



MEETING MINUTES

BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

June 8, 2026
4:00 PM

The Brunswick County Planning Board met in Regular Session on June 8, 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
Travis Cruse
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
Phillip Coates, Planner I
Jeff Walton, Planner II
Ryan King, Asst. County Attorney

OTHERS PRESENT

Jim Bradshaw
Nancy Dziodel
Charlie Riverbark
Collen Flannery
Robert Gelinis
Sam Potter
Ramey Kemp
Rick Callender
C.W. Hamilton

Ed Dziodel
Jack Hobbs
David Summerlin
Peggy Dotson
Robin Edwardsen
Andy Mills
John Wright
Michael Callender

I. CALL TO ORDER

Chair Cheek called the meeting to order at 4:01 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. Leary made a motion to approve the 11May26 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS

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

Mr. Jim Bradshaw, 600 Ashbury Drive, addressed the Board regarding discussions he had with several attorneys stating that the North Carolina Courts generally differ to counties and cities on rezoning decisions if the local government can show a rational bases for traffic safety, fire/police protection, infrastructure capacity, emergency utilities, flooding, and stormwater. He stated that other counties and cities (Moore County Board of Commissioners, Town of Pittsboro Board of Commissioners, Kernersville Board of Alderman, Town of Pineville, and the cities of Raleigh and Wilmington) have denied rezoning requests due to traffic and safety concerns. He stated that many of the same safety issues apply in some areas of Brunswick County and his research has uncovered numerous court cases related to rezoning request where planning boards have been sued by developers because of the board's denial of a rezoning request. He provided examples of lawsuits (Howard vs. City of Kinston, Knight Properties LLC vs. Town of Hillsborough, and Crissman vs. Guilford County) involving rezoning decisions. Mr. Bradshaw said he hopes the attorney's office will protect the Board from developers threatening to sue the Board's decision on zoning matters. He further stated that he is not opposed to growth, but rezonings should be approved in areas that can handle additional housing units while protecting the safety of Brunswick County residents.

Mr. Ed Dziodel, 6407 Patrick Drive NE, addressed the Board regarding the Maco Road Project. He stated that there was no question-and-answer period at the neighborhood meeting. Mr. Dziodel said there are current flooding issues on Patrick Drive NE and Turkey Creek is behind his property and adjacent to the

Maco Road Project. Mr. Dziodel said the developers of this project could not guarantee that there would be no flooding issues associated with the development of the property or provide solutions if flooding should occur. He stated that the developer mentioned that they will install retention ponds, but most of the ditches are near his property and the water flows towards Maco Road. He stated that the proposed development will generate approximately 26,000 vehicles per day on a 2-lane road. Mr. Dziodel felt that the project should have been presented to the Planning Board so the public could have an opportunity to get some of their questions answered. He further stated that Patrick Drive NE ends where this project is proposed. There is an agreement that the proposed development can use Patrick Drive NE for timber purposes, but there is no legal documents to substantiate this claim. Mr. Dziodel said the developer says he has an easement off Patrick Drive NE and he is supposed to provide Mr. Dziodel with documents stating such, but Mr. Dziodel has not received any paperwork stating such. Mr. Dziodel felt that the public should have more time to voice their concerns about this project before a decision is made.

Ms. Nancy Dziodel, 6407 Patrick Drive NE, reiterated that there is no easement of record for the Maco Tract project off Patrick Drive NE, which is a private dirt road. She was concerned with the potential traffic that will be generated by this development because she has a chronic illness that could be detrimental if not treated in a timely fashion. Ms. Dziodel said there are current issues (wait time at hospitals) with getting medical assistance and more people will only exacerbate the situation. She was opposed to the Maco Road Project.

VII. PRESENTATIONS

There were none.

VIII. PUBLIC HEARINGS

A. Rezoning Z-935CZ – Jack Hobbs

Request rezoning of approximately 8.80 acres located off Mt. Misery Road NE (SR 1426) near Leland, NC from CI (Commercial Intensive) to IG-CZ (Industrial General Conditional Zoning) for Tax Parcel 02300105.

LAND USE PLAN MAP AMENDMENT (LUM-935CZ)

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from AC-2 (Activity Center-2) to Industrial-Intensive for Tax Parcel 02300105 located off Mt. Misery Road NE (SR 1426) near Leland, NC. This Land Use Plan Map Amendment totals approximately 8.80 acres.

Mr. Jeff Walton addressed the Board. Mr. Walton summarized the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Walton read the consistency and reasonableness determination statement (attached). Mr. Walton said the applicant requested removing all uses in the Industrial General Zoning District except a concrete plant and all uses associated with the concrete plant for the conditional use zoning on the subject property.

Mr. Walton said staff recommends denial from CI (Commercial Intensive) to IG-CZ (Industrial General Conditional Zoning) for Tax Parcel 02300105 located off Mt. Misery Road NE (SR 1426) near Leland, NC because the proposed zoning request does not comply with the Blueprint Brunswick 2040 Plan Place Type of AC-2 Neighborhood Center (Activity Center 2) and plan policies for this area and for development along the I140 interchange. He stated that if the Board chooses to approve the conditional

zoning request, staff recommends the conditions listed in the Staff Report that were presented to the applicant and signed by the owner be included in the Board's approval. He further stated that staff received an email (previously provided to the Board) from John McLendon (attached) in opposition to the conditional zoning request

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

Mr. Jack Hobbs, ECLS Global Surveying and Engineering, addressed the Board on behalf of the applicant. Mr. Hobbs said the subject property is at the northwest corner of Mt. Misery Road NE (SR 1426) and I-140 for the construction of a concrete plant and associated facilities. He stated any future changes would require another approval by the Board. Mr. Hobbs further stated that concrete plants function best when they are close to major highways so trucks can quickly leave the site without traveling through residential neighborhoods or commercial centers. The area surrounding the property is influenced by transportation and infrastructure uses. There will be significant buffering and screening measures including landscape buffers along the front and side yards with a 60' buffer adjacent to the neighboring property that is currently commercially zoned but identified as residential for buffering purposes. Mr. Hobbs said trees will be preserved wherever practicable during the final design and construction. The operation portion of the site will be approximately 800' from Mt. Misery Road NE (SR 1426). The facility will generate truck traffic, but the location of the property is well suited for the truck traffic due to its immediate access to I-140. All road improvements will be subject to the North Carolina Department of Transportation's (NCDOT) review and approval, which will likely require deceleration and turning lanes for turning movements. He stated that the physical characteristic of the property makes it better suited for transportation-oriented use than neighborhood scaled commercial development. He further stated that there is a high demand for concrete in the County and the property owner purchased the property because he felt it was an ideal site for the intended use and they respectfully request the zoning change be approved.

Mr. Charlie Rivenbark, broker with Cape Fear Commercial, addressed the Board on behalf of Connie Reeves and Diane Braswell in support of the denial of the zoning change. Mr. Rivenbark said Ms. Reeves and Ms. Braswell inherited their property and there are 3 easements across the northern portion of the property, which encompasses about 25% of the useable property. He felt that the intended use is too intensive for his client's property to be marketable for sale. He further stated that there is a residential neighborhood approximately 300' from the proposed property.

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

Mr. Leary clarified that staff recommends denial, but the applicant presented changes to staff. Mr. Leary asked if staff is still recommending denial and Mr. Walton said staff's recommendation is to deny the zoning change based on the Blueprint Brunswick 2040 CAMA Land Use Plan.

Mr. Leary made a motion to deny Tax Parcel 02300105 to IG-CZ (Industrial General Conditional Zoning) located off Mt. Misery Road NE (SR 1426) near Leland, NC based on the Staff Report and 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 INCONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and INCONSISTENT with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request NOT 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:
 - LU-2. Support development in areas that are best suited for future development.
 - Table 4.1 Brunswick County Place Types & Zoning Consistency Guidance Table
 - Recommended consistent rezoning districts are NC (Neighborhood Commercial), C-LD (Commercial Low Density), SBR-6000 (High Density Residential). IG (Industrial General) is consistent with the place type, Neighborhood Center.
 - HN-2. Minimize impacts to and invest in established residential areas.
- The request is inconsistent with the characteristics of the area, existing zoning in the area, existing structures on site and adjacent uses.
- The proposal is inconsistent with the vision for the gateway to Brunswick County. Gateway corridors serve as important entry points that help define the community's identity and image. The scale, design, and overall character of the proposal do not support the high-quality development pattern envisioned for this prominent location.
- Biodiversity and Wildlife Habitat Assessment for the proposed request scores of 7 out of 10.

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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.

B. Rezoning Z-936 – Summerlin Commercial, LLC

Request rezoning of approximately 25.10 acres located at 1230 Southport-Supply Road SE (NC 211) near Southport, NC from RR (Rural Low Density Residential) to NC (Neighborhood Commercial) for Tax Parcel 18500018.

LAND USE PLAN MAP AMENDMENT (LUM-936)

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from RA (Rural/Agricultural) and MDR (Medium Density Residential) to Commercial for Tax Parcel 18500018 located at 1230

Southport-Supply Road SE (NC 211) near Southport, NC. This Land Use Plan Map Amendment totals approximately 25.10 acres.

Mr. Stocks asked to be recused citing a potential conflict of interest. Mr. Leary made a motion to recuse Mr. Stocks and the motion was unanimously carried.

Mr. Tyler Connor addressed the Board. Mr. Connor summarized the Staff Report (attached) and read 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 RR (Rural Low Density Residential) to NC (Neighborhood Commercial) for Tax Parcel 18500018 located at 1230 Southport-Supply Road SE (NC 211) near Southport, NC in conjunction with the Blueprint Brunswick 2040 CAMA Land Use Plan Map from RA (Rural/Agricultural) and MDR (Medium Density Residential) to Commercial for Tax Parcel 18500018 located at 1230 Southport-Supply Road SE (NC 211) near Southport, NC and adopt the consistency and reasonableness determination statement. Mr. Connor added that the applicant initially requested a zoning change to C-LD (Commercial Low Density) that is more intensive than both RR (Rural Low Density Residential) and NC (Neighborhood Commercial) so staff advised the applicant that the NC zoning designation is a better fit for this parcel. He proceeded to explain the different uses in RR (i.e., contractors office and storage, self-service storage facilities, car washes, garage and automobile repair [special use permit by the Board of Adjustment], outdoor sales and display [special use permit by the Board of Adjustment], class I mining operation [special use permit by the Board of Adjustment] and NC (i.e., drive thru facilities and other examples of commercial uses allowed in the RR zoning district) zones as it relates to commercial uses. He further stated that multifamily is allowed in the NC zoning district but not allowed in RR zoning district as it relates to residential uses.

Chair Cheek clarified that C-LD zoning is a more intensive zoning district than NC zoning. Mr. Pages said single-family use in C-LD is 7.3 dwelling units per acre and NC allows 5.8 dwelling units per acre. However, both C-LD and NC allows for 13.6 dwelling units per area for multifamily uses.

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

Mr. David Summerlin addressed the Board on behalf of the applicant. Mr. Summerlin reiterated that they initially requested the property be rezoned to C-LD, but they were advised by staff to change their request to NC rather than C-LD. Mr. Summerlin said the subject property is located at a signalized intersection and this is a rapidly growing area. He stated that they intend to use the property for commercial purposes.

Ms. Colleen Flannery, 1403 Whisperwood Court, addressed the Board on behalf of the Winding River Plantation Board of Directors. She read a statement (attached) regarding the impact to the surrounding areas if commercial activities are not planned to enhance the broader vision of the NC 211 corridor. She felt that any approval should be conditioned upon the completion of a Traffic Impact Analysis (TIA) that evaluates both existing and future conditions, including school arrival and dismissal periods; review and approval by the North Carolina Department of Transportation (NCDOT) of all proposed access points, turning movements, and traffic mitigation measures; appropriate buffering and landscaping to protect adjacent residential areas; consideration of use limitations or development standards that encourage neighborhood-serving commercial uses while minimizing high-intensity traffic generators such as gas stations, drive-through restaurants, convenience stores, car washes, vehicle service centers, and other uses that generate significant peak-hour traffic, vehicle stacking, and frequent turning movements; and

coordination with other planned and proposed development within the corridor to ensure that infrastructure improvements keep pace with growth. Chair Cheek asked staff if a TIA will be required with the submittal plan and Mr. Pages said it depends on the intended use. He further stated that TIA's are within NCDOT's purview and NCDOT will dictate where driveways/entrances and exits will be located.

Ms. Peggy Dotson, 509 Blackhorn Court, addressed the Board in opposition to the rezoning request. She stated that NC 211 is already over capacity. Ms. Dotson read a statement (attached) regarding the traffic issues in the area where 6,982 new residential units have been approved along the NC 211 corridor from US 17 to Midway Road (NC 906). She felt that a TIA should be required for the additional traffic generated by all the new development along NC 211 as well as require deeper buffers along NC 211 and the adjacent properties.

Mr. Robert Gelinis, 520 Riverwood Drive, addressed the Board regarding NC 211 being closed on more than 1 occasion due to flooding of the Lockwood Folly River. He reiterated that there are traffic issues off NC 211 to Zion Hill Road during drop off and pick up of students at the Virginia Williamson Elementary School. Mr. Gelinis said there should be road improvements to the NC 211 corridor before more traffic is added to the highway.

Mr. Robin Edwardsen, 1707 Wynewood Court, addressed the Board. Mr. Edwardsen said traditional zoning and land use plans are intended to separate incompatible uses and limit industrial, commercial and residential properties into specific zones. He was concerned with the potential for other developers to seek larger commercial industry if this zoning change occurs. Mr. Edwardsen asked the Board to deny the zoning change, protect the inherent property rights of the current residents afforded by the current land use plan for nearby residents, and consider the accumulative public safety impact of the new developments (approximately 7,000 residential units) forthcoming to the area.

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

Chair Cheek said he appreciates the comments received by the public, but the applicant is trying to bring a commercial node to area rather than more residential development. Ms. Dixon interjected that it could be considered a downzoning of the property because there are more non-residential uses that are more intensive than in the NC zoning. Mr. Bittenbender expressed concern with the potential of additional traffic to the area associated with the subject property that is a 25-acre tract. Mr. Bittenbender made a motion to deny Z-936 because the additional traffic will be detrimental to NC 211; the zoning change is not consistent with the Blueprint Brunswick 2040 Comprehensive Plan (Plan); it is inconsistent with the goals, recommendations and policies of the Plan; and it is unreasonable for the area. The motion died due to a lack of a second.

Mr. Leary felt that the request is reasonable and he made a motion to approve Tax Parcel 18500018 to NC (Neighborhood Commercial) located at 1230 Southport-Supply Road SE (NC 211) near Southport, NC in conjunction with an amendment to the Blueprint Brunswick CAMA Land Use Plan Map to Commercial and adopt the consistency and reasonableness determination statement and the motion carried 3 to 1 with Mr. Bittenbender voting no.

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 NOT 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.
- The Residential and Commercial Suitability Maps indicate the parcel is 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.

Mr. Leary made a motion to bring Mr. Stocks back on the Board and the motion was unanimously carried.

C. Planned Development – PD-177

Name: Gray Bridge Planned Development
Applicant: Collier Engineering
Tax Parcel(s): 21400001
Location: Gray Bridge Road SW (SR 1134) and Shell Point Road SW (SR 1132)
Description: Gray Bridge Road SW is a proposed planned development consisting of 400 single-family units on approximately 96.43 acres, creating an overall density of 4.15 dwelling units per acre.

Mr. Marc Pages addressed the Board with an abbreviated Staff Report (attached) and he 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.
- Note on the site plan that the property lies within one half (½) mile of a Voluntary Agricultural District (VAD).

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

Mr. Sam Potter, Equitas Law Partners, addressed the Board on behalf of the applicant. Mr. Potter said the proposed project is 159 single-family units below the maximum allowed under the current zoning district, which allows for 559 single-family units by right. The adjoining roads are not over capacity; the schools are not over capacity; there is more open/active space than the minimum requirement as well as larger buffers; and the project is designed to the 100-year storm event. There are 3 stormwater ponds on the northern part of the property as well as access off Gray Bridge Road SW (SR 1134). This project includes a dog park and wetlands have been delineated with walking trails. Mr. Potter reiterated that they have an approved TIA from NCDOT with several offsite road improvements.

Mr. Andy Mills, Colliers Engineer and Designs, addressed the Board. Mr. Mills said the total area of the site is 96.43 acres; the open space requirement is 20% and the proposed project exceeds the minimum required open space; there are sidewalks on every street that will connect to the walking trails throughout the neighborhood; there are 2 access points off Gray Bridge Road SW (SR 1134) with an access point proposed in Phase II that is off Shell Point Road SW (SR 1132); cul-de-sacs are proposed for fire purposes; stub outs are proposed for future interconnectivity; the site will be served with a gravity sewer system through a pump station and there will be a force main to pump up to Gray Bridge Road SW (SR 1134) to connect to the existing sewer main; there is a 12" public water main to create interconnectivity from Gray Bridge Road SW (SR 1134) to Shell Point Road SW (SR 1132); the project will be designed to the 100-year storm event; the roads will be private and maintained by the future Homeowners Association (HOA); a neighborhood meeting was held on 21Apr26 and items of concern (drainage, flooding (project will be designed to the 100-year storm event), schools, and traffic (NCDOT has approved the TIA) were addressed.

Chair Cheek asked about the area listed on the map off Gray Bridge Road SW (SR 1134) that is defined as not part of project area and Mr. Mills said that property is owned by San Rio development. He stated that they have reached out to the current owners about maintaining the property for aesthetic purposes. Mr. Mills provided the Board with a copy of the TIA that was approved by NCDOT (attached). Mr. Ramey Kemp, FRK Engineering PLLC, addressed the Board regarding meetings they had with NCDOT to start the project. Mr. Kemp said they studied 6 different intersections and Gray Bridge Road SW and Holden Beach Road SW were the primary focal points as well as Red Bug Road SW and Holden Beach Road SW. He said the 2 intersections are near each other so there is very little space between them to provide a left turn movement to each of the streets. Mr. Kemp said, with NCDOT's approval, the 2 intersections will be treated as 1 and the timings will be modified to provide better operations as the traffic develops on these roads. He stated that another traffic study may be required at a later time or NCDOT may monitor the area on an annual basis. The levels of service were impacted slightly as traffic volumes increased at the 2 intersections, but the cluster design will handle the increased traffic associated with this project. Mr. Kemp said there were road improvements recommended (the northbound right turn lane on Gray Bridge Road SW was extended; construct an exclusive eastbound right turn lane on Holden Beach Road SW approaching Gray Bridge Road SW where a memory house is located; modify signal timings; there will be an extension of the left turn lane at Red Bug Road SW that approaches Holden Beach Road SW to tie-into the signal at Holden Beach Road SW and Gray Bridge Road SW. He expressed concern with the memory house in the area. Mr. Kemp said they will have some modifications at the access drives that will provide turn lanes.

Chair Cheek clarified that signalization will be installed at Red Bug Road SW by another developer and Mr. Kemp said signalization will be put in place when traffic counts warrants such. He stated that there is limited space between Red Bug Road SW and Gray Bridge Road SW for left turn movements so signalization is inevitable because NCDOT will likely require this.

Mr. John Wright, 885 Bostic Place, addressed the Board. Mr. Wright said Solterra (approximately 1,000 single-family units) has been approved in this area, although the homes are not on the ground at this point, but all the trees will be removed for construction of the homes in this area. He was concerned with the traffic that will be generated by the proposed development and the surrounding development yet to be constructed off Gray Bridge Road SW. Mr. Wright said vehicles currently travel at a high rate of speed, which creates a safety hazard and more development will only exacerbate the situation. He stated that Main Street in Shallotte is already overburdened with bottleneck traffic and the proposed development is not needed in the Shallotte area.

Mr. Rick Callender addressed the Board. He stated that he was born and raised in the area. He expressed concern with the proposed 30' buffer next to a farm and he thought a 50' minimum buffer is required within a Voluntary Agricultural District (VAD). He, too, was concerned with the traffic that will be generated from this project and the current congestion in downtown Shallotte. Mr. Callender emphasized the need to protect what exists rather than adding more problems such as traffic congestion and tree removal. He was in favor of industry coming in the area to provide jobs for the current residents. Mr. Callender felt that development should be put on pause until some of the public's concerns can be adequately addressed.

Mr. Michael Callender, 2930 Pocono Trail SW, addressed the Board regarding the proposed 30' perimeter buffer that is supposed to be a 50' buffer near a farm. He, too, was concerned with overdevelopment in the area. Gray Bridge Road SW has not been improved in several years; the 3 grocery stores (Hills, Food Lion and Walmart) in Shallotte cannot keep up with the demand for goods due to the influx of people moving to the area and medical facilities are inundated with patients. He reminded the Board not to put the cart before the horse and things should be done in moderation. Mr.

Leary asked staff about minimum buffer requirements near a farm and Mr. Pages said the UDO requires a 50' minimum buffer for development adjacent to a VAD parcel(s). Mr. Pages said there are VAD parcels in the area, but the subject property is not directly adjacent to a VAD parcel(s), which is when a 50' minimum buffer is required. Mr. Pages further stated that, if a VAD parcel (staff will verify with the VAD staff that the GIS maps are accurate) is abutting the subject property, a 50' minimum buffer will have to be put in place.

Mr. C.W. Hamilton, 487 Lockwood Folly Road, addressed the Board. Mr. Hamilton said he owns 275 acres near the subject property. He stated that there are approximately 2,000 homes less than ¼ of a mile circle. Mr. Hamilton said he has not spoken to anyone associated with the proposed development and he don't know anyone in the surrounding area that spoke to members of this development about the proposed project. He said there is 20' between his property and the subject property. Mr. Hamilton said there is a school/church (school with grades Pre K – 12th grade and the Highest Praise Church with more than 400 members) off Red Bug Road SW near this property and there are 3 commercial businesses in this area that causes traffic congestion daily. Mr. Hamilton was opposed to the proposed project.

Mr. Sam Potter readdressed the Board. Mr. Potter reminded the Board and the public that this is not a rezoning and the proposed project is better than what the current zoning allows by right because they are proposing more open space (active and recreational), less density, and they have an approved TIA.

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

Chair Cheek asked staff if the VAD requirement should be a condition of approval and Mr. Pages said a condition can be added to require a 50' minimum buffer next to a VAD parcel(s). Ms. Dixon added that staff can verify if the proposed project abuts a VAD parcel. Attorney Ryan King said the project could not get final site plan approval without the condition, but it can be a condition of approval. Chair Cheek clarified that it is a current rule and Attorney King agreed.

Mr. Stocks made a motion to approve PD-177 (Gray Bridge 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.

IX. OTHER BUSINESS.

A. UDO Modernization Project Update

Ms. Dixon addressed the Board. She stated that there were 3 community meetings held on 26May26 – 28May26 that some Board members attended. Ms. Dixon encouraged the Board members that were unable to attend 1 of the 3 meetings to view the presentation at their leisure on the County website. She further stated that a draft copy of the Land Development Ordinance (LDO) will be provided to this Board and the Board of Commissioners for review and comments. Ms. Dixon said there will be another public meeting prior to the document moving forward to the Board of Commissioners and this Board in August 2026 for a joint public hearing. She said there were 16 attendees at the Town Creek Community Building meeting, 91 attendees at the St. James Community Center, and 82 attendees at the Senior Center in Shallotte. Chair Cheek asked staff how the reception of the proposed LDO was and Ms. Dixon

said it was well received overall.

B. Planning Board Case Update.

Ms. Dixon addressed the Board and she stated that Zoning Case Z-931 was not appealed so the Board's decision stands.

She informed the Board members that this is Mr. Leary's last meeting as a member of the Planning Board and she and Chair Cheek thanked Mr. Leary for his time and contributions to the County as a Board member. Mr. Leary, in turn, thanked staff and the Board for the opportunity to serve on the Board. He wished the Board members and staff well in their future endeavors.

X. ADJOURNMENT.

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