



MEETING MINUTES

BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

December 8, 2025
4:00 PM

The Brunswick County Planning Board met in Regular Session on December 8, 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
William Bittenbender, At-Large
Howard Stocks, At-Large

MEMBERS ABSENT

Ron Medlin
James (Jim) Board
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
Ryan King, Asst. County Attorney

OTHERS PRESENT

Matt Nichols
Scott James
Larry Smith
Brady Gantt
Shirley Sullivan
Tom Harrington

Jim Bradshaw
Nathan Pound
Judy Andricak
Jennifer Gates
Haleigh McFarland
Gale Mills

I. CALL TO ORDER

Chair Cheek called the meeting to order at 4:03 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, Mr. Jim Board, and Ms. Cecelia Herman were absent.

IV. APPROVAL OF MINUTES

Mr. Bittenbender made a motion to approve the 10-Nov-25 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS

Ms. Dixon said staff would like to add the 2026 Planning Board Project Submittal Deadline Schedule under Other Business for the Board's awareness.

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.

VI. PUBLIC COMMENT

Ms. Shirley Sullivan, 5002 Seaward Court, addressed the Board. She stated that the current population is more than 175k and the population is projected to be over 200k by 2029 in the County. Ms. Sullivan felt that Senate Bills/Laws are written to favor developers. Ms. Sullivan said responsible growth is acceptable, but out of control and overdevelopment is not acceptable because that type of growth is harmful to the citizens and the County as a whole. While trying to address affordable housing, lack of healthcare and environmental damage, overdevelopment continues at the expense of County residents. Ms. Sullivan reminded the Board that not only should the Brunswick County Unified Development Ordinance (UDO) be considered in their decision-making process, but the 2040 Blueprint Brunswick Comprehensive Plan should also be considered while deliberating on approval of planned developments, major subdivisions and by-right applications. Even though the County does not own or maintain roads, the County is responsible for putting more vehicles on overcrowded roads in the County.

Mr. Jim Bradshaw, 600 Ashbury Drive, addressed the Board. Mr. Bradshaw said he serves on the ABCPOA (Alliance of Brunswick County Property Owners Association) Board that includes 31 communities in Brunswick County. He said he made a presentation to the Board approximately 4 months ago pertaining to growth control. Mr. Bradshaw said he spoke with the UNC School of Government (School of Government) because they work with communities throughout the State

regarding growth control. The School of Government says growth control can be managed through safety measures, which include infrastructure, public safety, and roads. He suggested that the Board consider contacting of School of Government to have a representative meet with the Board to discuss how other communities in the State legally control growth and the County can potentially implement some of those measures for growth control.

Ms. Haleigh McFarland, 1276 Cherrytree Road NE, addressed the Board. Ms. McFarland said there are more than 35,000 approved homes to be built in the County. She was concerned with the Board approving more developments without knowing the consequences (accurate traffic or flood study) of the previous approvals. Ms. McFarland emphasized that traffic is currently a nightmare as attested by Board members, but the matter was deferred to the North Carolina Department of Transportation (NCDOT) as the approval authority because the County does not own or maintain roads. Ms. McFarland said there are currently 78 approved developments that are not shovel ready that will have a major impact in the County on schools, traffic, medical facilities, land field (currently at-capacity) and post offices. Ms. McFarland urged the Board to focus on the citizens of Brunswick County rather than the private developers. She concluded with a quote from Wangari Maathai, "The environment and the economy are really both two sides of the same coin. If we cannot sustain the environment, we cannot sustain ourselves".

VII. OLD BUSINESS

A. Planned Development - PD-155

Name: Woodland Reserve (fka Farmstead Grove) Planned Development
Applicant: Lennar Carolinas, LLC
Tax Parcel(s): 19300021 (portion of)
Location: Located off Ash-Little River Road NW (SR 1300)
Description: Woodland Reserve is a proposed planned development consisting of 620 single-family units on approximately 232.30 acres, creating an overall density of 2.67 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 data (attached) 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. 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 and he introduced the project team (Bradley Harrell – Lennar Director of Entitlements, Nathan Pound & Walter Warren – Thomas & Hutton Civil Engineers, Scott A. James – Davenport Transportation Engineer, and Tonya B Powell – MaynardNexsen) for this project. He discussed a PowerPoint presentation (attached) regarding what's new in their plan (enhanced buffers – 70' perimeter buffer and 50' street buffer, expanded open space and trails - [pocket parks and multi-purpose trail], reduced residential density - 620 homesites [committed to age-restricted homes], and reduced footprint of commercial [which reduces traffic] as well as the types of commercial uses). He stated that the residential trip generation will be approximately 2,794 due to the reduction in units from 650 units to 620 units (previously 5,766 trips generated based on 650 units without age-restricted homes) for age-restricted homes and the commercial trip generation has been reduced to approximately 1,496 trips generated based on 9.80 acres of commercial area (previously 8,469 trips generated based on 13.90 acres of commercial area). He stated that they have elected to remove the proposed supermarket, convenience store/gas station and fast food with a drive through from the commercial component of the project, which attributed to the significant reduction in trip generation for the commercial portion of this project.

Mr. Scott James, Transportation Engineer for Davenport Engineering, addressed the Board. Mr. James said they are responsible for the TIA (Traffic Impact Analysis) submittal to NCDOT. He provided a visual of two traffic model simulations that were submitted to and approved by NCDOT. He further stated that the models includes the required turn lanes and 4 way stop controls and his skit showed traffic flow at the intersection of Ash-Little River Road NW (SR 1300) and No. 5 School Road NW (SR 1305).

Mr. Nichols reappeared before the Board to discuss the dedicated open space (47% of projected is dedicated to open space). He stated that the project has been designed to the 100-year storm event, there is a 20' vegetated wetland setback, and none of the lots are in the AE Flood Zone. Mr. Nichols said the proposed project is in concert with the 2040 Blueprint Brunswick Comprehensive Plan and staff said the project meets or exceeds the minimum requirements of the UDO. Mr. Nichols said if the project is approved by this Board, there are several other permits such as the NCDOT driveway permit, fire, and stormwater that must be obtained before construction begins. He concluded that the lots will be served by public sewer and water.

Vice Chair Gaver asked Mr. Nichols if they have an estimated cost of road improvements? Mr. Nathan Pound said roadway improvements on Ash-Little Road NW (SR 1300) will be approximately 1.5 to 2 million dollars. Vice Chair Gaver said there is a need for an age-restricted community. He felt that the traffic projections presented did not depict school buses, slow moving traffic that is typical for the older generation, accidents, inclement weather or reflection from the sun that could impair driving conditions. He felt that commercial industry is needed in this area because the area is starting to develop. He asked Mr. Nichols if the reduction in commercial uses and the proposed age-restricted community are the developer's way of reducing the traffic count? Mr. Nichols said they tried to listen to the Board's concerns at the previous meeting by scaling the development down overall and tailoring the plan to meet the needs in the area. Vice Chair said the lot reduction is small in comparison and Mr. Nichols said they were more focused on the age-restricted community that will reduce vehicle trips in the area.

Chair Cheek thanked Mr. Nichols for the updated plan showing a separate stormwater pond for the commercial area. Mr. Leary asked if the restricted commercial uses are part of the conditions from staff and Mr. Nichols said they are proposing the restricted commercial uses as a condition of approval. Mr. Pages said the TIA addresses the restricted commercial uses, but the Board can add a limitation on commercial uses for the project and Mr. Nichols was agreeable with such a condition. Vice Chair Gaver

asked if residents will be able to drive golf carts to the commercial area and Mr. Nichols said that is a point of discussion.

Ms. Shirley Sullivan addressed the Board. Ms. Sullivan expressed concern with the number of vehicle trips per day based on the age-restricted community. She felt that seniors produce more trips per day for medical appointments (doctor and hospital). Ms. Sullivan said 7 planned developments were approved in southeast Brunswick County totaling 7,000 units this year, which equates to approximately 60k vehicle trips per day. Ms. Sullivan pointed out that Ash-Little River Road NW (SR 1300) has been inundated with developments and the road is currently in need of repairs. She felt that the development should be denied based on the Blueprint Brunswick 2040 Plan policies HN-2 (Minimize impacts to and invest in established residential areas), DQ-2 (Maintain the character of the county, particularly the unique features that contribute to the identity of the place, HW-1 (Adopt a health-in-all-policies approach to decision making, and HW-2 (Ensure equitable access to healthcare and healthy environments). She further stated that she concurred with the Board's previous denial of this project based on traffic concerns, voiding of agriculture land, and overdevelopment of the area.

Ms. Judy Andricak addressed the Board in opposition to this plan. She, too, felt that seniors will be travelling to the doctor, hospital, dentist, and other medical appointments in and outside of the County. Vice Chair Gaver said he attended a meeting earlier today regarding Novant's certificate of need for a medical facility that will be coming to this area. Mr. Pages added that staff received letters (attached) from William Stanland, Jr. and Josh Kirby regarding this project that were provided to the Board for their review.

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

Vice Chair Gaver mentioned the reason this project was initially denied (traffic congestion, agricultural preservation, and overdevelopment in the area) by the Board. He stated that he is still concerned with traffic congestion in the area, but the developer is responsible for road improvements per the TIA approval from NCDOT.

Mr. Leary made a motion to approve PD-155 (Woodland Reserve Planned Development) with the noted conditions in the Staff Report and a restriction of gas stations, supermarkets and drive-thru restaurants in the commercial area and the motion was unanimously approved.

B. Planned Development - PD-159

Name: Willow Haven Planned Development
Applicant: G3 Engineering and Surveying
Tax Parcel(s): 11100008 and 1110000910 (portion of)
Location: Located off Ocean Highway East (US 17)
Description: Willow Haven is a proposed planned development consisting of 151 single-family units on approximately 81.87 acres, creating an overall density of 1.84 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 data (attached) 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.
- Revise the Driveway Warrant Analysis to accurately depict the revised lot counts.

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

Mr. Brady Gantt, G3 Engineering, addressed the Board. He reiterated that the number of lots have been reduced to 151 single-family units. Mr. Gantt said they are providing minimum street and perimeter buffers and open space has been increased approximately 50%. He stated that traffic volume will be reduced and NCDOT approval is required. There will be a required left and right turn lane to enter this community and other road improvements to this area are currently underway.

Vice Chair Gaver asked if the project was previously denied because the proposed lots were intentionally under the threshold for a TIA to be required? Chair Cheek said the denial of this project was due to traffic safety and lack of sufficiency in the scoping analysis. Vice Chair Gaver asked if those matters have been addressed and Chair Cheek said the traffic reports indicate such. Vice Chair Gaver said there is a Publix grocery store being built approximately 2 miles from the subject property that has created traffic concerns because dump trucks are entering and exiting that site all day. He asked Mr. Gantt when the right turn lane will be installed for this development? Mr. Gantt said NCDOT is reviewing the TIA and no delay is anticipated. Vice Chair Gaver asked Mr. Gantt if they are willing to commit to having the right turn lane installed with the entrance to this development and Mr. Gantt replied, yes.

Mr. Leary asked how much of the project could be developed under the current zoning and Mr. Pages said they are allowed up to 13.6 dwelling units per acre in the C-LD (Commercial Low Density) portion of the project and 2.9 dwelling units per acre in the RR (Rural Low Density Residential) portion of the project. addressed the question. Chair Cheek asked if the open space has been expanded and Mr. Gant said it is the same as previously submitted.

Ms. Jennifer Gates, 3554 White Spruce Glen, addressed the Board. Ms. Gates reiterated that the proposed development was previously denied by this Board because the turn movements in and out of the neighborhood would create hazardous conditions for residents and through traffic and the roadway could not safely support the proposed development. She felt that nothing has changed to warrant an approval other than the developer reduced the number of homes from 209 units to 151 units, which will result in a reduction of vehicle trips per day from 1,970 to 1,422 vehicle trips per day. She stated that there are 2 other developments (River Tides Farm [154 units] and Viridian Reserve [444 units]) across the street from the subject property that will share the intersection of Mill Creek Road SE (SR 1514) and US 17, but this was not noted or mentioned in the original TIA. Ms. Gales was concerned with the number of vehicle trips per day generated by this development as well as the other approved developments in the immediate area. She stated that water is currently at-capacity

and the schools are either at-capacity or over capacity. Ms. Gates stated that additional fire fighters and EMS workers will be needed to provide adequate protection to the homeowners in the proposed development. She suggested that this project be denied due to current traffic concerns, inadequate infrastructure, and school capacity deficiencies (currently at-capacity or over capacity).

Ms. Haleigh McFarland, 1276 Cherrytree Road NE, addressed the Board regarding the proposed project adding to a heavily congested area and its close proximity to 2 major intersections with no traffic signalization that currently pose a health and safety risk. She reiterated that there are 2 developments (Viridian Reserve and River Tide Farms) directly across the street from the proposed development as well as 3 schools (Town Creek Elementary, Town Creek Middle and Bolivia Elementary) that contribute to traffic congestion. She asked the Board to deny this request because it will, potentially, pose direct threats to public health and safety as the area is already overcrowded with traffic and flooding issues exist, schools cannot accommodate the additional children that will be generated from this development, and the roads cannot support the additional vehicle trips per day generated from the homeowners in this development.

Mr. Leary made a motion to close the public hearing and the motion was unanimously carried.

Chair Cheek stated that NCDOT does not have funding to improve roads, but the developers are responsible for road improvements to their site. He stated that the developers can help improve roads that are in disarray when they develop their property at the direction of NCDOT.

Vice Chair Gaver asked about the school capacity data and Mr. Pages said the Board should focus on the 100% capacity column and September 2025 ADM column to determine the available capacity. Vice Chair Gaver was concerned with school capacity in the area. He further stated that he recently had a conversation with the chairman of the school board and he was told some teachers do not have a classroom and they have a makeshift desk (cart) to teach students, and modular units are utilized to teach students with limited safety measures to protect those students during a shelter in place situation. Vice Chair Gaver said he cannot support this development until the current school issues are addressed and a plan is in place to implement a resolution.

Attorney Ryan King said a representative from the school system is present if the Board would like information on this matter.

Mr. Leary made a motion to reopen the public hearing and the motion was unanimously carried.

Mr. Larry Smith, Executive Director of Operations for Brunswick County Schools, addressed the Board regarding potential new school sites (via a PowerPoint presentation [attached]) for the next decade. Mr. Smith said they address school capacity when schools are at 90% capacity (considered full). He stated that there are schools (highlighted in yellow [90% capacity] and red [100% capacity]) that are being considered for upgrades or a new school building(s) in the area. He discussed capacity projections for all the schools in the County in relation to building new schools in those areas where schools are/will be at full capacity. Vice Chair Gaver clarified that mods are considered modular units on the chart and Mr. Smith concurred. Vice Chair Gaver expressed concern with safety issues for students being taught in modular units during a shelter in place situation. Vice Chair Gaver reiterated that he was not in favor of approving this project until the school system can address the current school capacity deficiencies. Mr. Smith said they have several modular units on site at all schools, which are not safer than brick and mortar. Mr. Smith further discussed school capacity data for all levels of schooling (elementary, middle and high schools) with regards to at or over capacity within the next decade and when new schools are projected to be built. Chair Cheek asked if there is any

consideration to shifting grades from elementary schools to middle school and Mr. Smith said doing so will require 2 bell times, which creates transportation issues because there will have to be ample bus drivers on hand to transport students.

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 deny PD-159 (Willow Haven) based on the school capacity data presented by Mr. Smith because the schools will be more overloaded/overburdened with students and the motion died for lack of a second. Mr. Stocks made a motion to approve PD-159 (Willow Haven) with the noted conditions in the Staff Report and the motion carried 4 to 1 with Vice Chair Gaver opposing.

VIII. PUBLIC HEARINGS

A. Rezoning Z-929 – Stephanie S. Spencer

Request rezoning of approximately 4.63 acres located at 1645 Sunset Harbor Road SE near Bolivia, NC from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1860002201.

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 data (attached) for nearby schools.

Mr. Connor said staff recommends approval from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1860002201 located at 1645 Sunset Harbor Road SE near Bolivia, NC and adopt the consistency and reasonableness determination statement.

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

Ms. Stephanie Spencer addressed the Board. Ms. Spencer said they initially purchased the subject property to live there, but this is a busy area and the parcel is better suited for commercial use. She said they are thinking about developing the property for RV and Boat Storage because there seems to be a need for commercial in this area due to the vast number of residential communities in the immediate area.

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 Tax Parcel 1860002201 to C-LD (Commercial Low Density) located at 1645 Sunset Harbor Road SE near Bolivia, 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 Residential and Commercial Suitability Maps indicate the parcel as more suitable for both residential and commercial development.

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

B. Planned Development – PD-166

Name: Lanvale Road Planned Development
 Applicant: Dan Weeks (H+W Design)
 Tax Parcel(s): 047HA013 and 047HA01302
 Location: 365 and 375 Savanna Branch Road NE and 340 Lanvale Road NE (SR 1438)
 Description: Lanvale Road is a proposed planned development consisting of 17 single-family units on approximately 4.17 acres, creating an overall density of 4.00 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 data (attached) 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.

Chair Cheek asked about Savanna Branch Road being improved and paved in its entirety? Mr. Pages said the road will be improved up to the second entrance of the project. Mr. Leary said a Publix grocery store is in the process of being built and he asked if there will be access off Lanvale Road SE (SR 1438) to that site and Ms. Dixon said there will be access off Lanvale Road SE (SR 1438). Vice Chair Gaver said General Note #18 says, "Road maintenance agreement will be required with all property owners that utilize Savanna Branch Road". Mr. Pages said the road maintenance agreement has to be secured by the developer and the homeowner's association of this development with the current owner of Savanna Branch Road. Mr. Pages said the property owners not associated with this development will have to agree upon being included in the road maintenance agreement. Vice Chair Gaver felt that Note 18 on the plan should be updated to reflect such and Mr. Pages agreed.

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

Mr. Tom Harrington, H+W Design, addressed the Board. Mr. Harrington stated that they oversized the retention ponds and Note 18 will be corrected on the plan to reflect that only the homeowners of the proposed development will be a part of the road maintenance agreement. Vice Chair Gaver asked Mr. Harrington the distance between Lanvale Road NE (SR 1438) and the back of Lots 1-4 of the proposed development and Mr. Harrington said he was uncertain, but there is a 20' street yard buffer. Mr. Harrington reiterated that they are amenable to correcting Note 18 on the plan to say road maintenance agreement will be required for homeowners in the proposed development that utilizes Savanna Branch Road.

Ms. Gale Mills, 265 Quail Covey Road NE, addressed the Board. Ms. Mills said her husband owns property (Tax Parcel 047HA012) on Quail Covey Road NE and there is a need for ditches in the area to assist with stormwater runoff issues. Ms. Mills was also concerned with school buses and other school traffic in the area that causes problems for people to exit Lanvale Road NE (SR 1438) without almost being rear-ended by speeding vehicles; especially, when school is in session. She further stated that there have been instances where emergency responders were unable to access Quail Covey Road NE because there are stormwater drainage issues (ditches are needed to help drain the stormwater runoff) on Savanna Branch Road NE. Chair Cheek suggested that the current residents get with the developer about potentially sharing the cost of paving the entire road (Savanna Branch Road).

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-166 (Lanvale Road Planned Development) with the noted conditions in the Staff Report as well as a correction to Note 18 on the plan stating that only homeowners in the proposed development will be a part of the road maintenance agreement and the motion was unanimously carried.

C. Planned Development – PD-169

Name: Riverbank @ Ocean Isle Planned Development Modification

Applicant: Nathan Pound (Lennar Homes)
Tax Parcel(s): 2120002110
Location: Located off Ocean Highway (US 17)
Description: Riverbank @ Ocean Isle is a proposed planned development consisting of 115 single-family units on approximately 45.20 acres, creating an overall density of 2.50 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 data (attached) 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.

Mr. Leary asked about the future stub outs and Mr. Pages said they are shown to accommodate potential future development.

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

Mr. Nathan Pound, Thomas and Hutton Engineering, addressed the Board. Mr. Nathan Pound said, even though a TIA is not required for this project, they have initiated the process. He further stated that they intend to install turn lanes to the project if NCDOT requires such. Mr. Pound said they have spoken with NCDOT, the fire marshal office, and they agree with 1 entrance off US 17. Mr. Pages added that neither the Board nor staff cannot require turn lanes to the subject property because that is within the NCDOT's purview.

Ms. Judy Andricak addressed the Board. Ms. Andricak said the subject property is down the road from her place of residence in Ocean Isle. She stated that US 17 is heavily travelled as well as Ocean Isle Beach Road, Georgetown Road SW (Hwy 904), Main Street in Shallotte, and Hale Swamp Road SW. Ocean Isle Beach Road currently floods near the Swamp Theme Park. Ms. Andricak said there is a development coming to the area by Toll Brothers where they intend to raise homesites up to 4" above the road, which will create more flooding issues. Ms. Andricak said there are several developments coming to the area and chemicals are sprayed on land in the area, which creates health and safety issues in the area. She was opposed to the development.

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

Chair Cheek said this is a challenging project, but the developers have done a great job with designing the development to fit on the site by placing the stormwater ponds near the Shallotte River with a nature trail.

Mr. Stocks made a motion to approve PD-169 (Riverbank @ Ocean Isle Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

IX. OTHER BUSINESS.

A. UDO Modernization Project Update.

Ms. Dixon addressed the Board. Ms. Dixon said staff is working with Communications (Meagan Kascsak) on the official update of the Board of Commissioners' approval regarding who has approval authority in the UDO. She stated that information will be placed on the County's website and staff will provide a final copy to the Board. Ms. Dixon said the consultant is working diligently on ways to be compliant with State regulations, while updating the UDO.

B. Planning Board Case Update.

Ms. Dixon addressed the Board and she stated that Zoning Case Z-926 was not appealed, so the Planning Board's decision stands. However, Zoning Case Z-928 was appealed and this matter will move forward to the Board of Commissioners de novo at their January 20, 2025 meeting. Mr. Pages said staff is not aware of any appeals for PD-158 (Sailors Haven Planned Development), PD-161 (Green Hill Planned Development), *PD-148 (Old Georgetown Planned Development Modification)*, *PD-162 (Carolina Strand Planned Development)*, and PD-165 (Capeview of Southport Planned Development). However, staff anticipate PD-161 (Green Hill Road Planned Development) will be resubmitted for consideration by the Board at a later date due to the Board's denial of the project at the November 10, 2025 meeting.

C. Planning Board 2026 Project Submittal Deadline Schedule

Ms. Dixon addressed the Board regarding the 2026 Project Submittal Deadline Schedule for major subdivisions, planned developments, and major site plans that was provided to the Board as part of the agenda packet. She stated that the schedule has been updated to accommodate advertising requirements as directed by the County Manager (currently not State mandated) for project submittals. Ms. Dixon said staff will be providing a 2026 Rezoning Application Deadline Schedule at the next meeting.

X. ADJOURNMENT.

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