

BRUNSWICK COUNTY PLANNING BOARD
REGULAR MEETING AGENDA
August 10, 2026
4:00 PM

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Minutes

1. July 13, 2026 Planning Board Minutes

Request approval of the July 13, 2026 Planning Board Minutes.

VI. Agenda Amendments

VII. Public Comment

VIII. Public Hearings

1. Major Site Plan 2026-02: Victaulic Company

Consideration of a Major Site Plan for a building greater than 75,000 square feet. The applicant requests a maximum building size allowance be granted for a one-story industrial warehouse, located at 2010 Enterprise Drive NE in the Leland Industrial Park near Leland NC. The project overall acreage is 22.52 acres.

2. Rezoning Case Z-940

Consideration of Rezoning Case Z-940: Request to rezone Tax Parcel 0460000102 (Total of 67.52 acres) from RR (Rural Residential) to R-7500 (Medium Density Residential) located off Maco Rd. NE (NC 87) near Leland NC.

3. Rezoning Case Z-941

Consideration of Rezoning Case Z-941: Request to rezone Tax Parcel 2120002112 (total of 13.11 acres) from C-LD (Commercial-Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial-Low Density) located at 95 Ocean Isle Beach Rd. SW near Ocean Isle Beach.

Additionally, consideration of proposed Land Use Amendment (LUM-941) for Rezoning Case Z-941 Request to amend the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to MDR-M (Medium Density Residential-Mixed Use) for Tax Parcel 2120002112 located at 95 Ocean Isle Beach Road SW near Ocean Isle Beach, NC. This Land Use Plan Amendment totals approximately 13.11 acres.

4. Amber Glen Planned Development (PD-180)

Consideration of the proposed Amber Glen Planned Development consisting of 417

single family homes on approximately 122 acres, creating an overall density of 3.42 dwelling units per acre, located on Old Ocean Highway (US-17B) near Bolivia.

5. Berkley Bay Planned Development Modification (PD-183)

Consideration of the proposed Bekley Bay Planned Development Modification consisting of 289 single family homes on approximately 107.93 acres, creating an overall density of 2.68 dwelling units per acre, located on Old Lennon Road SE near Bolivia.

IX. Other Business/Informal Discussion

1. Planning Board Case Item Update
2. FY 26 Administrative Adjustment Report

X. Adjournment