

BRUNSWICK COUNTY PLANNING BOARD
REGULAR MEETING AGENDA
September 8, 2025
4:00 PM

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Minutes

1. August 11, 2025 Minutes

Consideration of August 11, 2025 Minutes.

VI. Agenda Amendments

VII. Public Comment

VIII. Presentations

IX. Old Business

1. Rezoning Case Z-923CZ (Tabled at the August 11th Planning Board Meeting)
Consideration of Rezoning Case Z-920CZ: Request to Rezone Tax Parcel 221MA03302 (1.44 acres) from NC (Neighborhood Commercial) to C-LD-CZ (Commercial Low Density Conditional Zoning).
2. Oxpen Oaks Major Subdivision (SS-291) (Denied at July 14th Planning Board Meeting)
Consideration of the proposed Oxpen Oaks Major Subdivision consisting of 14 single family units on approximately 6.67 acres, creating an overall density of 2.1 dwelling units per acre.

X. Public Hearings

1. Rezoning Case Z-925
Consideration of Rezoning Case Z-925: Request to rezone a Portion of Tax Parcel 19800040 (8.73 acres) from C-LD (Commercial-Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial-Low Density).
2. Woodland Reserve (PD-155)
Consideration of the proposed Woodland Reserve Planned Development consisting of 650 single family units on approximately 232.3 acres, creating an overall density of 2.80 dwelling units per acre. The developer is also proposing 13.9 acres of commercial area.
3. Cherrytree Tract Planned Development (PD-163)
Consideration of the proposed Cherrytree Planned Development consisting of 1,000 single family

units on approximately 741.09 acres, creating an overall density of 1.35 dwelling units per acre.

XI. Other Business/Informal Discussion

1. Planning Board Case Item Update

Planning Staff report/update on previously considered case items

Background/Purpose of Request:

Planning Staff provide report/update on case items previously reviewed by the Planning Board, including Planned Developments, Major Subdivisions, Rezoning, & Text Amendments.

Planning Department Recommendation:

Recommend to hear report/update on case items previously reviewed by the Planning Board. No action needed.

2. UDO Modernization Project Update

XII. Adjournment