



MEETING MINUTES

BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

March 9, 2026
4:00 PM

The Brunswick County Planning Board met in Regular Session on March 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
Garrett Huckins, GIS Planning Analyst
Ryan King, Asst. County Attorney

OTHERS PRESENT

Robert Wilfong, Jr.
Christie Marek
Carla White
Sara Singer
Tom Walsh
Jean Toner
Rynal Stephenson
David Syster
Regina Perdue
Travis Childress
Walter Warren

Shirley Sullivan
Haleigh McFarland
Jennifer Gates
Glenn Kye
Cam Parker
Matt Nichols
Jeff Petroff
Cindy Henry
Travis Mercer
Paul Tryon
John Shirk, Floodplain Administrator

I. CALL TO ORDER

Vice Chair Gaver called the meeting to order at 4:03 p.m. He stated that Chair Cheek is on his way, but currently stuck in traffic.

II. INVOCATION/PLEDGE OF ALLEGIANCE

Vice Chair Gaver 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. Vice Chair Gaver reminded everyone that Chair Cheek is on his way.

IV. APPROVAL OF MINUTES

Mr. Bittenbender made a motion to approve the 09-Feb-26 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS

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.

VI. PUBLIC COMMENT

Ms. Shirley Sullivan, 5002 Seaward Court, addressed the Board. Ms. Sullivan said the purpose of the Brunswick County Unified Development Ordinance (UDO) is to promote the health, safety and general welfare of the residents of Brunswick County. The UDO implements the policies and goals contained in officially adopted plans including the Blueprint Brunswick 2040 Comprehensive Plan. It preserves the overall quality of life for residents and visitors. She stated that the Blueprint Brunswick 2040 Comprehensive Plan, while heavy on economic growth, includes many guidelines that are not followed. The Planning Department usually (99% of the time) recommends approval of proposed developments for consideration, which is based on the minimum UDO requirements. Ms. Sullivan said the Planning Board should review all of the factors (outlined in the Blueprint Brunswick 2040 Comprehensive Plan) of a proposed development that affects residents of the County. She further stated that the Planning Board is not tied to the rules of the Board of Commissioners as a Board member recently stated. Ms. Sullivan said infrastructure components are at or above capacity. She felt that no more developments should be approved until infrastructure concerns are addressed such as traffic, road improvements,

evacuation routes, fire, emergency responders, overcrowded schools, and limited health care facilities. Ms. Sullivan concluded that both the UDO and the Strategic Plan's goal is to protect the residents, workers, tourists and stakeholders. She felt that the economic growth plan is falling apart and industrial growth is directed toward the northeastern part of the County and it is lagging behind the residential growth throughout the County. Ms. Sullivan urged the Board to focus on the Blueprint Brunswick 2040 Comprehensive Plan's purpose while deliberating during in their decision-making process.

Vice Chair Gaver asked that the record reflect that Chair Cheek is in attendance to the meeting and he turned the meeting over to Chair Cheek.

Ms. Haleigh McFarland, 1275 Cherrytree Road NE, addressed the Board regarding previous public comments she have made to the Board about protecting her country road from the destruction that is occurring throughout the County. She felt that her constant appearances to address the Board have falling on death ears because decisions were already made regardless of health and safety concerns expressed to the Board. She stated that, at the meeting last month, she referenced the issues with flooding, overcrowded schools, traffic congestion, utilities deficiencies, and overworked emergency responders. She asked people in the audience to stand if they were opposed to the overdevelopment in the County and several people stood. She also asked the people standing if they knew someone not in attendance that is opposed to overdevelopment and several people raised their hand. Ms. McFarland asked anyone present that wishes to get a development or project approved to stand. Vice Chair Gaver interrupted Ms. McFarland and said the Board will not allow anyone to be attacked or ridiculed if they have a matter for consideration on the agenda.

Ms. Christie Marek, 2986 Longwood Road NW, addressed the Board regarding voting on developments that are on the agenda for consideration, which will include 6,380 residential homes on the current infrastructure strain. She said under NC General Statutes 160D-107, "local governments including our planning board have the authority to deny developments if our sewage system is at capacity", although it has not been determined yet. Ms. Marek went on to say that our community sewerage system is currently strained and she urged the Board to consider the conditions and deny any new developments for consideration on tonight's agenda. She further stated that the Planning Board Chair has received campaign contributions from developers who are currently seeking approvals from the Board tonight. She went on to say that Chair Cheek is a licensed real estate broker and agent, which raises notable concerns about potential conflicts of interest. Maintaining impartiality is crucial for the effective functioning of the Board. North Carolina General Statute 160A-75 highlights the need for public officials to avoid situations where their financial interest might compromise their decision-making. In light of these concerns, Ms. Marek respectfully requested that Chair Cheek recuse himself from any discussion or voting on any developments for consideration tonight.

Ms. Carla White, 2177 Stone Chimney Road SW, addressed the Board. She was concerned with the undetermined route of the freeway coming through Brunswick County from Horry County South Carolina. She stated that there is a development in the Shallotte postal zone area on the agenda tonight that could potentially be in the path of the proposed freeway. Ms. White felt that dwellings should not be approved where a major highway may be located.

Ms. Jennifer Gates, 922 Cherrytree Road NE, addressed the Board about the potential impact on schools from the proposed developments in consideration for approval tonight. She stated that, according to the National Association of Home Builders using US Census data, housing developments generate approximately 0.03 public school students per housing unit or roughly 1 student per every 3 homes. She stated that, in the Winnabow area, the number of approved homes can generate over 1,500 students entering the County's school system over time, which will likely attend Town Creek Elementary, Town

Creek Middle, and South Brunswick High Schools. The developments for consideration tonight will also feed into these schools. She stated that the Board's decision tonight focuses on the impact the development before them will have on the community and not a cumulative impact of all other previously approved developments (both County and municipality approvals) in the area. Ms. Gates presented a spreadsheet (attached) showing the estimated student impacts of developments approved in the Winnabow area including Green Hill and Cherrytree Planned Developments. Ms. Gates said she want to show the proposed growth will pose a huge impact on the school system with several homes being approved without accounting for cumulative student impacts, results of overcrowding classrooms, increased transportation demands and increased pressure on students.

Ms. Sara Singer, 2149 Creekwood Court SW, addressed the Board. Ms. Singer read concerns on social media regarding overdevelopment, the UDO intent, Brunswick Business and Industry Development (BBID) and the potential conflict of interest with Commissioner Forte and Commissioner Cooke serving as members. She felt there should be a separation of powers and a crossover between positions should be limited with regards to BBID. Ms. Singer pointed out that there are over 6,000 homes for consideration on the docket, which will be a burden on the school system, medical facilities, and evacuation routes.

VII. PRESENTATIONS

There were none.

VIII. OLD BUSINESS

A. Planned Development - PD-163

Name: Cherrytree Residential Planned Development
Applicant: Development Resource Group, LLC
Tax Parcel(s): 1100000312
Location: Located off Cherrytree Road NE (SR 1406) and Bell Swamp Road NE (SR 1406)
Description: Cherrytree is a proposed residential planned development consisting of 1,000 single-family units on approximately 741.09 acres, creating an overall density of 1.35 dwelling units per acre.

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 said this project was denied at the 08-Sep-25 Planning Board meeting due to concerns about flooding, potential cemetery impacts, traffic, and school capacity. He stated that the applicant has revised the plan to include interconnectivity to the adjacent Tax Parcel 0970002901; allocated approximately ½ acre for EMS staging along Cherrytree Road NE (in the vicinity of Pulp Road NE); moved the proposed pond further away from the existing cemetery to allow for a larger buffer, fencing and landscaping; added 3 community parks within the development pods; and increased the active open space from 16 acres to 35 acres by adding wildlife viewing areas. Mr. Pages added that there are 2 cemeteries (Moses McKeithan cemetery on the site and James Tharp cemetery to the east of the site). He provided the Board with school capacity charts data (attached) for nearby schools. Mr. Larry Smith, representative of the School Board, provided comments stating there is a significant impact as Bolivia Elementary School is over 90% capacity and projected to go over 100% capacity in the next 2 years; Bolivia Elementary will not be affected by a new elementary school scheduled to be open in Leland in 2029

and will only show improvements if a second elementary school is built no earlier than 2031 or a redistricting plan takes place throughout the County. There is room at South Brunswick Middle School for several years and South Brunswick High School is not projected to be overpopulated until 2029 and a possible new high school in 2031 will alleviate future overpopulation.

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.
- Planned Development approval does not constitute or guarantee the allocation of water or sewer capacity. The applicant proceeds at their own risk with respect to future water and sewer system connections. The ability to modify existing permits, connect unpermitted structures, and construct new water and sewer infrastructure connected or tributary to the County's water and/or sewer system permit is dependent upon receipt of valid water and wastewater line extension permits from the state of North Carolina; the application for which requires final plan approval and signed documentation authorizing connection to the county water and/or wastewater system. Water and wastewater available capacity will change over time.

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

Mr. Robert Wilfong, Development Resource of the Carolinas, addressed the Board. Mr. Wilfong reiterated that they are providing more open space with a park and wildlife viewing areas; there will be interconnectivity to the northeast parcels; there will be a pond, fencing and landscaping where the on-site cemetery is located; there will be 3 community parks separate from the amenity area; the project will be designed to the 100-year storm event; no lots will be in the floodway or wetlands; and the wetlands will be conveyed to a conservation group. Mr. Wilfong said they will construct 2 RCIs (reduced conflict intersections) to alleviate some of the traffic concerns.

Mr. Board said the project was denied September 8, 2025 for several reasons and the proposed changes do not alleviate all concerns expressed at that meeting such as schools and traffic on Bell Swamp Road NE other than a couple of turnarounds, which will likely cause traffic to back up. Mr. Board said the North Carolina Department of Environmental Quality (NCDEQ) has now paused development that will utilize the West Brunswick Wastewater Treatment Plan in this area. He further stated that the developer would be taking a big risk to move forward without approval from NCDEQ. Mr. Board felt that this presentation is not significantly different from the initial plan that was denied by the Board in September 2025. Mr. Wilfong reminded Mr. Board that his biggest concern at the previous meeting was open space and they addressed open space in this plan. He stated that NCDOT approved the TIA and their recommendations are outlined in that report. Mr. Wilfong said if this development does not move forward, the intersections will operate at a Level Service D or E. However, if the road improvements are made, the Level Services will be an A and C. Mr. Board was concerned with the additional vehicle traffic that will be generated by this development to an already congested area. Mr. Board felt the NCDOT only looks at the individual project before them and not the

bigger picture (surrounding communities and the constituent's concerns). He was concerned with adding more congestion to an over traveled road. Mr. Board also expressed concerns with wetlands being counted toward open space area. Chair Cheek clarified that NCDOT considers other approved developments in the area and Mr. Pages concurred. Mr. Pages said these matters (approved developments in the immediate area) are addressed at the scoping meeting prior to the approval of the TIA.

Vice Chair Gaver asked Mr. Wilfong when the NCDEQ permit will be sought if this development is approved tonight and Mr. Wilfong said approximately 1 year. He stated that it could be 2 years before approval is received from NCDEQ. Vice Chair Gaver asked Mr. Wilfong when phase 1 of the project will begin and Mr. Wilfong said approximately 18 months for infrastructure to be installed. Vice Chair Gaver asked when build out will occur and Mr. Wilfong said no less than 10 years.

Ms. Haleigh McFarland, 1276 Cherrytree Road NE, addressed the Board. Ms. McFarland said Cherrytree Road is a curvy country road that needs repairs because there are dump trucks travelling up and down the road every day. She stated that there have been several (approximately 10) accidents at the intersection since this project was denied in September 2025. Ms. McFarland said the TIA does not cover this intersection, which appears to be a calculated oversight. The studies were conducted in May 2024 and do not include Bell Meadows development, which is only 35% completed. She reminded the Board of Town Creek Plantation (formerly Rice Creek – PD-124) is directly across the road from this development, which will add 3,400 dwellings to the area. The TIA does not address any road improvements such as adding a shoulder to the road or repairing potholes in the existing road. She stated that Mr. Cheek said at a previous meeting the way to get new roads and infrastructure is by approving development so the developer can fund the repairs and upgrades to the road. She felt that the method is currently not working. Ms. McFarland asked that the Board not approve this development under assumptions; rather, take a step back and review the full impact the additional traffic will have on Cherrytree Road NE. She also asked the Board to consider the environmental and safety impacts such as wildlife, wetlands, destruction of native trees, flooding, and traffic. She asked the Board to do the right thing and deny this project again because the people will support the Board's decision.

Mr. Glenn Kye, 888 Cherrytree Road NE, addressed the Board. Mr. Kye said he is not opposed to development, but the proposed U-turns will only create problems at another intersection. He suggested that the traffic be allowed to go straight across the road rather than making U-turns. He further stated that flooding will continue to be an issue, streets are too narrow for utilities and emergency vehicles. Mr. Kye said he is opposed to the proposed development because there has not been enough planning put into the project and there are wetlands in the immediate vicinity.

Ms. Christie Marek, 2986 Longwood Road NW, addressed the Board. She stated that Green Hill and Cherrytree developments are near each other. She said there are flooding issues in the area; ponds are proposed around an existing cemetery where confederate soldiers are buried; sewer permits will not be issued by the State for approximately 2 years, but the developer is planning phase 1 of the project in 18 months. Ms. Marek expressed concern with clear cutting the trees at this stage of the process when they are unsure when the sewer permit will be issued by the State. She felt that the developer should come back after the State decides to issue sewer permits in this area.

Mr. Tom Walsh, 5778 Alma Lane NW, addressed the Board. Mr. Walsh was concerned with the clear cutting of trees, potential tract housing and overdevelopment in the area. Mr. Walsh said traffic is miserable when trying to access US 17 and fire trucks have difficulty maneuvering through traffic. He

asked if the current residents would have access to the proposed public water and sewer proposed for this development. He suggested that the area remain as is.

Ms. Jennifer Gates, 922 Cherrytree Road NE, addressed the Board. She was concerned about access to the cemetery if there is a pond(s) surrounding the cemetery on the subject property. She was concerned with unidentified burial sites being potentially disturbed by the proposed project. Ms. Gates said the traffic situation has not changed from the initial submittal that was denied, schools are still overcrowded, and the current flooding issues remain in the area. She felt that the TIA does not include a primary route out of the community and all nearby communities (Bell Meadows, Eagle Crest, and Bell Creek) are not considered in the TIA. Ms. Gates felt that the TIA does accurately depict the entire area and traffic counts are inaccurate because a major intersection for the neighborhood was eliminated.

Chair Cheek asked Mr. Wilfong to address the cemetery issues and the TIA not being accurate. Mr. Wilfong said they had a surveyor locate the property corners last week and they plan to provide access to the on-site cemetery with landscaping and a fence for families to visit their loved ones. Chair Cheek asked the minimum buffer around the cemetery and Mr. Wilfong said there will be a 20' buffer around the outer perimeter of the proposed fence where the Moses McKeithan cemetery is located. Mr. Wilfong said the commercial area is earmarked for boat storage so any change will require further approval. Chair Cheek clarified that the TIA was approved with single-family residence as well as townhomes [townhomes increases vehicle trips]. Mr. Wilfong said the number of vehicle trips per day is based on the total number of units. Chair Cheek asked about the sewer taps availability for current residents in the area and Mr. Pages said if the minimum requirements for public sewer are met, residents can apply to tap into sewer. Mr. Pages reminded the Board that the NCDEQ issue must be resolved beforehand.

Mr. Wilfong said they are willing to limit the number of units (75 units per year) built for the first 2 years and build 125 units per year thereafter in an effort for school capacity issues to be addressed and traffic can plateau out. Attorney Ryan King said the Board does not have the authority to make that imposition on the developer. Attorney King said such an agreement would have to be done through a developer's agreement with the Board of Commissioners. Mr. Wilfong suggested adding a condition regarding the intersection improvements at Bell Swamp are completed prior to building permits. Attorney King reiterated that the Planning Board does not have the authority to enter into such an agreement with the developer because NCDOT has approval authority over road improvements.

With no further comments, Vice Chair Gaver made a motion to close the public hearing and the motion was unanimously carried. Mr. Leary asked staff what would be allowed if the project was not approved. Mr. Pages said the current zoning designation (RR) is a mixed-use zoning district and there are a lot of by-right uses allowed as well as a major subdivision with certain provisions.

Mr. Board made a motion to deny PD-163 (Cherrytree Planned Development) because there are not a substantial number of changes from the initial denial. The motion died for lack of a second. Vice Chair said he lives in this area and there are traffic issues in the area, but the Board must have a legal reason to deny the project. He stated that all improvements meet the UDO and he made a motion to approve PD-163 (Cherrytree Residential Planned Development) with the noted conditions in the Staff Report and the motion carried 5 to 1 with Mr. Board opposing.

Chair Cheek said any person with standing may appeal the decision of the Planning Board to Superior Court.

B. Planned Development - PD-164

Name: Mirasol Residential Planned Development
Applicant: Development & Construction, LLC
Tax Parcel(s): 20400048, 20400014, 20400013 and 20400012
Location: Located off Southport-Supply Road SE (NC 211)
Description: Mirasol is a proposed residential planned development consisting of 195 single-family homes and 145 townhome units on approximately 88.80 acres, creating an overall density of 3.83 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.
- Planned Development approval does not constitute or guarantee the allocation of water or sewer capacity. The applicant proceeds at their own risk with respect to future water and sewer system connections. The ability to modify existing permits, connect unpermitted structures, and construct new water and sewer infrastructure connected or tributary to the County's water and/or sewer system permit is dependent upon receipt of valid water and wastewater line extension permits from the state of North Carolina; the application for which requires final plan approval and signed documentation authorizing connection to the county water and/or wastewater system. Water and wastewater available capacity will change over time.
- Correct the existing zoning on the site plan to state C-LD (Commercial Low Density).

Chair Cheek asked about the previous approval and Mr. Pages said it was approved June 18, 2015 for approximately 300 units with similar density that will be distributed throughout the site. The property to the west is a mining area that was initially included in this development. Mr. Board asked if the subject property is within the Wellhead Protection Overlay Zone (Overlay Zone) and Mr. Pages said yes. Mr. Board asked if staff's report indicated this and Mr. Pages replied, no. Mr. Pages said the single-family and townhomes portion of this development do not project to have an impact on the Overlay Zone because they are permitted uses in the Overlay Zone. Mr. Board expressed concern with the sewer issues that may be encountered on this project and the proximity to a well that flows into the Castle Hayne aquifer. Mr. Pages said there has never been an issue with sewer lines in the Overlay Zone. He stated that industrial uses and heavy commercial uses are concerns in the Overlay Zone. Ms. Dixon added that the Overlay Zone does not have performance standards at the current time; rather, it is use specific. Mr. Pages said there is a minimum buffer requirement (100') as shown on the plan.

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

Mr. Cam Parker, Development Resource Group of the Carolinas, addressed the Board. Mr. Parker said the original planned development expired in 2020, which consisted of 615 residential units and the modified plan will consist of 340 residential units. The proposed development will not have any commercial activity. Mr. Parker said this plan is focused on open space, stormwater, interconnectivity and traffic. There is a reclamation project so they planned around the existing borrow pits with stormwater ponds and walking trails (more than 1 mile in length) with adjacent amenities. He stated that 48% of the site qualifies as open space. The preliminary stormwater studies to confirm the property is not impounded due to the previous excavation; rather, there is a viable outfall via improvements to NC 211 (Southport-Supply Road SE). Mr. Parker said flood zones will be protected as the site is outside the AE flood zone. This development will provide interconnectivity to adjacent communities (Pelican Cove and a future development on the east side of the project). With regards to traffic, the proposed development has right in and right-out intersections (both are low conflict intersections) to the site in coordination with NC 211 improvements. Mr. Board asked if the TIA include acceleration and deceleration lanes and Mr. Parker replied yes. He reiterated that traffic improvements will be coordinated with NC 211 road improvements.

Ms. Shirley Sullivan, 5002 Seaward Court, addressed the Board. Ms. Sullivan expressed concern with the project having a significant impact to the area as it is in the Overlay Zone. She stated that a permit for sand mining was denied July 2022 due to concerns regarding the Castle Hayne aquifer being damaged that supplies water for 14 wells in Southport and Oak Island. She expressed concern with whether the soil has gone through the necessary remediation for those lots that were part of the mining operation, and potential sinkholes. Building homes on a former sand mine requires strict adherence to reclamation plans to ensure soil stability. Ms. Sullivan was opposed to the proposed development due to existing traffic concerns.

Ms. Jean Toner, 3753 Selwyn Circle, addressed the Board. Ms. Toner stated that this development is in the Town of St. James' fire district, which runs from Middleton Road to Long Beach Road. The fire department response time has become more difficult with the additional development in their fire district. She was concerned with the additional traffic that will be generated from this development that may prevent emergency responders from getting to emergency situations in a timely manner. She, too, was concerned with the Wellhead Protection Overlay Zone being affected and no performance standards have been implemented to protect the water aquifer.

Chair Cheek asked about the TRC addressing the fire departments and Mr. Pages said the Fire Marshal's office reaches out to fire departments and Mr. Pages said the fire marshal's office did not note any design issues for this project based on TRC comments.

Chair Cheek asked Mr. Parker to address comments about the soil stability and reclamation studies expressed by Ms. Sullivan and Mr. Parker said they developed the land plan to respect the existing borrow pits as they are excavated and most of the land plan does not have lots on top of the excavated borrow pits. He stated that they made a road crossing between the property line and the amenity site, which will be filled and the remainder is developed around the perimeter of the existing borrow pits so they will not be impacted.

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-164 (Mirasol Residential Planned Development) with the noted conditions in the Staff Report and the motion carried 5 to 1 with Mr. Board opposing.

Chair Cheek said any person with standing may appeal the decision of the Planning Board to Superior Court.

Mr. Board had to leave the meeting due to an illness, which left 5 Board members in attendance to consider the remaining items on the agenda.

C. 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 1,340 single-family units on approximately 784.59 acres, creating an overall density of 1.71 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 received 2 letters (attached) in opposition to this project that were previously provided to the Board.

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.
- Planned Development approval does not constitute or guarantee the allocation of water or sewer capacity. The applicant proceeds at their own risk with respect to future water and sewer system connections. The ability to modify existing permits, connect unpermitted structures, and construct new water and sewer infrastructure connected or tributary to the County's water and/or sewer system permit is dependent upon receipt of valid water and wastewater line extension permits from the state of North Carolina; the application for which requires final plan approval and signed documentation authorizing connection to the county water and/or wastewater system. Water and wastewater available capacity will change over time.
- Revise the TIA to reflect the proposed reduction in lots.

Mr. Leary made a motion to open the Public Hearing and the motion was unanimously carried. Mr. Pages added that there is 228 acres of open space on the site of the 310 acres of the proposed dedicated open space.

Mr. Matt Nichols, Attorney-At-Law representing the applicant, addressed the Board. He introduced their team members as Chuck Munn (HIC Land, LLC), Scott Lloyd (HIC Land, LLC), AJ Pearre (HIC Land, LLC), David Syster (Southern Environmental Group, Inc.), Rynal Stephenson (DRMP,) and Jeff Petroff (CLD Engineering). Brunswick County is the most desirable county of more than 3,000 counties in the

nation to live and it is the fastest growing county in the state of North Carolina. Mr. Nichols discussed the proposed infrastructure improvements (2.5 miles of offsite water line , 4.5 miles of offsite sewer force main and a new pump station, significant public roadway improvements at multiple intersections totaling approximately 11.5 million dollars at the developer's expense). He stated that this is a better use of the property; no lots will be in the AE flood zone or in the jurisdictional wetlands; a wildlife study has been completed; the project is designed to the 100-year storm event; the maximum density will be 1.71 dwelling units per acre; and there will be a 30' perimeter buffer that includes a 50' perimeter buffer along Green Hill Road NE (SR 1410).

Mr. Rynal Stephenson, DRMP, addressed the Board regarding the intersection of US 17 and Green Hill Road NE, which is a full movement intersection that currently allows for a left turn out from Green Hill Road NE. He stated that NCDOT is planning to remove the left turns as quickly as possible, which will be a major safety improvement and minimize delays in traffic movement. He said the fire station could potentially be blocked with queuing, but a traffic signal (which is proposed) can preempt for fire station emergencies. Mr. Stephenson said they recognize that there is a traffic situation at this intersection that will be minimized with the proposed road improvements. He re-emphasized that there will be 3 right turn lanes. There is a turn lane proposed on Green Hill Road NE and Cherrytree Road NE, a turn lane at Rock Creek Road NE and improvements at the site driveways. He reiterated that the proposed road improvements will reduce traffic delays at the intersections, improve safety and improve emergency response time from the fire station located at the intersection.

Vice Chair Gaver asked Mr. Stephenson if he knew about NCDOT review of this intersection and Mr. Stephenson said it is his understanding that funding is not available, but NCDOT realize there is a need for road improvements at the intersection. He stated that they will be responsible for funding the roadway improvements as part of this project's approval with NCDOT. Vice Chair Gaver asked staff if NCDOT will survey an intersection before funding is available for improvements and Mr. Pages said yes. Chair Cheek asked Mr. Stephenson if the NCDOT model included improvements to this intersection and Mr. Stephenson said NCDOT will have a similar concept to eliminate the left turns from Green Hill Road NE so traffic will be forced to turn right with a U-turn movement. He felt that the area would be signalized. He was concerned about having enough room to build 3 right turns and an extra lane on US 17. He further stated that the actual design will be finalized by NCDOT. Mr. Leary asked when the road improvements will occur and Mr. Stephenson said relatively early in the development process once it has been designed and approved by NCDOT. Mr. Nichols added that there will be 45 fire hydrants placed in the area at the developer's expense.

Mr. Jeff Petroff, CLD Engineering, addressed the Board. Mr. Petroff said the utility extensions are the same as the initial submittal. He stated that they are in close communication with the County on the West Brunswick Wastewater Treatment Plant issues and they are tracking the process. They are not looking for any sewer allocation or improvements at this stage of the project; rather, they are trying to get the entitlements to request for allocations and improvements. Public water and sewer (approximately 4 miles of water lines and 4.5 miles of sewer lines) will be available to the site. The project will be designed to the 100-year storm event and all drainage leaving the site will be intercepted, transferred to the treatment system, treated, and discharged. The adjacent property owners will not be negatively impacted. Mr. Petroff said the owner employed David Syser with Southern Environmental Group to investigate any concerns expressed by the neighbors about existing flooding issues.

Mr. David Syser, Southern Environmental Group, addressed the Board. He said they looked at the Town Creek Watershed from US 17 back pass the proposed development site to the east and they identified 45 beaver dams and 17 problem areas (clogged culverts, incorrectly sized or installed

culverts, or lack of culverts). Mr. Syster said their findings were provided to NCDOT and they submitted the information to USDA (United States Department of Agriculture) and USDA work with NC Wildlife who manages the beaver management program. Mr. Syster said they are waiting on a call from NC Wildlife to determine the best course of action moving forward. He further stated that some of the drainage issues expressed by the neighbors is likely a lack of maintenance in the AE flood zone and the tributaries that feedback to Town Creek. Chair Cheek asked if the developer intends to repair the beaver dams? Mr. Syster said he forwarded the information to an NC Wildlife representative at the direction of NCDOT and are waiting on feedback from USDA before moving forward. Vice Chair Gaver said Beaver Dam 5 as shown on the visual map appears to be on the subject property and Mr. Syster agreed.

Mr. Nichols said the NC Department of Natural and Cultural Resources noted that no historic resources will be affected by the proposed project. He recapped that there will be infrastructure improvements; this is a very low-density project with a comprehensive and cohesive design; there will be significant buffering; there will be multiple entrances and opportunity for future connectivity and the proposed project exceeds open space requirements and preserves natural areas.

Ms. Cindy Henry, 310 Green Hill Road NE, addressed the Board. Ms. Henry said the purpose of UDO is to preserve the overall quality of life for residents and visitors and to protect the character of established residential neighborhoods. Traffic is already an issue as well as crime, trash, and overcrowded schools. Ms. Henry said the Wilmington Star News recently published an article where Meagan Kascak said, "the County's concern with changing the State's regulatory environment may significantly increase the cost in debt burden for expansion projects ultimately forcing the utility customer base to pay the price" and Mr. Stone was on the radio talking about hundreds of millions of dollars of improvements needed for infrastructure. Ms. Henry asked about the improvements at the intersection of Green Hill Road NE and Cherrytree Road NE. Mr. Stephenson said the actual improvements are not shown on the aerial map because they have not been designed, but they are putting a right-turn lane (an additional lane) on the other side of Green Hill Road NE.

Ms. Regina Perdue, 1557 Turceau Trail NE, addressed the Board. Ms. Perdue said her family property abuts up to the subject property and there has always been flooding issues in the immediate area. She said they put in 2 retention ponds to no avail. She stated that she has witnessed sink holes on the subject property. Ms. Perdue said they dug a ditch on the rear of their property to help with flooding to no avail. There is a lot of wildlife (coyotes, bears, and deer) in the area that will migrate to adjacent properties or the proposed community. Ms. Perdue said she raises rabbits (for meat) and chickens to sell.

Mr. Glenn Kye, 888 Cherrytree Road NE, addressed the Board about air quality as it relates to indigenous trees that are removed and not replaced. He stated that designing projects to the 100-year storm event is a joke. He felt that the new homes in this community will flood and the proposed cul-de-sacs will be problematic for emergency vehicles to maneuver with ease in and out of the proposed community. Mr. Kye said there is no reason why roads cannot be connected and cul-de-sacs eliminated in communities. He further stated that a traffic light at US 17 will resolve the issues and eliminate overspending of the taxpayer's money.

Ms. Jennifer Gates, 922 Cherrytree Road NE, addressed the Board and she provided photos of flooding off Green Hill Road NE. Rock Creek Road NE is not mentioned in the TIA and there are 2 housing developments not included in the TIA traffic count data. The Board has approved 6,441 new homes as of tonight within the general area, which will include more school aged children. The first responders will be overburdened with adding to the population in this area. Ms. Gates proceeded to say that the

Board should be more concerned with approving developments and less concern about being sued because it appears that it will be a while before NCDEQ approves sewer capacity. She asked the Board to deny this development.

Mr. Travis Mercer, Fire Chief of Winnabow Fire Department, addressed the Board. He stated that the plans have changed since the July 2025 TRC meeting. He felt that the revised plans should have been sent back out for review and approval by TRC. Mr. Pages said the plans were submitted to the fire marshal's office for review and approval, but there were no significant changes from the initial plan other than a lot reduction. Mr. Mercer said a hammerhead was changed to a cul-de-sac and Mr. Pages said hammerheads and cul-de-sacs are treated the same in the UDO. Mr. Mercer expressed concerns with the distance a portion of the development (4.8 miles) will be from the fire station and he wondered if the developer considered staffing a fire station with the necessary equipment to run the facility. He stated that the Winnabow Fire Department cannot build another fire station to provide service for this development. Mr. Mercer asked when the developer planned to contact the fire department about acquiring land for the 2 turn lanes off Green Hill Road NE (SR 1410)? He stated that Ms. Helen Bunch called him and he directed her to his Board because he is uncertain if the fire department will give or sell NCDOT land for the road improvements.

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

Vice Chair Gaver asked why the Winnabow Fire Chief comments were not addressed in the TRC meeting? Mr. Pages said staff welcomes any comments from the local fire chiefs, but the Fire Marshal's office (who presumably reaches out to the local fire chiefs) provided comments regarding the project. Vice Chair Gaver made a motion to reopen the public hearing and he asked Mr. Mercer if he was aware of the TRC comments. Mr. Mercer said he was included in the TRC meeting for this project, Cherrytree and another project on Town Creek Road. He further stated that the Winnabow Fire Department was hoping to make a land deal with another developer so they could provide more service to Green Hill Road NE (SR 1410) and Town Creek Road NE up to the Columbus County line. Vice Chair Gaver clarified that Mr. Mercer did not provide negative comments in the TRC meeting. Mr. Mercer said he did not recall his comments in the TRC meeting. Vice Chair Gaver asked Mr. Mercer if his department could respond to a fire in an appropriate time anywhere in this community and Mr. Mercer said their fire department could respond appropriately if traffic is not congested at the intersection. However, there have been numerous times when the fire trucks are unable to gain access onto the road and the second driveway had to be utilized to go south on US 17 and then go back north, which slows down the response time.

Mr. Leary felt that the road improvements to the intersections and the signal lights being sequenced will help with traffic congestion. Mr. Mercer disagreed because they would still have to travel south of US 17 and make a U-turn to go back north. He was also concerned with traffic congestion at the next light going south on US 17. Mr. Leary asked Mr. Mercer if he thought the proposed road improvements would be better and Mr. Mercer replied, no. He said this just moves traffic from 1 location to the next, which will back up on the southbound side of US 17.

Mr. Rynal Stephenson readdressed the Board. He said their intent is to clear out traffic at the intersection so fire trucks can have unimpeded movement onto the road. Mr. Stephenson said they can explore (with NCDOT permission) having the island mountable so a left turn can be made by emergency responders. He did not think NCDOT would allow it, but they are willing to ask for permission to do so. Mr. Leary reiterated that the light sequencing should address the traffic congestion for emergency responders and Mr. Stephenson agreed. Mr. Stephenson said they will

make a signal preemption so there will be an option to turn left or right out of the fire station and tie it to the U-turn to clear out the U-turn for a smoother path. Mr. Mercer expressed concern with a portion of the fire station's land being used for the road improvement because they had plans to expand their parking area for volunteers (they currently park on the grass during meeting nights). Mr. Stephenson said they want to install 3 right-turn lanes and Vice Chair Gaver said that would be nightmarish for the area. Mr. Stephenson said the fire station would be impacted and they want to be transparent with the design, which will take time to construct. He stated that they will have to meet with NCDOT and the local fire department to discuss the best course of action for this intersection so that it is functioning properly. Vice Chair Gaver expressed concern with supporting this development if the fire chief has reservations about response time for emergency vehicles. Mr. Stephenson reminded the Board that there is currently a traffic congestion problem in front of the fire station and they are trying to provide some relief by providing a traffic signal sequence and Vice Chair Gaver felt that traffic issues will be exacerbated. Mr. Stephenson said they have been transparent with their intent for road improvements in this area, but there may be changes during the design stage. He further stated that there will be a minimum of 2 right-turn lanes in this area and the third right-turn lane will be discussed with the fire department and the County. Mr. Stephenson felt that signalization will not be allowed by NCDOT at the intersection because it will create more movements on US 17, which will cause more stops. Mr. Pages read the fire marshal's office TRC comments, "Fire Department wants to see the hammerhead turn around into a cul-de-sac. This is in R-5 area to the right of the entrance". Vice Chair Gaver said Mr. Mercer felt that a change should be re-reviewed for approval and Mr. Mercer concurred. Mr. Pages said staff can contact the fire marshal's office and address Mr. Mercer's concerns. Vice Chair Gaver said there appears to be a breakdown in communication with the fire marshal's office and the fire department(s).

Mr. Mercer asked where the U-turn in front of the park on the south side of the intersection will be located? Mr. Stephenson showed the proposed location on the illustration displayed on the visual map. Attorney King interjected that the Board must be addressed with questions and/or comments. If the Board wants the 2 parties to discuss the matter and return with a resolution, that is within the Board's purview or questions can be asked and the Board can ask the development team to respond. Chair Cheek asked Mr. Pages to revert to the TIA map showing the location of road improvements in the area. Mr. Pages said the map showing the traffic improvements was created in-house and the location(s) of improvements may not be exact.

Mr. Nichols readdressed the Board. He said Joe Oliver with the fire marshal's office reviewed the plan and his comments were submitted during the TRC meeting. He said Rynal Stephenson is a licensed traffic engineer and he provided his professional opinion with regards to the road improvement design. Mr. Stephenson said the required improvements will improve traffic operations and provide for better accessibility for the fire trucks response time in emergency situations. Mr. Nichols added that they will have to obtain a fire development permit.

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-161 due to the uncertainty of the traffic pattern and the concerns expressed by the Fire Chief of the Winnabow Fire Department. Mr. Stocks, Mr. Leary and Chair Cheek voted no and the motion did not pass with 3 to 2 votes against the motion.

Chair Cheek made a motion to table PD-161 until 4:00 p.m. April 13, 2026 in the Commissioners' Chambers with an update in the TRC process, most noticeable the information from the fire marshal's office as well as the local fire department to provide a more comprehensive study as to the health and safety of the residents within the Green Hill community as well as the neighboring communities and the motion was unanimously carried.

Chair Cheek said any person with standing may appeal the decision of the Planning Board to Superior Court.

IX. PUBLIC HEARINGS

A. Rezoning Z-932 – Stellar Ventures LLC (%Travis Childress)

Request rezoning of approximately 0.87 acres located at 948 Sabbath Home Road SW (SR 1120) near Supply, NC from R-7500 (Medium Density Residential) to NC (Neighborhood Commercial) for Tax Parcel 23200016.

Mr. Tyler Connor addressed the Board. Mr. Connor summarized 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 NC (Neighborhood Commercial) for Tax Parcel 23200016 located at 948 Sabbath Home Road SW (SR 1120) near Supply, NC and adopt the consistency and reasonableness determination statement.

Chair Cheek asked if buffers would be required as the previous use of the property was a daycare facility? Mr. Pages said buffers may be required if the use changes, but the current use would not require any additional buffers because the current use would be grandfathered.

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

Mr. Travis Childress addressed the Board. Mr. Childress said he purchased the subject property and he intends to fix it up or he may sell the property.

With no further comments, Mr. Bittenbender made a motion to close the Public Hearing and the motion was unanimously carried.

Mr. Leary made a motion to approve Tax Parcel 23200016 to NC (Neighborhood Commercial) located at 948 Sabbath Home Road SW (SR 1120) near Supply, 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.
- Located near a Neighborhood Center.
- 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>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.

D. Planned Development - PD-167

Name: Canopy Planned Development
 Applicant: Thomas and Hutton
 Tax Parcel(s): 1780009002, 19300025, 1940000205, 19400027, and 1940002801
 Location: Located off No. 5 School Road NW (SR 1305)
 Description: Canopy is a proposed planned development consisting of 3,700 senior adult (age restricted) residential units on approximately 1,052.70 acres, creating an overall density of 3.51 dwelling units per acre. The developer is also proposing 47.0 acres of commercial area.

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 said the subject property does lie within 1 of the routes of the Carolina Bays Parkway. He provided the Board with school capacity charts data (attached) for nearby schools. He stated that impacts on nearby schools will be marginal because this is a senior targeted development. Mr. Pages said staff received letters from Len McLamb and Phil Norris (attached) in support of the proposed project.

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.
- Planned Development approval does not constitute or guarantee the allocation of water or sewer capacity. The applicant proceeds at their own risk with respect to future water and sewer system connections. The ability to modify existing permits, connect unpermitted structures, and construct new water and sewer infrastructure connected or tributary to the County's water and/or sewer system permit is dependent upon receipt of valid water and wastewater line extension permits from the state of North Carolina; the application for which requires final plan approval and signed documentation authorizing connection to the county water and/or wastewater system. Water and wastewater available capacity will change over time.
- Any proposed multifamily land use must be set back a minimum of 100 feet from the periphery of the planned development.

Chair Cheek asked staff if Condition #5 stating, "Any proposed multifamily land use must be setback a minimum of 100 feet from the periphery of the Planned Development" means a building must be setback 100' and Mr. Pages concurred (only for the multifamily land use).

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

Mr. Paul Tryon addressed the Board. Mr. Tryon said they build and develop in a lot of communities across the country. He stated that they have 7 letters from neighbors in support of the project. He stated that representatives of Thomas and Hutton (Walter Warren), Davenport Engineering (Don Bennett), Maynard Nexsen (Attorneys), and Southeast Environmental Group are available to answer questions and clarify anything that is unclear for the project.

Mr. Walter Warren, Thomas and Hutton, addressed the Board. Mr. Warren stated that they are proposing 3.50 dwelling units per acre; there is excessive open space, which includes approximately 5% wetlands; tree preservation; the project is designed to the 100-year storm event; there are expanded buffers along agricultural areas, this is an age-restricted community; it is limited to no impacts to nearby schools; there is approximately a 40% decrease in traffic, there will be private streets maintained by the property owners association; there is land dedicated for a fire or EMS station; the commercial area is targeted for the community; and the TIA process (including 7 other projects) is completed and approved by NCDOT.

Mr. Tryon discussed similar communities they built in other areas that includes a roundabout entrance with a bridge section, gated access, commercial area (largely internally with a focus on an aged restricted community), home designs, and amenity area (clubhouse and pool). He stated that the project is consistent with the Blueprint Brunswick Comprehensive Plan and he reiterated that there will be a low impact to schools and roadways.

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-167 (Canopy Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

Chair Cheek said any person with standing may appeal the decision of the Planning Board to Superior Court.

X. OTHER BUSINESS.

A. Planning Board Case Update.

Ms. Dixon addressed the Board and she stated that PD-170 (LaDane Gardens Planned Development), PD-172 (Long Beach Road Planned Development), and the Brunswick County Health & Human Services Height Adjustment 2026-01 were not appealed.

XI. ADJOURNMENT.

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