development Requirements” to state: “Individual driveways shall be prohibited on Road B, Road A up to the intersection with Road C, and Road C from the intersection of Road B up to the section DP2;

- Add the note: “A Base Flood Elevation (BFE) must be established prior to any development within sections SF-10 and SF-11. This will require the project engineer to follow the FEMA LOMR process;” and
- Add the note: “The developer must obtain approval of the No-Rise Study prior to any work commencing on Road ‘A’. For proposed nonresidential structures in the flood plain, the Brunswick County Flood Plain Administrator recommends that an establishment of a Floodway be conducted, in lieu of the existing Non-Encroachment Area.”

Ms. Easley asked if the area that appears to be an easement near Hwy 74/76 is part of the subject property? Mr. Pages said that is Malmo Loop Road NE (SR 1417).

Mr. Batton asked if Condition 8 is a recommendation or requirement from the floodplain administrator? Mr. Pages said the Brunswick County Floodplain Administrator was providing another option to the developer. Mr. Leary asked staff why the Floodplain Administrator recommended Condition 8? Mr. Pages reiterated that the Floodplain Administrator said he wanted to give the developer more than 1 option to satisfy the FEMA requirements.

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

Mr. Richard Collier, representative for McKim and Creed, addressed the Board on behalf of the developer. Mr. Collier recapped that the property was previously rezoned, which is the first phase of the proposed planned development. He provided a PowerPoint presentation (attached) and briefly discussed the project components that will include a bridge across Road A crossing the floodway and a No-Rise Flood Study that is currently underway and they anticipate receiving a no-rise certificate. Mr. Collier proceeded to say the front and rear yard setbacks are 10’, side yards are 5’ and 10’ corner side. The maximum building height is 40’ with an average lot size of 6,000 square feet and 1,800 square feet for townhome lots. Mr. Collier said there will be 11.51 acres of stormwater ponds throughout the neighborhood that will provide for walking trails in the project. They are proposing a 30’ buffer along the perimeter of the property, the roads will be private and designed to the North Carolina Department of Transportation’s (NCDOT) minimum standards, and the project will be served by public water and sewer. Mr. Collier said there are some areas that are in the AE Flood Zone and they would like to build within the AE Flood Zone on those lots, while ensuring the structures are built 2’ above base flood elevation. As a result, Mr. Collier said they would respectfully request that the Board exclude Condition 5, “Add a note on the site plan that all dwellings shall be constructed outside of the AE Flood Zone” outlined in the Staff Report.

Ms. Easley asked about the potential to build a bridge over the floodway or non-encroachment area. Mr. Collier responded that there is a 100-year flood plain and a floodway will be established based on the No Rise Flood Study in lieu of the Non-Encroachment Area.

Mr. Dunham asked if residents in the area provided feedback regarding flooding in the area? Mr. Collier said there were residents at the neighborhood meeting that expressed concerns regarding the current flooding issues in the area. He stated that they intend to evaluate the cross drainage that comes on Malmo Loop Road NE (SR 1417) so information and data will be available to discuss what is actually occurring in the area. Mr. Dunham said the Board signed a resolution that will address flooding beyond a 25-year storm event. Mr. Pages said the Board has proposed that projects be designed, at minimum, to accommodate the 25-year storm event, 25+ years for the system with an attenuation for the 100-year storm event or the project be designed to

accommodate the 100-year storm event. Mr. Pages further stated that the stormwater engineer and flood plain administrator agreed that designing the project to the 25-year storm event would be appropriate for this development.

Ms. Easley asked why staff is requesting all dwellings be built outside the AE Flood Zone? Mr. Pages said the floodplain administrator and stormwater engineer were concerned with dwellings in the AE Flood Zone. Ms. Dixon interjected that building dwellings outside the flood zone will allow for flexibility and preserve the flood zone area. Ms. Dixon said it will also allow for a reduction in cost for the future homeowner and emergency services. Ms. Easley said homes are allowed to build in an AE Flood Zone on private lots as long as the structure is elevated 2' above base flood elevation.

Mr. Leary asked if there will be an impact to the proposed plan if it has to be designed to the 25+ year storm event? Mr. Collier said designing to that level is almost unattainable. He stated that they can prove that they can route the storms through stormwater ponds by showing that the stormwater ponds retain water up to 100-year storm before water is released out of the emergency spillway.

Mr. Dunham asked about the 10' front yard setback that require an additional 2 parking spaces. Mr. Collier said the garage will be setback to allow for 2 additional parking spaces in the street.

Mr. Thomas Willis, adjacent property owner, addressed the Board. Mr. Willis said he was not contacted by the applicant regarding flooding issues in the area. He stated that this property was a hunting club in the past. Mr. Willis felt that there has not been any respect for the neighbors with regards to new development in the area. He stated that a pond on the northeastern portion of the property has been pumped dry to lower the water table on the property. Mr. Willis said the applicant is misleading the Board because the property has been clear-cut and the pond has been pumped dry to reduce the water table on the property. Mr. Willis said Hood Creek and Malmo Loop Road NE (SR 1417) floods during a hurricane event and adding more rooftops willing only compound the existing flood issues in the area.

Mr. Steve Parker addressed the Board. Mr. Parker concurred with Mr. Willis' statements. Mr. Parks said the existing pond was built by the State to build I-140 highway. He stated that the applicant will have to build a 15' bridge over the branch to access some of the proposed lots. Mr. Parker said the Board needs to stop letting people come into to the County and destroy existing communities. He said Hwy. 74/76 is currently a heavily travelled road and there is a fatality every month on Hwy. 74/76 and this proposed development will only generate more traffic to the area. Mr. Parker also expressed concerns with schools being over capacity and the potential for more children moving to the area. He reiterated that the County is being destroyed by excessive development that continually floods neighboring properties.

Mr. Dunham expressed concern with the potential flooding that maybe generated from the proposed development. Mr. Collier reiterated that they are proposing a wooden bridge on Road A and they are studying the area to ensure flooding does not occur. He further stated that the flood study has been completed, but it has to be reviewed and accepted by the County and FEMA. Mr. Collier said the approval process will likely take approximately 75 days.

Mr. Cheek asked about the pond shown as recreational space on the plan that has been drained according to neighboring property owners. Mr. Collier responded that portions of that pond will be dried out and 75% of the pond will remain as such. He further stated that the pond was dugout as a borrow pit for the construction of a road(s). Mr. Cheek asked staff if there is a certain

acreage of stormwater ponds required for a project? Mr. Pages replied, that the State and County Stormwater Engineer will determine the minimum amount of stormwater control measures that must be in place before the project can move forward. Mr. Pages said this project is in the preliminary phase and stormwater approval is forthcoming via the County and State stormwater permit process. Mr. Cheek asked if this pond is inclusive of the 11.51 acres of stormwater ponds throughout the property and Mr. Collier replied, no. He stated that pond is within the recreational space area as stated on the plan submitted to the Board. Mr. Collier said they are unsure at the current time whether or not this particular pond will be a stormwater or amenity pond, which will not treat stormwater. Mr. Pages interjected that the proposed stormwater ponds are identified by the Letter "C" on the project map. Mr. Pages reiterated that this is a preliminary plan. Mr. Collier identified some of the areas where stormwater ponds area proposed on a visual map.

Mr. Steve Parker readdressed the Board. Mr. Parker said there are 2 branches that cross Road A and there is another 2,000 acres owned by the applicant that will likely be developed in the near future, thus creating more stormwater runoff into Hoods Creek.

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

Mr. Cheek clarified that the number of proposed lots for this development are less than allowable as a result of the wetlands on the site. Ms. Easley added that the regulations the Board have to guide their decision is based on the percentage of the total area, which includes wetlands. She further stated that the applicant is agreeable to design the project to the 25-year storm event with routing of the ponds to the 100-year storm event. Ms. Easley said the floodplain administrator recommended Condition 8, but Mr. Collier said the flood study is completed and there will be an establishment of the floodway rather than a non-encroachment area.

After further discussion regarding Condition 5 that states, "Add a note on the site plan that all dwellings shall be constructed outside of the AE Flood Zone", Mr. Cheek made a motion to approve Malmo Tract aka Ashton Woods (PD-72) with the noted conditions by staff, but amend Condition 4 to say, "Revise Note #3 under 'Brunswick County Stormwater Notes' that the stormwater system shall be designed to accommodate the 25-year storm event with routing of ponds to the 100-year storm event", exclude Condition 5, and amend Condition 8 to say, "Add the note: The developer must obtain approval of the No-Rise Study prior to any work commencing on Road 'A'. For proposed nonresidential structures in the flood plain, an establishment of a Floodway be conducted, in lieu of the existing Non-Encroachment Area" and the motion was unanimously carried.

B. Planned Development – PD-77

Name: River Tide Farms
Applicant: Malpass Engineering
Tax Parcel(s): 1110000601
Location: Ocean Highway East (US 17) and Mill Creek Road SE (S.R. 1514)
Description: River Tide Farms is a proposed planned development consisting of 155 single family lots on 46.95 acres creating an overall density of 3.3 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. Cheek asked staff about the open space area near Duke Energy. Mr. Pages said that area cannot be developed, but it can be used for parking and a walking trail. He further stated that they will have to seek approval from the power company to utilize that area.

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

Mr. Justin Bishop, Malpass Engineering, addressed the Board. Mr. Bishop said there are no flood zones on the site, but there is a pocket of wetlands near Mill Creek Road SE (SR 1514). He reiterated that they are proposing a buffer on the perimeter lots as stated in the Staff Report.

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 River Tide Farms (PD-77) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-79

Name: Coastal Club of the Carolinas (Formerly Farmstead)
Applicant: CLD Engineering
Tax Parcel(s): 224MB001, 224MB002, 224MB003, 224MB004, 224MB006.
22500129, and 224MB00501
Location: McLamb Road NW (S.R. 1301) and Hickman Road NW (S.R. 1303)
Description: Coastal Club of the Carolinas is a proposed planned development consisting of 630 single family units and 144 semi-attached units on 311.29 acres creating an overall density of 2.49 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; and
- Place a note on the site plan that the stormwater system shall be designed to accommodate the 25-year storm event.

Mr. Dunham asked if the areas color-coded blue are water and Mr. Pages replied, yes. Mr. Pages said those areas will either be ponds or kayak launching areas.

Mr. Batton asked how the property developed in South Carolina interfaces with the County's jurisdiction? Mr. Pages said all components of the project are based on the County's minimum requirements and Horry County will approve portions of the project within their jurisdiction. Mr. Batton asked if traffic counts and driveway accesses include that portion of the project in Horry County and Mr. Pages replied, no.

Mr. Cheek made a motion to open the Public Hearing and the motion was unanimously approved.

Mr. Dunham asked if this project is located in Hwy. 31 right-of-way proposals to Brunswick County? Mr. Pages said a small portion of the project maybe in one of Hwy. 31 proposed routes to Brunswick County.

Mr. Jeff Petroff, CLD Engineering, addressed the Board. Mr. Petroff said they have addressed the project in South Carolina's jurisdiction with the appropriate agencies in Horry County. He said the previous owner closed the golf course and the property was purchased by his clients with the intentions of building an amenity rich subdivision with a tremendous amount of open space and lot of ponds. He stated that there are no wetlands or flood zones on the site. Mr. Petroff said they held a neighborhood meeting and traffic was a big concern and their transportation consultant removed the 15 acres of commercial development as well as the golf course because they felt doing so would likely reduce traffic to the area. The Traffic Impact Analysis has been completed and it has been forwarded to the North Carolina and South Carolina Departments of Transportation for review and approval. Mr. Petroff said there were concerns regarding stormwater and the subject property is downstream from Spring Mill Plantation. The Spring Mill Plantation community previously had flooding issues because the ditch that runs the perimeter of the subject property was blocked. However, the area where the ditch was blocked is off the proposed project so this project will not impede any drainage. He stated that there was a concern with the driveway being across from Spring Mill Plantation entrance, but their driveway was already in place since 1996. He further stated that they intend to have 2 other entrances in North Carolina and 1 entrance in South Carolina. Mr. Petroff said concerns were expressed about potential impact to the neighboring community and he encouraged the neighbors to view their website and other products they have completed.

Mr. Dunham asked if there will be an amenity use for the pond(s)? Mr. Petroff said they are proposing kayak launches and other water intense uses.

Mr. Leary asked how the project will be impacted in North Carolina if South Carolina rejects the project? Mr. Petroff said they have been approved for the proposed density in South Carolina, but they are planning to do layout changes with interconnectivity. He said the proposed project can stand alone in North or South Carolina. He stated that they have received approval from Horry County to allow water to be treated in Brunswick County because it is a natural drainage

basin, but other aspects of the project (water and sewer system, schools, mail carriers) require separate approvals, depending on which State is involved.

Mr. John Ragna, President of Spring Mill Plantation POA, addressed the Board. Mr. Ragna said the lot count in South Carolina differs from what was presented to this Board (480 lots) and what the Spring Mill Plantation community (645 lots) was told. He stated that Spring Mill Plantation homeowners moved in this community for quality of life, reasonable cost in Brunswick County, access to beaches, space (75' wide lots), and a spine road that prohibits traffic from getting into neighborhoods. Mr. Ragna said 800 units have been approved by this Board in the last 2 years off Calabash Road NW (SR 1300) and another 774 with this project will have a major impact to the area. Mr. Ragna read excerpts from the Brunswick County Unified Development Ordinance (UDO) regarding its purpose which is to (1) promote the health, safety, and general welfare of the residents of Brunswick County; (3) preserve the overall quality of life for residents and visitors; (4) protect the character of established residential neighborhoods. Mr. Ragna expressed concerns with stormwater and traffic that should be considered in the decision-making process. He felt that traffic from the proposed project will use their roads as a cut-through to Calabash Road NW (SR 1300) to travel to the grocery store, drug store, doctor visits, etc. Mr. Ragna felt that the residents of Spring Mill Plantation's quality of life will be disrupted. He concluded that the pace the County is approving development cannot be handled by the working class because there is a current backlog for medical appointments, utility services, emergency responders, personal services, etc. Mr. Ragna felt that taxpayers are not being considered when developments are approved.

Mr. Peter Kofsuske, resident of Spring Mill Plantation, addressed the Board. Mr. Kofsuske said he was a member of Farmstead Golf Course prior to the sale of the golf course. He stated that the previous owners (McLamb) announced they were selling Farmstead last year to a developer that was going to build million-dollar homes around the golf course and the golf course would remain open. In March 2022, Mr. Kofsuske said they were told that the plan was being revised to remove the gold course and increase the number of homes on the North Carolina side by more than 50%. Mr. Kofsuske said he was later told that the homes would be considerably smaller than initially planned and much less than a million-dollar. Mr. Kofsuske said the golf course was treated with chemicals that went into the ground and water system. He expressed concerns with potential environmental hazards as a result of the chemicals placed on the golf course and he felt that the matter should be investigated.

Mr. Bob McCue, resident of Spring Mill Plantation, addressed the Board. Mr. McCue said Calabash Road NW (SR 1300) is a heavily travelled road with no shoulder space. He reiterated that there are traffic issues in the area as well as the potential for the residents of this project coming through the Spring Mill Plantation community. He stated that the residents of Spring Mill Plantation pay approximately \$200,000 a year to maintain Spring Mill Plantation Blvd NW and nonresidents should not be allowed to use the roads in their community as a cut-through. Mr. McCue felt that the commercial component of the project should remain because there is a dire need for commercial activity in the area to keep traffic off Calabash Road NW (SR 1300).

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

Mr. Cheek said the plan shows 2 outlets onto Hickman Road NW (SR 1303) and the other Board members agreed. Mr. Pages noted that Farmstead PD is still a valid plan. Ms. Easley clarified that the UDO list 14 items under its purpose and she proceeded to read some of those items outlined in Article 1. General Provisions, Section 1.4.

Mr. Wood made a motion to approve Coastal Club of the Carolinas (PD-79) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Major Subdivision – SS-278

Name: Ruffins River Landing (Expansion)
Applicant: Paramounte Engineering
Tax Parcel(s): A Portion of 1840000314
Location: Stone Chimney Road SW (S.R. 1115)
Description: The developer is proposing an expansion to Ruffins River Landing development consisting of 8 single family homes on a gross site of 4.55 acres creating an overall density of 1.8 units per acre. Including this expansion, Ruffins River Landing will have a total of 100 single family units on 66.81 acres, creating an overall density of 1.5 units per acre.

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

Mr. Huckins 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 major subdivision 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
- Major Subdivision 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 about the cross-hatched area on the map above the additional 8 lots? Mr. Huckins said that area is proposed open space.

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

Mr. Mike Nichols, Landscape Architect for Paramounte Engineering, addressed the Board. Mr. Nichols stated that they are proposing 8 additional lots to an existing subdivision and no additional roads are proposed. Mr. Nichols said infrastructure is in place. He stated that the neighborhood meeting was well attended and there was no opposition to the proposed plan.

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 Ruffins River Landing Expansion (SS-278) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

E. Major Subdivision – SS-280

Name: Hood Creek Landing
Applicant: Advance Design Build, LLC

Tax Parcel(s): A Portion of 00900112822
Location: Mt. Misery Road NE (S.R. 1426)
Description: Hood Creek Landing is a proposed major subdivision consisting of 128 single family homes on a gross site of 75.69 acres creating an overall density of 1.7 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 there is an existing cemetery and accommodations will be made to provide an access easement to the cemetery.

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 major subdivision 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;
- Major Subdivision 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;
- Revise the proposed recreation space provided in the site data to indicate 0.8 acres; and
- Place a note on the site plan that the stormwater system shall be designed to accommodate the 25-year storm event.

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

Mr. Michael Parks, representative for Advance Design Build, LLC, addressed the Board. Mr. Parks stated that the existing cemetery will be preserved and an improved access provided. He stated that the lots will range from 10,500 square feet to 12,000 square feet. Mr. Parks said they will be using low impact development practices with swales and no homes will be built in the AE Flood Zone. Mr. Parks reiterated that the project will be designed to the 25-year storm event. He further stated that there are isolated uplands across the wetland pocket where Hood Creek runs along the property, and they would like to install a boardwalk that can connect to the uplands as a method to provide some type of amenity for the community. Mr. Parks said there is frontage on Hood Creek to the west of the stormwater pond that may provide for a primitive kayak launch. He said that he has reached out to Brunswick County Parks & Recreation about potentially deeding a community park in that area.

Mr. Robert Melvin, owner of Tax Parcel 010PA045, addressed the Board. Mr. Melvin asked the type of construction traffic that will be along Butler Road NE (SR 1460)? Mr. Parks said there is no access along Butler Road NE and the construction traffic will be accessed off Mt. Misery Road NE (SR 1492). Mr. Melvin asked if stormwater runoff will be near his property? Mr. Parks said the use of low impact development practices and the installation of swales will move the water instead of filling into those depressions. He further stated that the stormwater runoff will end up in the stormwater pond on the western side of the project.

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 Hood Creek Landing (SS-280) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

VII. OTHER BUSINESS.

There was none.

VIII. ADJOURNMENT.

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