



MEETING MINUTES

BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

May 11, 2026
4:00 PM

The Brunswick County Planning Board met in Regular Session on May 11, 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
Richard Leary
William Bittenbender, At-Large
Howard Stocks, At-Large
Cecelia Herman, Alternate

MEMBERS ABSENT

Ron Medlin
Travis Cruse

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

Rick Callender
Arthur Callender
Jim Bradshaw
Judy Andricak
Michael Callender

John Shirk, Floodplain Administrator
Wanda Callender
Shirley Sullivan
Ol Homeless Guy (Sam Irby)

I. CALL TO ORDER

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

II. INVOCATION/PLEDGE OF ALLEGIANCE

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

III. ROLL CALL

Ron Medlin and Travis Cruse were absent.

IV. APPROVAL OF MINUTES

Mr. Leary made a motion to approve the 13-Apr-26 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS

Mr. Pages stated that PD-177 (Gray Bridge Planned Development) has been postponed because the applicant did not have all the required documentation to move forward for consideration. He further stated that this matter will be brought back for consideration at a future Board meeting.

VI. PUBLIC COMMENT

Mr. Rick Callender addressed the Board about the lack of infrastructure to support the excessive development in the County. He suggested that the Board take a step back and focus on how to provide the necessary services for newly approved developments. Mr. Callender said there are currently vacant/empty homes in newly approved developments that are not being purchased. He was also concerned with clear cutting properties. Mr. Callender said Gray Bridge Planned Development is proposing a 30' buffer next to a farm and he felt that was not a sufficient distance for development to be near a farm. He further expressed concerns with wetlands, conservation, and drainage issues near the proposed Gray Bridge Planned Development. Mr. Callender concluded that the Planning Board and Board of Commissioners need to do more for the people that currently live in the County instead of focusing on new residents.

Chair Cheek asked staff about the minimum buffer requirements adjacent to a farm. Mr. Pages there is a 50' buffer requirement for development abutting a property participating in the Voluntary Agricultural District (VAD) and a note must be placed on the plat map if a development is within a ½ mile of a VAD alerting future residents that they are purchasing property where agricultural activities are nearby.

Mr. Jim Bradshaw, 600 Asbury Drive, addressed the Board regarding controlled growth. He felt that there are areas in the County that are fit for new development and other areas have challenges with accommodating new growth. He said the County Attorney said we can't stop growth if the rezoning conforms to the Brunswick County Unified Development Ordinance (UDO). Mr. Bradshaw disagreed with this statement after he contacted the State Attorney's office, UNC School of Government and 2 zoning lawyers in Raleigh, NC. He said they all emphasized that State Statute, specifically, says that zoning regulations are intended to promote public health, safety and general welfare including traffic safety, fire safety, overcrowding of schools, and infrastructure capacity. Local governing boards have broad legislative discretion in rezoning issues and the court system generally support the decisions made by planning boards. Mr. Bradshaw commended the Planning Department on their recommendations to

the Board for zoning changes and other matters of consideration to the Board. Mr. Bradshaw said he will present examples to the Board over the next few months of how growth can be legally controlled through safety issues.

Ms. Shirley Sullivan, 5002 Seaward Court, addressed the Board with a letter (attached) of her ongoing concerns regarding the increased risks associated with many types of hazards we face as Brunswick County continues to grow at an accelerated rate.

Chair Cheek asked staff about expiration dates for planned developments. Mr. Pages said projects expire if no activity occurs on the site, but activity on the site (significant expenditures in good faith) allows for a vested right on property

Ms. Judy Andricak addressed the Board with concerns of a cemetery being potentially disturbed where the Carolina Shores retail shopping center is being developed. She was concerned with other unmarked gravesites being disturbed when new development is approved on presumably vacant parcels. Ms. Andricak also expressed concern with a fire on Hale Swamp Road SW and Old Georgetown Road SW that almost burned a residence. She said the fire kept reigniting after the initial burn that emitted smoke in the area causing some areas of NC 179 to be shut down.

Mr. Michael Callender addressed the Board. Mr. Callender was concerned with Gray Bridge Planned Development having a major impact to the area. He felt that there is no clear evidence that the project will comply with all the minimum requirements related to stormwater runoff, wetlands, traffic, public sewer and water, school capacity, and environmental protection. Mr. Callender wondered if the wetlands have been delineated, an environmental assessment study completed, a traffic impact analysis approved by the North Carolina Department of Transportation (NCDOT), stormwater plan and drainage calculation done, sewer and water capacity confirmation completed, tree preservation plan submitted, fire review, and if school capacity comments have been submitted. Mr. Callender said the project should be continued until the developer proves the project will not overload the area or damage the environment. He further stated that the developer said NCDOT should be contacted with any road improvement issues. Mr. Callender said the proposed retention ponds are close to his parents' farm and may pose a potential problem. He expressed concern with the proposed 30' buffer not being enough privacy and protection for the abutting property owners. Mr. Callender said there are current problems with medical facilities not being able to provide timely service due to the influx of people moving to the area and this project will only exacerbate the issue.

Mr. Ol Homeless Guy (Sam Irby) addressed the Board about the Board not following policies and guidelines set forth by the Board of Commissioners. Chair Cheek asked Mr. Irby to respect the policies that are presented to members of the public. Mr. Irby said the First Amendment allows you to criticize government, so Board members should not be offended when a member of the public criticizes Board members.

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. Rezoning Z-931 – Brett and Darlene McGee (%Brunswick County Planning Department)

Request rezoning of approximately 0.38 acres located off Boones Neck Road SW (SR 1137) and Anchor Drive SW near Supply, NC from Undesignated to R-6000 (High Density Residential) for Tax Parcel 231IC038 and a portion of Tax Parcel 231IC006.

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. Connors provided visual photos (attached) of the initial area and changes made to the area in 2010, 2011, 2014, and 2022 through recorded deeds that created the undesignated zoning for the subject properties.

Mr. Connor said staff recommends approval from Undesignated to R-6000 (High Density Residential) for Tax Parcel 231IC038 and a portion of Tax Parcel 231IC006 located off Boones Neck Road SW (SR 1137) and Anchor Drive SW near Supply, NC and adopt the consistency and reasonableness determination statement.

Chair Cheek said one of the photos show telephone equipment and power lines running across Tax Parcel 231IC006 and he wondered if a utility easement on the parcel was on the parcel. Mr. Connor said he did not discover any easement(s) on that property. Mr. Pages added that there is likely a utility easement on Tax Parcel 231IC006, but GIS data (usually) do not show utility easements. Mr. Stock said Brunswick Electric Membership Corp (BEMC) will claim the utility easement if they have power lines on the property.

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

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

Mr. Leary made a motion to approve Tax Parcel 231IC038 and a portion of Tax Parcel 231IC0006 to R-6000 (High Density Residential) located off Boones Neck Road SW (SR 1137) and Anchor Drive SW 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
 - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the County.
 - HN-2. Minimize impacts to and invest in established residential areas.
 - Consistent with the characteristics of the area and existing zoning in the area.
 - The Residential Suitability Map indicate the parcel is suitable for residential.
 - This would correct the current undesignated zoning status of the parcels.

- | | |
|--|--|
| ☐ <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.

IX. OTHER BUSINESS.

A. Planning Board Case Update.

Ms. Dixon addressed the Board and she stated that PD-161 (Green Hill Planned Development) has been appealed. Attorney King said a lawsuit was filed, but it has not been served to the County Manager as of today. Ms. Dixon further stated that PD-171 (Remuda Run Planned Development Modification), PD-174 (Jinny's Creek Planned Development), PD-175 (Willow Haven Planned Development Modification) and Zoning Cases Z-933CZ and Z-934 were not appealed so the Board's decision stands.

B. UDO Modernization Project Update

Ms. Dixon discussed a PowerPoint presentation (attached) regarding the UDO modernization project update. She discussed what's been happening (drafting paths forward that includes new branding [changed to Land Development Ordinance from Unified Development Ordinance] and review of draft sections; what's ahead (a disclaimer, project timeline, and 3 in-person committee meetings with a formal presentation by the consultant (Michael Harvey) with N-Focus Planning. She stated that the meetings will be held on Tuesday May 26, 2026 at 6:00 p.m. at the Town of St. James Homer E. Wright Event Center, Wednesday May 27, 2026 at 6:00 p.m. at the Town Creek Park Community Building at Town Creek Park and Thursday May 28, 2026 at 6:00 p.m. at the Shallotte BSRI Senior Center. She stated that she will be emailing Board members regarding what meeting they anticipate attending to ensure there are no more than 3 Board members at any meeting so there will not be a quorum at any of the 3 meetings.

X. ADJOURNMENT.

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