



MEETING MINUTES

BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

February 9, 2026
4:00 PM

The Brunswick County Planning Board met in Regular Session on February 9, 2026 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
Ryan King, Asst. County Attorney

OTHERS PRESENT

Sara Singer
Bruce Robinson
Haleigh McFarland
Judy Andricak
Christie Marek
Tonya Powell
Charles Suggs
Eric Edgerton
Kelsey Santiago

Shirley Sullivan
Amanda MacLeod
Brian Rupp
Jennifer Gates
Cash Marek
Tyler Baker
Jake Strasser
Sherry Fitzsimmons

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 and Ms. Cecelia Herman were absent.

IV. APPROVAL OF MINUTES

Mr. Bittenbender made a motion to approve the 08-Dec-25 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS

Ms. Dixon said staff had no agenda amendments.

Chair Cheek added an agenda amendment regarding Planned Developments PD-163 (Cherrytree) and PD-164 (Mirasol). He stated that due to the recent sewer capacity issues that have been identified at the Northeast and West Treatment Plants to protect the public health and safety, the Board of Commissioners have requested that these matters (PD-163 and PD-164) be continued to the next regularly scheduled meeting since both projects will be serviced at the Northeast and West Treatment Plants. He further stated that the continuance will allow sufficient time to obtain and review additional information from County Engineering, Utilities and the North Carolina Department of Environmental Quality (NCDEQ) regarding current and projected wastewater treatment capacity and applicable allocation allowances. This additional due diligence is prudent to ensure the adequate infrastructure capacity exists to support the proposed developments. Chair Cheek made a motion to continue PD-163 (Cherrytree) and PD-164 (Mirasol) until the March 9, 2026 Planning Board meeting at 4:00 p.m. in the Commissioners' Chambers and the motion was unanimously carried.

VI. PUBLIC COMMENT

Ms. Sara Singer, 2149 Creekwood Court, addressed the Board regarding PD-163 (Cherrytree) and PD-164 (Mirasol) potential flooding issues, wetlands near the developments, additional vehicle trips (approximately 12,000) per day that will be generated from the 2 projects to rural roads (Bell Swamp Road NE and Cherrytree Road NE), and school overcrowding. Ms. Singer said the key points to deny these projects are multi-generational cemeteries and the land was previously used as a sand mine. Building a house on a sand mine can result in severe structural, geotechnical and legal issues including foundation settling, sinkholes and soil erosion.

Ms. Shirley Sullivan, 5002 Seaward Court, addressed the Board regarding who is responsible for paying for public water and sewer provided by the County. She felt that taxpayers will be paying and not the

developer for future development infrastructure such as public water and sewer. Ms. Sullivan reminded the Board that public health and safety should be the primary concern. She concluded that traffic, flooding, health and Per- and polyfluoroalkyl substances (PFAS) are also concerns for public health and safety.

Ms. Haleigh McFarland, 1276 Cherrytree Road NE, addressed the Board on behalf of the people present that are opposed to the negligent approval of developments by the Planning Board as well as those citizens that were unable to attend this meeting. Ms. McFarland said the Board's approval of projects have led to traffic accidents, overpopulated schools, more flooding due to wetlands being drained or filled in, limited access to healthcare appointments, utilities at-capacity, and other issues that overdevelopment causes.

Mr. Brian Rupp addressed the Board with concerns about overcrowded schools, inadequate school facilities, and overworked teaching staff. He asked the Board to consider these matters before approving new developments.

Ms. Judy Andricak addressed the Board regarding the approval of PD-169 (Riverbank @ Ocean Isle Beach Modification) on December 8, 2025 that is next to a cemetery. Ms. Andricak said all the trees behind the development have been removed. She further stated that there was a cemetery where Walmart is under construction in the Carolina Shores area and there is no visible evidence (i.e., headstones, fencing) of that cemetery's existence.

Ms. Jennifer Gates, resident of Cherrytree Road NE, addressed the Board about roadway safety, public safety and taxpayers' costs. She read statistics stating that there are 3,100 crashes every year (a crash occurs every 1.9 hours) in the County. A fatal crash cost \$15 million dollars per crash, injury crashes cost over \$340k per crash and property damage crashes cost around \$10k per crash per federal guidelines and State Statues. Crashes cost Brunswick County more than ½ billion dollars per year and the costs include emergency medical services, fire response time, law enforcement, time/lost wages, insurance impacts, long term care, and quality of life. There has been a 23% increase (2,740 to 3,380) in crashes in the County over a 5-year period. Ms. Gates was concerned that the traffic impact analysis (TIA) submitted for Cherrytree Planned Development did not include Green Hill Planned Development in the roadway information. She encouraged the Board to look at the big picture, which should include crashes (vehicle, school buses, etc.) and how taxpayers will be impacted by the cost.

Ms. Christie Marek, 2986 Longwood Road NW, addressed the Board about irresponsible growth. She urged the Board not to approve any more developments until the sewer issue is resolved. Ms. Marek further stated that Brunswick Electric has expressed concern about conserving energy to eliminate potential power outages and she felt adding more rooftops will only exacerbate a strained grid system.

Ms. Christie Marek read a letter written by her son (Cash Marek) regarding his heart problems and asthma. The letter said he has asthma and the tree cutting and burning near his home and school trigger his asthma attacks. Mr. Marek's letter said he wants to be better, but the Board has to do better for his health and future.

VII. PRESENTATIONS

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. PUBLIC HEARINGS

A. Planned Development - PD-170

Name: LaDane Gardens Residential Planned Development
Applicant: G3 Engineering
Tax Parcel(s): 24300003, 24300004, and 24300007
Location: Located off Old Georgetown Road SW (SR 1163)
Description: LaDane Gardens is a proposed residential planned development consisting of 525 single-family units on approximately 408.46 acres, creating an overall density of 1.29 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 school representative (Larry Smith, BC Schools Executive Director of Operations) stated that this project is located in the Jesse Mae Monroe Elementary, Shallotte Middle, and West Brunswick High School Districts and the impacts are moderate as all 3 of these schools are not projected to be overpopulated in the next 6 years. However, redistricting across the County could change the current projections.

Mr. Pages said staff received an email from Josh Kirby (attached) citing concerns about the flood study. Mr. John Shirk, Floodplain Administrator, addressed the Board. He stated that he responded to the comments submitted by Josh Kirby; in that, there was some confusion regarding the interpretation of the flood study purpose. Mr. Shirk said the flood study required by floodplain was to establish base flood elevations and study the area. The current regulatory flood maps shows this property in Flood Zone X, which has minimum flood risk. However, the Flood Damage Prevention Ordinance allows for other technical data to be utilized such as the NC Flood Advisory Map, which shows existing conditions that can be utilized as a guide to move forward with developing the area. Mr. Shirk said they recommended the applicant start the process for a CLOMR (Conditional Letter of Map Revision) prior to construction of Phases 4 and 5 and a LOMR (Letter of Map Revision) when the work is completed. Chair Cheek asked if that is a condition of approval of the project and Mr. Pages said those requirements will have to be satisfied prior to construction of Phases 4 and 5.

Mr. Pages reiterated that the main entrance to the project is off Old Georgetown Road SW (1163) and there is a secondary entrance off Dale Avenue SW (SR 1822). There are 3 proposed stub outs (Buck Thorpe Road – Emergency Access Road, Road E [Cameron Woods Subdivision], and Road J [Inland Reserve]).

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.

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

Ms. Tonya Powell, Attorney-at-Law with Maynard Nexsen, addressed the Board. She stated that members from Toll Brothers and engineers will be presenting the proposed project for consideration.

Mr. Tyler Baker, Toll Brothers Land Development Team, addressed the Board. Mr. Baker said they are conserving a lot of open space because they are proposing 1.29 homes per acre; there is a large undisturbed area (ranging from 300' to 650' wide of trees and vegetation) between the homes and the main road; 24 homes back up to the exterior property line; there are 12 ponds throughout the site to address stormwater; and there are 5 phases to the project.

Mr. Charles Suggs, G3 Engineering and Surveying, addressed the Board. Mr. Suggs reiterated that they are proposing 525 lots, creating an overall density of 1.29 dwelling units per acre; they are proposing 3 times more than the minimum required open space; there is a 30' perimeter buffer around the site; 300 acres of open space wetlands will remain undisturbed; the project is consistent with the low density development requirement as outline by the Blueprint Brunswick Comprehensive Plan; school capacity is not a concern as previously stated by staff; the project is consistent with adjacent communities; and there is a 300' buffer at the narrowest point up to a 500' buffer along Old Georgetown Road SW (SR 1163).

Mr. Bruce Robinson, G3 Engineering, addressed the Board and he said they have worked with Toll Brothers on this project. He said the floodplain study has been worked on and preliminary studies have been submitted for review. He reiterated that the proposed project is in Flood Zone X, which is not a flood zone. However, due to the NC Advisory Floodplain, Phases 4 and 5 will be affected and a CLOMR has to be filed based on the flood study prior to construction of Phases 4 and 5. Mr. Robinson said they are aware that they will have to provide additional storage for any of the areas being filled. He further stated that there is no drainage to or from the site and the primary discharge point is near Seaside Road SW to the south into the Sunset Beach area. Mr. Robinson said the project is designed to the 100-year storm event.

Mr. Jake Strasser and Ms. Kelsey Santiago, Toll Brothers, addressed the Board. Ms. Santiago said they have had several meetings with staff including floodplain, NCDEQ, and other County departments over the past 9 months regarding the proposed project. Mr. Strasser said Toll Brothers has been in existence since 1967 and he provided photos of the anticipated area that includes the entrance, streetscape, and amenities (approximately 7,000 square feet with a pool, tennis court, pickleball court, open space and trails). Mr. Strasser said they do not believe schools will be an issue because they will be targeting active adult buyers, house types will range from 1,500 to 3,000 square feet (hardie plank material) with a landscape package. Mr. Strasser provided photos of other areas Toll Brothers have designed in Charleston and Myrtle Beach South Carolina.

Vice Chair Gaver asked if the proposed project will be a 55+ and over deed restricted community and Mr. Strasser replied, no. Ms. Santiago stated that their other communities are typically purchased by over 55 years of age or older homeowners, but they are not age restricted.

Chair Cheek asked if there are plans for the wetlands and additional open space not used for recreational space to be placed in a conservation area? Mr. Suggs said those areas will be platted as common space, which will become conservation areas.

Mr. Board asked if the subject property has flooded recently and the team members were unsure if the property has recently flooded. Mr. Board asked when Phase 4 will be constructed because the secondary access point is proposed during the construction of Phase 4? Mr. Tyler Baker said there will be an emergency access into Cameron Woods in Phase 3, which will be constructed in approximately 2 ½ years depending on the market. Mr. Board said the site plan shows a secondary access point to an NCDOT road. Mr. Board asked if the main entrance off Old Georgetown Road SW (SR 1163) encroach in the wetlands and Ms. Kelsey Santiago said yes. She stated that they will be applying for the wetland fill process and there are some minor road crossings with minimal wetland impacts that will be addressed during that application process.

Vice Chair Gaver asked staff if the Technical Review Committee (TRC) comments have been addressed and Mr. Pages replied, yes. Vice Chair Gaver was concerned about the school system not being equipped to handle more students should the market change. He asked for assurance that this community will remain at the higher income bracket. Attorney Ryan King said they can't be held to a certain standard with regards to who buys property into the proposed community. Vice Chair Gaver reiterated that the school representative said this project has a moderate impact and the 3 schools in the area are not projected to be overpopulated in the next 6 years. Redistricting across the County could change the current projections.

Mr. Eric Edgerton, 459 Ocean Ridge Way Parkway, addressed the Board. Mr. Edgerton was concerned with the pickleball court as it generates a lot of noise. He stated that his community (Waterbrook Woods within Cameron Woods) was approved around 2007 but not designed for the 100-year storm event. He stated that there are 10 ponds in the community and 1 stormwater pond that have issues with landscaping and vegetation around the ponds, there are 52 drain lines that run between parcels to move the stormwater to the street. Chair Cheek asked staff about a contact person/agency that can be contacted about the maintenance of the stormwater pond in Mr. Edgerton's community. Mr. Pages said developments receive a State and County stormwater permit that must be maintained. He suggested that County stormwater be contacted as well as NCDEQ. Mr. Edgerton said they renewed the stormwater permit in September 2025 and the permit was issued in November 2025.

Ms. Sherry Fitzsimmons, 6795 E. Lindley Lane (Cameron Woods), addressed the Board. Ms. Fitzsimmons asked if the emergency access will be gated and stormwater runoff will be contained on the site because the drains are not functioning properly. She stated that someone from the County made a site visit and discovered that the drain needs repair. Chair Cheek said the project is designed to the 100-year storm event and the stormwater ponds should retain the water on site.

Mr. Tyler Baker readdressed the Board. He stated that they have to meet pre-and-post calculations to ensure runoff is maintained on site. Mr. Baker said the pickleball courts are designed away for homes. He further stated that they will establish a Homeowners Association (HOA) that will address stormwater maintenance once the HOA is turned over to the community.

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-170 (LaDane Gardens Residential Planned Development) with the noted conditions in the Staff Report as well as a CLOMR study be completed for Phases 4 and 5 and the motion was unanimously carried.

B. Planned Development - PD-172

Name: Long Beach Road Residential Planned Development
Applicant: Bolton and Menk, Inc.
Tax Parcel(s): 22100004
Location: Located off Long Beach Road SE (NC 133 Ext.)
Description: Long Beach Road is a proposed residential planned development consisting of 97 single-family units on approximately 78.60 acres, creating an overall density of 1.23 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 further stated that the proposed development was originally approved on May 12, 2025 for 49 single-family units and 84 townhouse units on approximately 152.17 acres, creating an overall density of 0.87 dwelling units per acre. Mr. Coates said the developer is removing approximately 74.02 acres from the proposed project site and reducing the total number of proposed residences by 36 units. 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. Pages interjected that the applicant is reducing the number of units, but they are removing approximately 74 acres that was previously approved open space. As a result, there is an increase in density, which must be approved by the Board.

Mr. Board asked about the transportation planner's comments in the TRC report stating that the emergency access needs to be removed as NCDOT will only permit 1 access. Mr. Pages said staff reached out to NCDOT to confirm and NCDOT was adamant about removing the emergency access. Mr. Pages reminded the Board that the previous approval is still valid should the Board deny this project.

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

Ms. Amanda MacLeod, Bolton and Menk, addressed the Board. Ms. MacLeod reiterated that this project was initially approved for 133 units, but they are requesting that the rear 74 acres be excluded and a lower unit count. The previous approved plan was for 133 units (49 single-family lots and 84 townhome lots and the proposed plan consists of 97 single-family lots). Ms. MacLeod emphasized that

the modification is to exclude the northern portion of the 74 acres and reduce the unit count. Ms. MacLeod further stated that they tried to provide the emergency access drive, but NCDOT would only approve the proposed access point along the road that aligns with the Pulte Development nearby. She restated that the parcel has been reduced from 153 acres to 79 acres; they are providing 55.88 acres of open space; and there will be 2.95 acres of recreation space. She concluded that they held a neighborhood meeting and 2 adjacent property owners were in support of the proposed project.

Mr. Board asked if there is any recourse to petition NCDOT for the proposed emergency access? Ms. MacLeod said they made attempts to provide emergency access to no avail with NCDOT. He asked staff if they are aware why NCDOT removed the proposed emergency access from this project? Mr. Pages said that is a restricted access road and NCDOT designate areas for access.

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 PD-172 (Long Beach Road Residential Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

C. Brunswick County Health & Human Services Height Adjustment 2026-01

Request: Building Size Allowance Exceeding 75,000 Square Feet
Zoning: RR (Rural Low Density Residential)
Location: 67 Government Center Drive NE
Tax Parcel: 13900059
Description: The applicant requests a maximum building size allowance of 132,000 square feet be granted for a four-story professional office building. The construction site is 8.0 acres within the overall 137.19-acre tract of the Brunswick County Government Center.

Mr. Jeff Walton addressed the Board. Mr. Walton 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. Walton said staff recommends approval based on the project meeting and/or exceeding minimum requirements of the UDO, adopt the consistency and reasonableness determination statement, and the following conditions:

- That the project shall proceed in conformity with all plans and design features submitted as part of the major site plan application and kept on file by the Brunswick County Planning Department.
- That the development site shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- Major Site Plan 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 made a motion to open the Public Hearing and the motion was unanimously carried.

With no further comments, Vice Chair Gaver made a motion to approve the height adjustment to a maximum of 132,000 square feet for a four-story professional office building located at 67 Government

Center Drive NE 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. Promote the assets that make Brunswick County competitive, including highway, rail, and port access, a skilled workforce through the training provided by Brunswick Community College (BCC), available properties (including sites and buildings that may be redeveloped), and the quality of life.

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

IX. OTHER BUSINESS.

A. Planning Board Case Update.

Ms. Dixon addressed the Board and she stated that PD-155 (Woodland Reserve fka Farmstead Grove Planned Development), PD-159 (Willow Haven Planned Development), PD-166 (Lanvale Road Planned Development), PD-169 (Riverbank @ Ocean Isle Beach Planned Development Modification) and Zoning Case Z-929 have not been appealed. However, Zoning Case Z-928 was appealed to the Board of Commissioners at their January 20, 2025 meeting and the Board of Commissioners approved the rezoning request.

X. ADJOURNMENT.

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