

BRUNSWICK COUNTY PLANNING BOARD
REGULAR MEETING AGENDA
April 13, 2026
4:00 PM

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Minutes

1. March 9, 2026 Planning Board Minutes

VI. Agenda Amendments

VII. Public Comment

VIII. Old Business

1. Green Hill Planned Development (PD-161)
Consideration of the proposed Green Hill Planned Development consisting of 1,340 single-family units on approximately 784.59 acres, creating an overall density of 1.71 dwelling units per acre, located on Green Hill Road (SR 1410) near Winnabow.

IX. Public Hearings

1. Remuda Planned Development Modification PD-171
Consideration of the proposed modification to Remuda Planned Development consisting of 140 single-family lots on approximately 45.02 acres, creating an overall density of 3.11 dwelling units per acre, located on Ocean Isle Beach Road (SR 1184) near Ocean Isle Beach.
2. Jinny's Creek PD-174
Consideration of the proposed Jinny's Creek Planned Development consisting of 129 single-family lots on approximately 37.03 acres, creating an overall density of 3.48 dwelling units per acre, located on Hale Swamp RD SW (SR 1154) & Goose Creek RD SW (SR 1155) near Ocean Isle Beach.
3. Willow Haven Modification PD-175
Consideration of the proposed Willow Haven Planned Development Modification consisting of 234 single-family lots on approximately 81.87 acres, creating an overall density of 2.86 dwelling units per acre, located on Ocean Highway East near Bolivia.
4. Conditional Rezoning Case - Z-933CZ
Planning Board consideration of a request to rezone portions of Tax Parcels 1540005101 and 15400052 from R-7500 (Medium Density Residential) to RR-CZ (Rural Low Density

Residential-Conditional Zoning) located at both 9 Robinson Road NE & 2311 Old Ocean Hwy, near Bolivia, NC, 28422.

5. Rezoning Case Z-934

Consideration of Rezoning Case Z-934: Request to rezone Tax Parcel 1970001110 (7.79 acres) from RR (Rural Residential) and R-7500 (Medium Density Residential) to RR (Rural Residential) located at 390 McMilly Rd. NW Shallotte, NC.

X. Other Business/Informal Discussion

1. Clemmons Tract Extension Request PD-98
2. Planning Board Case Item Update

XI. Adjournment