



MEETING MINUTES

BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

November 10, 2025
4:00 PM

The Brunswick County Planning Board met in Regular Session on November 10, 2025 at 4:00 p.m. in the Commissioners' Chambers of the David R. Sandifer Administration Building, located at the Brunswick County Government Center, 30 Government Center Drive, Bolivia, North Carolina.

MEMBERS PRESENT

Clifton Cheek, Chair
Jason Gaver, Vice Chair
Richard Leary
James (Jim) Board
William Bittenbender, At-Large
Howard Stocks, At-Large

MEMBERS ABSENT

Ron Medlin
Cecelia Herman, Alternate

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Deputy Director
Connie Marlowe, Admin. Asst. II/CAMA LPO
Tyler Connor, Planner I
Phillip Coates, Planner I
Garrett Huckins, GIS Planning Analyst
Jeff Walton, Planner II
Bryan Batton, County Attorney

OTHERS PRESENT

Steven Smiley
Mike Allen
Gary Franks
Rick Linton
Shirley Sullivan
Zesty (Sam Irby)
Christie Batchelor
Mayor Shannon Phillips
Matt Nichols

Brian Ensign
Nathan Pound
Ryan Godfrey
Belinda Benz
Haleigh McFarland
Allison Engebretson
Katie Bordeaux
Christine Bauman
Jeff Petroff

Rynal Stephenson
Glenn Kye
Lucas Anthony
Tom Walsh
Mike Allen
Gaftie Marlow

Shanon Curcio
Rick Bullard
Christine Anthony
Jennifer Gates
Peter Day
Christie Marek

I. CALL TO ORDER

Chair Cheek called the meeting to order at 4:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Chair Cheek said a prayer. He asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL

Mr. Ron Medlin and Ms. Cecelia Herman were absent.

IV. APPROVAL OF MINUTES

Mr. Bittenbender made a motion to approve the 13-Oct-25 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS

There were none.

VI. PUBLIC COMMENT

Ms. Belinda Benz addressed the Board regarding the difference in clear cutting trees (clear an area and reseed the area for farming purposes) and deforestation (an area is urbanized and no reseeding occurs).

Ms. Shirley Sullivan, 5002 Seaward Court, addressed the Board regarding the residential development proposed on Tax Parcel 2050003901 that consists of 300 apartments and 62 townhomes. She read a statement (attached) regarding the parcel abutting Rivermist subdivision and the affected homeowners not receiving information of the proposed development or having a voice in what comes next to them. Ms. Sullivan was concerned that a traffic impact analysis (TIA) was not required.

Ms. Haleigh McFarland, 1276 Cherrytree Road NE, addressed the Board regarding the Brunswick County Unified Development Ordinance (UDO) being followed to promote the health, safety and general welfare of residents. Ms. McFarland discussed the following concerns: 1). Traffic issues, accessibility of basic healthcare in a timely fashion, flooding of homes due to increased building over wetlands, and overdevelopment throughout the County. 2). Lessen congestion in streets. 3). Ensure adequate light, air, privacy and access to property. 4). Encourage environmentally responsible development practices.

5). The plan, site design and development intensity is appropriate for and tailored to the unique natural characteristics of the site, which are beautiful wetlands that dissipate flooding and provide homes for the native animals. Ms. McFarland urged the Board to listen to the residents of Brunswick County and utilize the UDO's goals listed above. She felt that a moratorium should be implemented immediately until the citizens of Brunswick County needs are met. She suggested that the Board focus on the citizens' health and safety by denying the proposed developments for consideration at this meeting. Ms. McFarland quoted Utah Phillips, "The Earth is not dying – it is being killed. And the people who are killing it have names and addresses".

Mr. Zesty (Sam Irby) addressed the Board regarding flooding during the Potential Tropical Cyclone 8 (PTC8) storm. Mr. Pages informed Mr. Zesty that his photos (attached) that were retrieved from the Brunswick County Sheriff's Office webpage have been provided to the Board members. Chair Cheek asked Mr. Zesty if his photos are regarding PD-161 (Green Hill Planned Development) and Mr. Zesty said the photos are representation of how flooding affects everyone and the wellbeing of communities in the County. Chair Cheek said the photos provided by Mr. Zesty are dated September 16, 2024 and Mr. Zesty agreed.

VII. PRESENTATIONS

There were none.

Ms. Dixon reminded applicants and property owners to beware of scam/fraudulent emails instructing recipients to pay a fee to complete their zoning or planned development or major subdivision approval. She urged anyone that receives such an email to contact the Brunswick County Planning Department immediately to verify its authenticity before sending any money. She further stated that Brunswick County does not charge post-board meeting settlement fees and will never request payment via wire transfer or gift cards.

VIII. OLD BUSINESS

A. Planned Development - PD-158

Name: Sailors Haven Planned Development
Applicant: Paramounte Engineering
Tax Parcel(s): 2270000102
Location: Located off Seaside Road SW (NC 904)
Description: Sailors Haven is a proposed planned development consisting of 283 single-family units on approximately 117.38 acres, creating an overall density of 2.41 dwelling units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Pages further stated that the proposed lot reduction will be in the area adjacent to Wyndfall that has been replaced by an additional stormwater retention pond. He provided the Board with school capacity charts (attached) data for nearby schools.

Mr. Pages said staff recommends approval based on the project meeting and/or exceeding minimum requirements and 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.
- Add a note to the plan that a 10' wide access easement shall be included within the Seaside Road SW (NC 904) street buffer for a future pedestrian path or greenway.

Mr. Board asked staff the current standard for a right-of-way? Mr. Pages said a planned development has a 35' minimum right-of-way width requirement and a major subdivision has a 45' minimum right-of-way width requirement.

Vice Chair Gaver asked staff if the school capacity charts reflect the updated figures released by the school system today? Mr. Pages said staff has not received any updated school capacity data from the school representative,

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

Mr. Steven Smiley, Coastal Cornerstone Development LLC, addressed the Board and introduced their team. Mr. Smiley said they were advised by a wetlands consultant to dig a well on the property, but they dug 8 wells throughout the site to measure how water travels through the soil. He stated that they gathered soil wetness data for the last 16 months regarding flooding and stormwater and the data indicated that water moves through the soil and it does not remain wet. He stated that the dwellings will be raised 2' above base flood elevation in the Carolina Bays' area, which will make the stormwater pond the low point. Mr. Smiley said they are adding 2 additional stormwater ponds to increase their ability to hold backflow by 50%. Mr. Smiley concluded that they have moved dwellings and reduced the number of lots to provide a safe distance from ditches (closest home to a ditch is 48'). Mr. Smiley read a comment from the Floodplain Administrator stating, "As such, with the revised reports and design plans submitted, any previous concerns regarding Floodplain have been adequately addressed".

Ms. Allison Englebreton, Paramounte Engineering, addressed the Board. She discussed a PowerPoint presentation (attached) regarding the revised site plan that shows a reduction in single-family dwelling units from 299 single-family dwelling units to 283 single-family dwelling units; they have added a 4th access road (existing dirt road to the north parcel); and a site assessment was studied by their engineer, environmental consultant, traffic consultant, and County staff to address issues mentioned at the July 14, 2025 Planning Board's public hearing. She stated that 2 onsite ditches currently drain to Sawpit Swamp and eventually travel to the Shallotte River. As a result, they added 2 stormwater ponds (Pond 2 near Wyndfall and Pond 3 on the other side of the stream), homesites are at least 48' away from the existing ditches, and they increased linked open space [approximately 2 miles of linked greenspace with nature trails and approximately 3 miles of sidewalks connecting to nature trails].

Vice Chair Gaver asked about the potential walking trails and Ms. Englebreton said the walking trails are not constructed, but they have discussed a variety of surfaces such as mulch trails, grass trails, and loose material surfaces such as granite screenings. Mr. Board asked how the existing dirt road to the

north parcel will be maintained and Ms. Englebretson said they intend to provide a 20' wide fire accessible roadway with a stone base and grass on top with the potential for future pavement. Mr. Board was concerned with emergency access in the event of a flooding issue and a safe evacuation route for motorists in the community. Ms. Englebretson said the road will be brought up out of the existing grade to help improve the road.

Ms. Christie Batchelor, 482 27th Street, addressed the Board. She requested that the development be denied until more infrastructure is put in place because there are current access issues; in that, NC 904 (Seaside Road) and Georgetown Road need improvements. Ms. Batchelor said there are current ongoing discussions about improvements to NC 904, but those improvements will take time to come to fruition. Ms. Batchelor said NC 904 near Georgetown Road is heavily travelled during the peak season (summer months). She stated that there are numerous traffic accidents in the area that is under review by the North Carolina Department of Transportation (NCDOT), but it will take time for NCDOT to determine the best course of action for the intersection. She further stated that residents need to feel safe when travelling these roads.

Ms. Katie Bordeaux, 641 Oyster Bay Drive, addressed the Board. Ms. Bordeaux asked the Board to deny this development for safety reasons. She said the Board is charged with keeping citizens safe the roads are unsafe and congested in Sunset Beach because more infrastructure needs to be considered.

Mayor Shannon Phillips, 248 Magnolia Drive, addressed the Board regarding traffic, water, stormwater and safety issues. Mayor Phillips asked the Board to deny this development because we are at a pivotal point in the community the heavily travelled roads (NC 904 and Georgetown Road) are creating traffic concerns. He said the elderly citizens in Sunset Beach are afraid to travel the roads due to the excessive traffic in the area. Chair Cheek said, according to discussions at the July 14, 2025 Planning Board meeting, access through Wyndfall would require approvals from the Town of Sunset Beach and the Mayor agreed. Mayor Phillips said the citizens in Wyndfall are not happy about access through their community. Chair Cheek said emergency access through Wyndfall would potentially alleviate some of the traffic on NC 904. Mayor Phillips said the existing roads are narrow in Wyndfall and may not be equipped to hand the excessive traffic generated by this development.

Ms. Christine Bauman, 417 40th Street, addressed the Board regarding NC 904 being the main hurricane evacuation route for this area. She stated that GSATS (Grand Strand Area Transportation Study) website states that more than 6,500 housing units have been approved along NC 904 corridor, yet the infrastructure to support the growth is not in place. Ms. Bauman was concerned that the 2-lane road that is near capacity will not accommodate the additional homes that are forthcoming and the existing road problems. She asked the Board to deny the request and work with NCDOT and GSATS regarding the NC 904 corridor study before moving forward. She asked the Board to review the overall impact because public safety is the bigger issue. Chair Cheek reminded the public that the Planning Board does not have the authority to require or mandate NCDOT roadway improvements. He stated that NCDOT addresses road improvements via the TIA (Traffic Impact Analysis) process.

With no further comments, Vice Chair Gaver made a motion to close the public hearing and the motion was unanimously carried.

Vice Chair Gaver said the Board cannot deny a project based on emotions. He said the project has been revised based on the previous denial by the Planning Board on July 14, 2025. He reiterated that the Floodplain Administrator is satisfied with the changes made to the project since the July 14, 2025 denial by the Board. Mr. Board thanked the developer for addressing stormwater issues, but he was still concerned with the additional traffic that will be generated by this project on NC 904 and no

additional access through the Wyndfall development has been agreed upon by all interested parties. Mr. Leary said the developer has made an honest effort to address concerns expressed at the July 14, 2025 Board meeting and he made a motion to approve PD-158 with the noted conditions in the Staff Report and the motion carried 5 to 1 with Mr. Board opposing.

IX. PUBLIC HEARINGS

Chair Cheek asked for a show of hands from the audience of people in attendance for PD-161 (Green Hill Planned Development) and there were several people in attendance for the public hearing. As a result, Chair Cheek made a motion to move this item above PD-148 (Old Georgetown Planned Development Modification) and the motion was unanimously carried.

A. Planned Development – PD-161

Name: Green Hill Planned Development
Applicant: CLD Engineering
Tax Parcel(s): 06800017 and 0680001707
Location: Located off Green Hill Road NE (SR 1410)
Description: Green Hill is a proposed planned development consisting of 1,450 single-family units on approximately 784.59 acres, creating an overall density of 1.85 dwelling units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. He provided the Board with school capacity charts (attached) data for nearby schools. Mr. Pages noted that there is a proposed school bond for 2 elementary schools and a high school that have to be approved by the Board of Commissioners.

Mr. Pages said staff recommends approval based on the project meeting and/or exceeding minimum requirements and 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.

Chair Cheek asked staff if site drives 1 and 2 noted in the road improvements are noted on the plan with the yellow arrows? Mr. Pages replied yes and he stated that site drive 1 is close to US 17.

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

Mr. Matt Nichols, Attorney-at-Law, addressed the Board on behalf of the applicant. Mr. Nichols discussed a PowerPoint presentation (attached) regarding the development being in compliance with the minimum requirements of the UDO by allowing an increase in open space, additional buffering, better stormwater design, and transportation planning for the entire site at the developer's cost that

will include public water and sewer availability. Mr. Nichols said the proposed dwellings will be detached single-family homes; there will be limited driveway cuts onto Green Hill Road; there are sidewalks on 1 side of the internal streets; no lots will be in the AE flood zone or non-encroachment area; there will be 1.85 units per acre (less than the zoning district allows with or without public water and sewer, there will be 39.51% open space (minimum 15% required) or 310 acres that include recreational space (approximately 17 acres); environmental studies (threatened and endangered species report as well as a cultural and historic resources report generated by Southern Environmentalist) and there were no significant findings; a 50' buffer along Green Hill Road and a 30' peripheral buffer otherwise; public water (route to be determined) and sewer (along Green Hill Road with a pump station and force main approximately 4 miles in length with the potential for other residents to tie-in); there will be a fire hydrant every 500'; and the plan is designed to the 100-year storm event. Mr. Nichols said they had a neighborhood meeting in July 2025 and there were concerns expressed about existing flooding of properties fronting portions of Green Hill Road and they will study this area and focus on resolving flooding issues associated with the subject property. He further addressed the transportation improvements to the area question; in that, there will be a lot of roadway improvements for safer intersections that will cost more than 5 million dollars.

Vice Chair Gaver asked Mr. Nichols if the developer is proposing a 50' buffer to meet the minimum open space requirements and Mr. Nichols replied, no. Mr. Nichols clarified that there will be a 50' buffer along Green Hill Road and a 30' buffer on all other perimeter property lines. He added that they are providing 310 acres of open space as opposed to the 117.68 acres of open space that is required. Vice Chair Gaver asked if fire hydrants are required every 500' by the Fire Marshal and Mr. Nichols replied yes. Mr. Board asked if the majority of the 310 acres of open space are wetlands and Mr. Nichols replied yes. Mr. Board asked if the property is subject to flooding and Mr. Nichols said he was not prepared to answer this question so he deferred the question to a team member. Mr. Nichols said it was mentioned at the neighborhood meeting that flooding has occurred in the area.

Mr. Jeff Petroff, CLD Engineering, addressed the Board. He stated that there is a significant amount of topography on the property and they will meet all onsite minimum requirements by capturing and treating the stormwater runoff to the 100-year storm event. Mr. Petroff said there was a lot of concern at the neighborhood meeting about off-site stormwater runoff as well as along the frontage of the road to the subject property. He said they will study the area to determine the cause of current flooding if it is occurring on the property in question and make all efforts to capture and treat the stormwater runoff from this site by redirecting it elsewhere without negatively impacting adjacent property owners. If the flooding is a result of something caused by NCDOT, they will work with NCDOT to resolve the issue such as enlarging ditches, piping and/or culverts. Mr. Petroff said they can only address flooding generated from their site. Mr. Board was concerned with potential flooding in the area and safe evacuation for homeowners in this community travelling the existing 2-lane road. Mr. Petroff said NCDOT does a hydro analysis of the area to ensure adequate infrastructure is in place. Chair Cheek asked when the roadway improvements will happen?

Mr. Rynal Stephenson, DRMP, addressed the Board. He stated that NCDOT wants road improvements in the early stages of the project, but they will ask for leniency due to the anticipated cost (\$5 million dollars) associated with a project of this magnitude. Mr. Board asked the timeline of the project? He said the Board should be aware of any benchmarks that may be incorporated in the overall timeline of the property (percentage of infrastructure, roads, etc. completed) before moving forward with project completion. Mr. Stephenson said projects of this magnitude are normally phased, but this is the first step in the process.

Ms. Shannon Curcio, 1317 Quail Ridge Loop NE, addressed the Board. She felt that this project will pose a negative impact to the area due to road issues, safety and schools being at or over capacity in the area. She asked that the project be denied until US 17 is improved to accommodate the additional traffic that will be generated by this development and Green Hill is better developed.

Mr. Glenn Kye, 888 Cherrytree Road, addressed the Board regarding road issues in the area and current flooding in the area. He was concerned with first responders not being able to access the area in the event of storm. He stated that the water lines should be a minimum of 12" and the existing roads are secondary roads where easements will have to be granted by property owners or the State. Mr. Kye was opposed to the development until all the issues are resolved.

Mr. Rick Bullard, 1348 Quail Ridge Loop NE, addressed the Board. Mr. Bullard was concerned with the size of the water and sewer lines as well as the number of pump stations to service the area. He wondered if the roads will be raised and double laned to ensure the roads can accommodate this development and the existing homeowners in the area.

Mr. Lucas Anthony, 2015 Town Creek Road NE, addressed the Board and his property abuts the subject property. Mr. Anthony said they built on the highest portion of their property and they raised their driveway to enter and exit their property in an effort to minimize flooding on their property. He reiterated that there is a lot of flooding in the area and this development will reshape the community.

Ms. Christine Anthony, 2015 Town Creek Road NE, addressed the Board regarding the evacuation routes being Maco Road NE or US 17. She was concerned with being isolated if a major storm event occurs because this happened during the no name storm in September 2024.

Ms. Haleigh McFarland, 1276 Cherrytree Road NE, addressed the Board in opposition to the development because she felt that it is a direct threat to public health and safety. She stated that PD-163 was previously denied due to the potential traffic impact and flooding concerns to the area. Green Hill Road (SR 1410) / Cherrytree Road NE are split roads that use the same dangerous intersection at US 17. Ms. McFarland said road improvements are currently needed to address public health and safety. She was concerned with potential flooding and excessive traffic associated with this development. She further stated that the Winnabow Post Office currently has tents set up outside the facility to sort through mail and the proposed development will only add to an already overburden postal service. Ms. McFarland asked the Board to deny this development because it will generate unbearable traffic conditions, higher tax rates, and more flooding. Ms. McFarland concluded that there are already existing concerns with limited emergency responders, mail carriers, medical facilities, or roads to accommodate the additional property owners associated with this project.

Mr. Tom Walsh, 1467 Green Hill Road NE, addressed the Board about flooding in the area and the excessive traffic generated by this development on an existing 2-lane road. He stated that there is an existing sand mine in the area with approximately 150 dump trucks travelling the road on a daily basis. He, again, expressed his concern with flooding in the area.

Ms. Jennifer Gates, 922 Cherrytree Road NE, addressed the Board and she provided the Board with photos of flooding in the area as well as a flood zone and wetland map (attached). She stated that Page 16 of the TIA says there are no adjacent developments, yet, Bell Meadows is less than 5 miles away, Rice Creek is 3.5 miles away, Saltgrass is less than 4 miles away and close to Town Creek Elementary, Country Walk is 5 miles away, Bell Creek Village is less than 5 miles away and Pinewood is 4 miles away (annexed into the Town of Leland). She stated that these developments are off Green Hill Road NE (SR 1410), Cherrytree Road NE, and Bell Swamp Road, which encompasses 4,534 homes

not included in the TIA. She was concerned with fire responders getting in and out of the fire station to respond to potential fires in the area in an expeditious manner with the current homeowners in the area and homeowners from this development. She, too, expressed concerns with flooding in the area that can pose a problem for safe evacuation from the area during a major storm. She asked that the TIA be updated to reflect the other developments in the nearby area.

Chair Cheek asked staff when the TIA was completed and Mr. Pages said June 20, 2025.

Mr. Nichols readdressed the Board. He felt that the proposed planned development is the ideal way to address the citizen's concerns expressed earlier. He reiterated that the project will be designed to the 100-year storm event and public water and sewer will be available to the site. He stated that the total number of vehicle trips per day is based on a 10–15-year buildout. He further stated that the first home will not be built for approximately 2 years if the project is approved tonight. Mr. Nichols said the developer wants to be a part of the solution, to the fullest extent possible.

Mr. Petroff readdressed the Board. He stated that they are aware of the problems on Green Hill Road NE and they will study the traffic and flooding issues associated with the subject property in hopes of improving some of the offsite issues. Chair Cheek asked about the size of the water and sewer mains. Mr. Petroff said they will likely install a 12" water line, but they will follow the water model that is governed by the County Engineering department to ensure fire water flow is met. He further stated that there is a fire department development review and approval process. Chair Cheek clarified that the fire hydrants will be along Green Hill Road and Mr. Petroff concurred. He stated that County Engineering may suggest upsizing a line if future development is anticipated in the area.

Mr. Stephenson readdressed the Board. He, too, agreed with Mr. Nichols; in that, a planned development is a better way to develop the property because road improvements will be required by NCDOT early in the project. He stated that emergency vehicles will have to be factored into road improvements for this development, particularly US 17. Chair Cheek clarified that a TIA is not required at the end of the project and Mr. Stephenson said the TIA submitted and approved for the overall project by NCDOT can be utilized for the duration of the project. However, an addendum can be done with NCDOT's approval to begin developing the site for a certain number of dwellings before all road improvements are in place.

With no further comments, Vice Chair Gaver made a motion to close the public hearing and the motion was unanimously carried. Vice Chair Gaver said the plan is outstanding, but the area does not support the project due to school capacity deficiencies and public safety concerns at the intersection of US 17 and Green Hill Road NE. He felt that the signalization light will only exacerbate the situation.

Vice Chair Gaver made a motion to deny PD-161 (Green Hill Planned Development) for traffic compacity concerns, public safety, and the schools being at or near capacity as reported in the Staff Report and the motion carried 4 to 2 with Mr. Leary and Mr. Stocks opposing.

B. Planned Development – PD-148

Name: Old Georgetown Planned Development Modification
Applicant: TC2 Engineering, PLLC
Tax Parcel(s): 1850000905
Location: Located off Camarosa Blvd

Description: Old Georgetown is a proposed planned development modification consisting of 375 single-family units on approximately 128.35 acres, creating an overall density of 2.92 dwelling units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. He provided the Board with school capacity charts (attached) data for nearby schools.

Mr. Pages said staff recommends approval based on the project meeting and/or exceeding minimum requirements and 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.

Mr. Pages clarified that the project could move forward with the initial 415 single-family lots that were approved in 2006, without asking for approval of the current plan that reduces the number of lots to 375 single-family units. He further stated that the site will be enhanced to comply with UDO requirements such as buffers, wetland delineations and stormwater ponds.

Mr. Board clarified that the additional 375 units will be connected to Phase 1 and Mr. Pages concurred. Mr. Pages said Phases 2 and 3 will likely double in dwelling units, but they are constructed. Mr. Board said the entire community will have access to NC 211 (Southport-Supply Road SE) with an emergency entrance on Smithtown Road SE and Mr. Pages concurred. Mr. Board said the Smithtown Road access will not be available to travelers in the community. Mr. Pages said an NCDOT Driveway Permit would have to be issued, but staff will not recommend Smithtown Road be an access point to the property because the residents on Smithtown Road are opposed to access from the residents of this community. Mr. Stocks reiterated that the applicant could have moved forward with the approved 2006 plan and Mr. Pages concurred. Mr. Pages added that they will not be allowed to encroach in the wetlands.

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

Mr. Mike Allen, Land Development Manager for Dream Finders, addressed the Board. Mr. Allen stated that the 2 parcels were separate from the development and they are proposing the Carolina Crossings Section be approved for development. He stated that a modification was made in 2022 to redesign the project and the old TIA was used, but they submitted a new TIA for review and approval to NCDOT. Mr. Allen said a traffic light will be installed at the intersection as a traffic calming method where 250 units are currently built. He further stated that the traffic light south of Sunset Harbor Road SE will create some breaks in traffic that currently do not exist. There is a large pond at the southern end of the property that will be designed to meet the 100-year storm event and 7 other ponds will be onsite to help contain water and discharge offsite.

Ms. Shirley Sullivan, 5002 Seaward Court, addressed the Board regarding public safety and welfare based on all of the proposed developments impacting traffic on NC 211 (Southport-Supply Road SE)

from Robert Ruark Road to US 17. She stated that there are approximately 11,000 approved units that have not been built. She felt that Southport and Oak Island cannot handle the volume of traffic proposed for this area because this is the evacuation route for this area. Chair Cheek asked Ms. Sullivan if her comments pertain to PD-148 (Old Georgetown Planned Development Modification) and Ms. Sullivan felt that her comments pertain to all developments on NC 211. She asked if the approved plan in 2006 expired and Mr. Pages said this is a vested project because the developer began construction on the site by investing money to develop the site.

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 PD-148 (Old Georgetown Planned Development Modification) with the noted conditions in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-162

Name: Carolina Strand Planned Development
Applicant: Stillwater Development
Tax Parcel(s): 16300007, 1630003304 (portion of), 1640000101 and 1640000102
Location: Located off Whiteville Road NW (NC 130)
Description: Carolina Strand is a proposed planned development consisting of 1,500 single-family units on approximately 592 acres, creating an overall density of 2.53 dwelling units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. He stated that the proposed development will have a 50' buffer adjacent to properties fronting on Whiteville Road NW (NC 130) and the western boundary that is adjacent to a VAD (Voluntary Agricultural District) property. There will be a 30' peripheral buffer installed on all other property boundaries. He provided the Board with school capacity charts (attached) data for nearby schools. He further stated that PD-142 (King Preserve fka King Tract) is across the street from the proposed development, which will share either the traffic circle or the signalized intersection (whichever is approved).

Mr. Pages said staff recommends approval based on the project meeting and/or exceeding minimum requirements and 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 site plan to provide a 50' VAD (Voluntary Agricultural District) buffer adjacent to Tax Parcel 16300008.

Vice Chair Gaver asked staff about the correspondence (email from Larry Smith attached) provided to the Board stating that Brunswick County Schools would not be interested, at this time, in planning a school at Tax Parcel 16300007 on Whiteville Road NW (NC 130). Mr. Pages said staff normally suggest

that the applicant contact the school system regarding providing acreage for a potential school site and he reiterated that the school representative (Larry Smith, Executive Director of Operations) said Brunswick County Schools would not be interested in planning a school at the current time. Vice Chair Gaver asked staff if Mr. Oliver's note stating that general notes indicate emergency management has been correct to say County Fire Plan Review and Mr. Pages replied, yes.

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

Mr. Peter Day, Stillwater Engineers, addressed the Board on behalf of the applicant. Mr. Day discussed a PowerPoint presentation (attached) stating that the subject property is, historically, a lumber site with 20[±] acres of wetlands that will be preserved. There are timber roads that bisect the site with existing farm ditches (approximately 5 miles) to drain the site, but the site poorly drains. Mr. Day said the 2 main boulevard entrances will be 20' wide on each side of the median, so they will act as an extra entrance in case 1 side is blocked for entry to the development. There is also a 20' emergency fire access at the far north connection point. Mr. Day said they want to maintain the theme of the existing site with historical pine trees and wetlands on site. He stated that there will be a 30' buffer between the entry boulevard and the lots fronting the area; there will be a larger stormwater pond/recreational lake (more than 5 acres) around the wetlands that will have dock access with kayaks and boat launch overlook that will include walking trails; there will be other amenities such as outdoor fireplaces, tennis/pickleball, nature playground, pool amenity, nature trails and dog park; the project will be designed to the 100-year storm event. He reiterated that they are working on an updated flood zone (currently Flood Zone A) for the area to determine the true floodplain area. There is an existing 12" waterline along the road and public water will be available throughout the project. Mr. Day said they have set aside 4 acres of the subject property for County use for a potential EMS site or park or other public facility, which is next to the commercial section (intended use is not determined at this time) of the project. Mr. Day concluded that the TIA projects 19,000[±] vehicle trips per day, but the actual added volume of traffic for this project is approximately 12,000 vehicles per day for the 1,500 single-family units and the extra 7,000 vehicle trips per day is traffic associated with the commercial portion of the project (includes internal traffic that do not leave the site and traffic travelling NC 130). Chair Cheek clarified that vehicles within the development are counted in the vehicle trips per day for the commercial node of the project as part of the TIA figures and Mr. Day concurred. Mr. Board was concerned with water control and he asked the discharge method from the proposed retention ponds and Mr. Day said there will be outlet structures to control water discharge and the ponds will be interconnected.

Ms. Belinda Benz, 2603 Whiteville Road NW, addressed the Board regarding 3 swamps (Waccamaw River, Wet Ash Swamp, and CawCaw Canal) nearby as well as other nearby projects (Hardy Pit, Ashton Farms, and King Project) in the area. Ms. Benz asked if Ash is harmonious, safe and healthy for the community of Wet Ash Swamp with the deforestation that is occurring. She stated that there is no paid fire department (safety issue), no public sewer (health issue), no urgent care/medical facilities (health issue), no grocery store (health issue), no clean water, gas station, bank (ATM), or jobs. She further stated that grass/weeds are standing approximately 2 feet in height around the fire hydrants and wildlife is being displaced/killed in the area. Ms. Benz said there are traffic congestion issues in the area. She concluded that this development is not harmonious with the area.

Mr. Gaftie Marlow, 2205 Longwood Road NW, addressed the Board regarding access to his family's property (Tax Parcel 1790000501) that they have owned since the 1890s. He said there was no issue with access to their property until Carolina Strand purchased the subject property and gates/barriers (installed by Whitney King) are preventing access to his family's property. Mr. Marlow said he is not opposed to the proposed development, but he needs access to his property. He stated that his family

gained access to their property in the past via verbal agreements and a handshake. He said he had a discussion with the developer and they displayed a willingness to work with his family regarding providing access to the current landlocked property. Vice Chair Gaver asked Mr. Marlow to explain his discussion with the developer and Mr. Marlow said he had a zoom meeting with the developer and they agreed to provide access through an existing public access road on the site. He further stated that there is an existing dirt road in the middle of his property and there is a dirt road on the opposite side of a berm on the developer's property that his family currently use to gain access to their property. Mr. Pages said there is a stub out shown on the plan to Mr. Marlow's property. Vice Chair Gaver asked if the Board should make this a condition of the project approval and Mr. Pages said that requiring a stub out to Mr. Marlow's property is within the Board's purview. Mr. Batton added that accessibility may not happen right away, but the plan shows a stub out to Mr. Marlow's property. Mr. Marlow said he understands that accessibility may not happen immediately, but he wanted assurance that he will be able to gain access to his property via the stub out proposed on the plan for consideration.

Ms. Christie Marek, 2986 Longwood Road NW, addressed the Board regarding the TIA stating that this development will be connected to the King Tract. She stated that DRMP, Inc. submitted to NCDOT that there are 14,598 vehicle trips per day on NC 130. She said the road in front of Waccamaw School has collapsed and NCDOT has no funding for road improvements, West Brunswick High and Waccamaw Schools are at-capacity. Ms. Marek said 383 acres of Ashton Farms are Carolina Bay wetlands that are completely saturated. There are other developments (Ashton Farms – 2,950 units, King Tract – 1,800 units, and Magnolia – 258 units) totally 5,008 units that have been approved in the immediate area that is an evacuation route (NC 130). Ms. Marek further stated that the existing ditches are for farming purposes not retention ponds or concrete jungles. She concluded that flooding will occur when the trees are removed and there will likely be lawsuits against the developer and the County when this occurs.

Mr. Day readdressed the Board. He confirmed that they had a zoom call with the Stanley and Marlow families addressing their concerns about continual access to the adjacent parcels and they will work with the families to provide public right-of-way to the parcels. He said the developer's attorney will work with their attorney to create an agreement that is acceptable (during the construction of this development) to all parties involved in the matter. He stated that there is an existing road within the property that will allow access to the Stanley and Marlow families' properties to develop the subject property.

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

Vice Chair Gaver made a motion to approve PD-162 (Carolina Strand Planned Development) with the noted conditions in the Staff Report as well as another condition stating that access is granted to Tax Parcel 1790000501 and the motion carried 5 to 1 with Mr. Board opposing.

D. Planned Development – PD-165

Name: Capeview of Southport Planned Development
Applicant: Earl Bailey (Lennar Homes)
Tax Parcel(s): 2210000407
Location: Located off Dosher Cut-Off (SR 1621)

Description: Capeview of Southport is a proposed planned development consisting of 139 single-family units on approximately 23.50 acres, creating an overall density of 5.90 dwelling units per acre.

Mr. Phillip Coates addressed the Board. Mr. Coates read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. He provided the Board with school capacity charts (attached) data for nearby schools.

Mr. Coates said staff recommends approval based on the project meeting and/or exceeding minimum requirements and 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.

Vice Chair Gaver asked about sidewalks on both sides of the road as recommended by staff, but the developer proposes sidewalks on 1 side of the road. Mr. Pages said sidewalks are not required in the UDO, but staff recommended dual sidewalks because there is limited walking space in the development. Chair Cheek asked if the 2007 site plan approval for 440 multifamily units is still valid? Mr. Pages said the C-LD (Commercial Low Density) zoning district allows for multifamily use to be approved administratively, but the project expired because no development has occurred on the site.

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

Mr. Nathan Pound, Thomas and Hutton, addressed the Board on behalf of the developer. Mr. Pound said the previous 2007 plan expired and they are proposing less density with the current project. Mr. Pound said the TIA numbers differ because the corner property (Tax Parcel 2210000401) is still owned by the seller and it was included in the TIA projections to see the necessary improvements involved with that property. There are no school capacity issues. They wanted to incorporate a central path through the neighborhood that will tie to the sidewalks. Vice Chair Gaver asked about staff's recommendation to place sidewalks on both sides of the street, buffers between back-to-back lots, and 5% of the units being set aside for workforce housing. Vice Chair Gaver asked if those recommendations were not added into the plan and Mr. Pound replied yes. Mr. Pound said workforce housing is challenging on this size project, but they are amenable to construct dual sidewalks. However, a sidewalk outside the 20' setback could pose a problem with a car blocking the sidewalk. Mr. Pound added that the street buffer was increased to 30' rather than the 20' street buffer requirement; and the project will be designed to the 100-year storm event, and there is more active open space than the required minimum.

Ms. Shirley Sullivan, 5002 Seaward Court, addressed the Board regarding commercial development in the TIA. Mr. Coates said NCDOT included the numbers from Tax Parcel 2210000401, which is still owned by the seller as stated by Mr. Pound. Ms. Sullivan was confused with that analogy because that parcel is not a part of the planned development. Mr. Pages said the commercial area is not a part of the planned development; rather, it will be approved by right with administrative approval. He further

stated that both developments were included in the same traffic study to get a comprehensive look at the area.

Mr. Pound re-addressed the Board. He said he forgot to mention that the pump station will be shared by both projects.

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

Vice Chair Gaver made a motion to approve PD-165 (Capeview of Southport Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

E. Rezoning Z-926 – Patrick Budronis

Request rezoning of approximately 6.40 acres located at 2093 Andrew Jackson Hwy (US 74/76) near Leland, NC from I-G (Industrial General) to C-I (Commercial Intensive) for Tax Parcel 028FA001.

Mr. Tyler Connor addressed the Board. Mr. Connor read the Staff Report (attached) and the consistency and reasonableness determination statement (attached). He identified the subject property and surrounding properties on a visual map. Mr. Connor provided the Board with school capacity charts (attached) data for nearby schools.

Mr. Connor said staff recommends approval from I-G (Industrial General) to C-I (Commercial Intensive) for Tax Parcel 028FA001 located at 2093 Andrew Jackson Hwy (US 74/76) near Leland, NC and adopt the consistency and reasonableness determination statement.

Vice Chair Gaver asked staff the difference in the I-G (Industrial General) zoning district and C-I (Commercial Intensive) zoning districts. Ms. Dixon said there are some uses not allowed in the I-G that are allowed in the I-G zoning district such as retail sales.

Vice Chair Gaver made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Gary Franks, Development Services Group and Civil Engineer, addressed the Board and he made himself available for questions.

With no further comments, Vice Chair Gaver made a motion to close the Public Hearing and the motion was unanimously carried.

Vice Chair Gaver made a motion to approve Tax Parcel 028FA001 to C-I (Commercial Intensive) located at 2093 Andrew Jackson Hwy (US 74/76) near Leland, NC and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is CONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and CONSISTENT with the goals, recommendations, and policies of the plans adopted by

Brunswick County (listed below). Staff also finds the request REASONABLE, appropriate, and in the public interest based upon the following findings:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives support the rezoning:
 - Consistent with the goals and objectives
 - ED-1. Maintain and expand job opportunities in the County.
 - Consistent with the characteristics of the area and existing zoning in the area.
- The Commercial Suitability Map and Industrial Suitability Map indicates the parcel as more suitable for commercial development and industrial development.

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| ☐ <i>Agricultural Development Plan</i> | ☒ <i>Unified Development Ordinance</i> |
| ☐ <i>Brunswick County Comprehensive Transportation Plan (CTP)</i> | ☐ <i>Southeastern North Carolina Hazard Mitigation Plan</i> |
| ☐ <i>Brunswick County Trail Plan</i> | ☐ <i>Airport Height Control Ordinance</i> |
| ☒ <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i> | ☐ <i>Other: _____</i> |

Chair Cheek stated that any person with standing may appeal the decision of the Planning Board to the Brunswick County Board of Commissioners. Notice of the appeal must be provided in writing within 15 days. If no appeal is received, then the decision of the Planning Board shall be final. 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.

F. Rezoning Z-928 – Rick Linton

Request rezoning of approximately 0.95 acres located at 9110 Southern Blvd SE near Winnabow, NC from RR (Rural Low Density Residential) to R-6000 (High Density Residential) for Tax Parcel 0720000116.

LAND USE PLAN MAP AMENDMENT (LUM-928)

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from RA (Rural/Agricultural) to MDR-M (Medium Density Residential-Mixed Use) for Tax Parcel 0720000116 located at 9110 Southern Blvd SE near Winnabow, NC. This Land Use Plan Map Amendment totals approximately 0.95 acres.

Mr. Tyler Connor addressed the Board. Mr. Connor read the Staff Report (attached) and the consistency and reasonableness determination statement (attached). Mr. Connor said the applicant is currently constructing a single-family home on the property and a foundation survey revealed the home does not meet the side yard setback (10') in the RR (Rural Low Density Residential) zoning district. However, the proposed zoning change to R-6000 (High Density Residential) will bring the home into compliance with the minimum side yard (5') requirement. He identified the subject property and surrounding properties on a visual map. Mr. Connor provided the Board with school capacity charts (attached) data for nearby schools.

Mr. Connor said staff recommends approval from RR (Rural Low Density Residential) to R-6000 (High Density Residential) for Tax Parcel 028FA001 located at 9110 Southern Blvd SE near Winnabow, NC in

conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to MDR-M (Medium Density Residential-Mixed Use) and adopt the consistency and reasonableness determination statement.

Vice Chair Gaver asked staff how this zoning request came to the Board for consideration? Mr. Connor said the applicant built a single-family dwelling on his property that is currently zoned RR (Rural Low Density Residential) and the minimum setbacks are 25' front and rear yards and 10' side yards. There appeared to be some confusion regarding the location of the side property lines when the site plan was submitted with the building application. He further stated that when a residential structure is 50' or closer to any property line, the UDO requires a setback certification or foundation survey (or a signed and sealed letter) be submitted by a professional land surveyor. The foundation survey submitted for his project showed the constructed home encroaching in the left side yard.

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

Mr. Rick Linton addressed the Board. Mr. Linton said he is requesting a zoning change to R-6000 so his newly constructed home can meet the minimum side yard requirement and there is similar zoning nearby. Mr. Linton said the property corners were not clearly defined when he submitted his site plan for a building permit. Vice Chair Gaver asked if staff would recommend in favor of the zoning change if there was not similar zoning nearby and Ms. Dixon said no. She stated that the applicant can request a variance from the Board of Adjustment, but staff felt this is a better option for the applicant. Mr. Batton added that a similar situation resulted in this text amendment being implemented in the UDO in 2018.

Mr. Ryan Godfrey, 9080 Southern Blvd. SE, addressed the Board in opposition to the proposed zoning change because it will set precedence for others to come before the Board with similar requests. He stated that this is a rural area and there has been flooding in the area because access to parcels in the area is via an old gravel road. He was concerned with the uses (townhomes) that are allowed in the R-6000 zoning district that will be compatible to the area. He felt that the applicant did not do his due diligence to have a survey done before constructing his dwelling on the property. Mr. Godfrey felt that his property value will be impacted by the zoning change. Vice Chair Gaver asked if the Board could place a condition that only a single-family home can be placed on the lot if the property is rezoned? Mr. Batton said the applicant can place any use that is permitted in the R-6000 zoning district on the property if all other minimum requirements are met as set forth in the UDO. Mr. Batton said there is like zoning in the area and the subject property does not appear to have a significant impact on the area. Mr. Godfrey added that the residents in the neighborhood maintain the road and he was concerned about flooding issues in the area during the no name storm. Mr. Leary interjected that flooding in September 2024 (PTC8) has no bearing on the zoning change. Mr. Godfrey reiterated that the applicant did not do his due diligence and this change will set a precedence. Chair Cheek reiterated that the subject property is surrounded by R-6000 zoning.

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 Tax Parcel 0720000116 to R-6000 (High Density Residential) located at 9110 Southern Blvd SE near Winnabow, NC and in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan to MDR-M (Medium Density Residential-Mixed Use) and adopt the consistency and reasonableness determination statement and the motion carried 5 to 1 with Vice Chair Gaver opposing.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is NOT CONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and CONSISTENT with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request REASONABLE, appropriate, and in the public interest based upon the following findings:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives support the rezoning:
 - Consistent with the goals and objectives
 - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the County.
 - HN-2. Minimize impacts to and invest in established residential areas.
 - Consistent with the characteristics of the area and existing zoning in the area.
- The Residential Suitability Map indicates the parcel as suitable for residential development.

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| ☐ <i>Agricultural Development Plan</i> | ☒ <i>Unified Development Ordinance</i> |
| ☐ <i>Brunswick County Comprehensive Transportation Plan (CTP)</i> | ☐ <i>Southeastern North Carolina Hazard Mitigation Plan</i> |
| ☐ <i>Brunswick County Trail Plan</i> | ☐ <i>Airport Height Control Ordinance</i> |
| ☒ <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i> | ☐ <i>Other: _____</i> |

Chair Cheek stated that any person with standing may appeal the decision of the Planning Board to the Brunswick County Board of Commissioners. Notice of the appeal must be provided in writing within 15 days. If no appeal is received, then the decision of the Planning Board shall be final. 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.

X. OTHER BUSINESS.

A. UDO Modernization Project Update.

Ms. Dixon addressed the Board. She stated that the Board of Commissioners made some decisions about approval authorities in the UDO and staff is working with Communications to provide an official summary updating the website to address misinformation that is being generated to the general public. Ms. Dixon said she will provide the Board with a copy of the official summary and the website will be updated appropriately.

B. Planning Board Case Update.

Ms. Dixon addressed the Board and she stated that Zoning Case Z-921 was not appealed, so the Planning Board's decision stands. She further stated that staff is not aware of any appeals for PD-135 (Bayshore Planned Development) and PD-159 (Willow Haven Planned Development).

XI. ADJOURNMENT.

With no further business, Vice Chair Gaver made a motion to adjourn and the motion was unanimously carried.