



MEETING MINUTES

BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

July 13, 2026
4:00 PM

The Brunswick County Planning Board met in Regular Session on July 13, 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
Robert Needham
Travis Cruse
Howard Stocks, At-Large
Cecelia Herman, Alternate

MEMBERS ABSENT

Ron Medlin
William Bittenbender, At-Large

STAFF PRESENT

Marc Pages, Deputy Director
Connie Marlowe, Admin. Asst. II/CAMA LPO
Tyler Connor, Planner I
Garrett Huckins, GIS Planning Analyst
Jeff Walton, Planner II
Phillip Coates, Planner I
Ryan King, Asst. County Attorney

OTHERS PRESENT

John Hankins
Alan Holden
Tim Holloway
Pam Doute
Natalie Rokoci
Tommy Tolley
Theresa Magrann

Karen Mitchell
Sheila McLamb
Harold Kaizenberger
Barbara Taylor
Victoria Parsons
Lonnie Ellisor
Sue Lampman

I. CALL TO ORDER

Chair Cheek called the meeting to order at 4:02 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 Mr. William Bittenbender were absent.

IV. ELECTIONS OF OFFICERS

Mr. Stocks nominated Clifton Cheek for Chair. With no further nominations, Mr. Cheek was unanimously approved as Chair.

Chair Cheek nominated Mr. Stocks for Vice Chair. With no further nominations, Mr. Stocks was unanimously approved as Vice Chair.

V. APPROVAL OF MINUTES

Vice Chair Stocks made a motion to approve the 08Jun26 minutes as presented and the motion was unanimously carried.

VI. AGENDA AMENDMENTS

There were none.

VII. PUBLIC COMMENT

Mr. John Hankins, 315 Big Macedonia Road NW, addressed the Board regarding the increased traffic on Big Macedonia Road NW (SR 1342). Mr. Hankins said Big Macedonia Road NW (SR 1342) is being used as a short cut to get to Shallotte by GFL (Green For Life) Waste Collection vehicles and vehicle traffic from the sewerage food processing plant as well as regular vehicle traffic. Mr. Hankins said Richmond Hills had access from US 17 when it was being developed, but that access was terminated more than 5 years ago by the North Carolina Department of Transportation (NCDOT). He felt that traffic flow would be much better on Big Macedonia Road NW (SR 1342) if access to US 17 was granted from the Richmond Hills community. Chair Cheek suggested that Mr. Hankins contact NCDOT via their website to voice his desire for Richmond Hills community to have direct access off US 17 to help with traffic flow on Big Macedonia Road SW (SR 1342).

VIII. PUBLIC HEARINGS

A. Rezoning Z-937 – Kevin Davis and Karen Mitchell

Request rezoning of approximately 3.29 acres located off Old Ferry Connection SW (SR 1115) near Supply, NC from R-7500 (Medium Density Residential) to NC (Neighborhood Commercial) for Tax Parcels 2160007602 AND 2160007606.

LAND USE PLAN MAP AMENDMENT (LUM-937CZ)

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from MDR (Medium Density Residential) to MDR-M (Medium Density Residential - Mixed Use) for Tax Parcels 2160007602 and 2160007606 located off Old Ferry Connection SW (SR 1115) near Supply, NC This Land Use Plan Map Amendment totals approximately 3.29 acres.

Mr. Tyler Connor 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. He urged anyone that receives such an email to contact the Brunswick County Planning Department immediately to verify its authenticity before sending any money. He further stated that Brunswick County does not charge post-board meeting settlement fees and will never request payment via wire transfer or gift cards.

Mr. Connor addressed the Board. He 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. He provided the Board with a breakdown of the similarity of uses in both zoning districts (R-7500 and NC) as well as the different uses allowed in the proposed zoning district (NC) that are better suited for the subject property.

Mr. Connor said staff recommends approval from R-7500 (Medium Density Residential) to NC (Neighborhood Commercial) for Tax Parcels 2160007602 and 2160007606 located off Old Ferry Connection SW (SR 1115) near Supply, NC in conjunction with the Blueprint Brunswick 2040 CAMA Land Use Plan Map from MDR (Medium Density Residential) to MDR-M (Medium Density Residential - Mixed Use) for Tax Parcels 2160007602 and 2160007606 located off Old Ferry Connection SW (SR 1115) near Supply, NC and adopt the consistency and reasonableness determination statement.

Ms. Herman made a motion to open the Public Hearing and the motion was unanimously carried.

Ms. Karen Mitchell, 1250 Duck Crossing SW, addressed the Board and she stated that the zoning change is the highest and best use of the property. Ms. Mitchell felt that this will provide for a balanced planned use pattern because the zoning change will promote orderly sustainable growth to serve the surrounding community.

Mr. Alan Holden, 128 Ocean Boulevard W., addressed the Board and he stated that he owns 20 acres to southwest portion of the subject property. Mr. Holden said he has no objection at this time because he is unaware of the intended use on the subject property.

With no further comments, Vice Chair Stocks made a motion to close the Public Hearing and the motion was unanimously carried.

Vice Chair Stocks made a motion to approve Tax Parcels 2160007602 and 2160007606 to NC (Neighborhood Commercial) in conjunction with an amendment to the Blueprint Brunswick CAMA Land Use Plan Map to MDR-M (Medium Density Residential – Mixed Use) and adopt the consistency and reasonableness determination statement and the motion was unanimously approved.

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 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 Commercial Suitability Maps indicates the parcels are moderately suitable for commercial development.
- Located near an intersection with C-LD (Commercial Low Density) zoned properties. The NC Zoning District will create a buffer between commercial zoned properties and residential zoned properties.

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| ☐ Agricultural Development Plan | ☒ Unified Development Ordinance |
| ☐ Brunswick County Comprehensive Transportation Plan (CTP) | ☐ Southeastern North Carolina Hazard Mitigation Plan |
| ☐ Brunswick County Trail Plan | ☐ Airport Height Control Ordinance |
| ☒ Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) | ☐ Other: _____ |

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-938 – Brunswick County Planning

Request rezoning of approximately 2.65 acres located at 1105 Seaside Road SW near Sunset Beach, NC from SB-MR-3 (formerly Sunset Beach ETJ-Mainland Multifamily Residential) to C-LD (Commercial Low Density) located at 1105 Seaside Road SW for Tax Parcel 2273A155.

INITIAL LAND USE PLAN MAP (LUM-938)

Request to initiate a land use plan map place type of Commercial for Tax Parcel 2273A155 located at 1105 Seaside Road SW near Sunset Beach, NC. This initial Land Use Plan Map totals approximately 2.65 acres.

Mr. Jeff Walton addressed the Board. Mr. Walton 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. He stated that the General Assembly ratified Senate Bill 214 on 07May26 removing certain described property from the extraterritorial jurisdiction of the Town of Sunset Beach. The State Statute requires that the County enact zoning on all parcels within 60 days of its removal from the Town's ETJ or the parcel(s) will be undesignated. Mr. Walton said staff met with the property owner and she agreed to the County's C-LD (Commercial Low Density) zoning designation recommendation.

Mr. Walton said staff recommends approval from SB-MR-3 (formerly Sunset Beach ETJ-Mainland Multifamily Residential) to C-LD (Commercial Low Density) located at 1105 Seaside Road SW for Tax Parcel 2273A155 located at 1105 Seaside Road SW near Sunset Beach, NC in conjunction with the Blueprint Brunswick 2040 CAMA Land Use Plan Map recommendation to Commercial for Tax Parcel 2273A155 located at 1105 Seaside Road SW near Sunset Beach, NC and adopt the consistency and reasonableness determination statement.

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

Ms. Sheila McLamb, property owner, addressed the Board in support of the zoning change. She stated that she is the owner of the adjoining parcel (2273A154) that is to the north of the property with a current zoning designation of C-LD (Commercial Low Density). Ms. McLamb reiterated that the subject property is consistent with the Blueprint Brunswick 2040 Comprehensive Plan. She felt that there is a need for commercial industry in the area and the subject property is along a major thoroughfare. Ms. McLamb concluded that she was contacted about building a medical facility on the subject property, which will be a benefit to the area and the County as a whole.

Mr. Tim Holloway, 7183 Marker Place SW, addressed the Board about the zoning change making no mention of consideration for Angel's Trace (approximately 1,700 homes community) across Seaside Road SW from Sea Village, which is not at complete buildout. He stated that that community will include 5 commercial buildings on Seaside Road SW from the corner past the entrance to his community. Mr. Holloway said there is a current traffic issue in the area because Seaside Road SW is near capacity and zoning the subject property to C-LD will only contribute to traffic congestion in this area. He concluded that there are commercial properties in the area that are currently under-utilized and adding more commercial to the area will result in more traffic congestion.

Mr. Harold Kaizenberger, 7198 Marker Place SW, addressed the Board in opposition to the additional traffic that will be generated by a commercial facility. He stated that he has been maintaining a ditch behind his property since 1994 to ensure water flows smoothing through the ditch. He explained that they have difficulty accessing the road because it is a heavily traveled road and vehicles travel at a high rate of speed through the area.

Ms. Pam Doute, 1280 Neptuno Court SW, addressed the Board as a property owner adjacent to the subject property. She stated that the County does not have to zone the subject property to commercial; rather, she felt that the property should be zoned residential to match most of the surrounding

properties. Ms. Doute felt that the commercial zoning will allow for clear-cutting, stripping the neighborhood from the protection of noise and coastal winds. Furthermore, the natural barrier will be replaced with commercial parking lot lighting that is now regulated by dark sky protocols. The commercial component will negatively impact nest sea turtles and their hatchlings. Ms. Doute said there is a commercial shopping center on the corner that is 55% vacant with a 38,000 square foot vacant store front. She reiterated that Seaside Road SW is near capacity and County sewer is not available to the property. Ms. Doute asked that the Board deny the request due to the active public safety crisis. She reminded the Board that the County is currently under a Stage 3 Mandatory Water Warning due to drought conditions.

Ms. Barbara Taylor, 7125 Channel I SW, addressed the Board in opposition to zoning the property to C-LD (Commercial Low Density). She provide the Board with a petition (attached) and reasons for objections to the C-LD (Commercial Low Density) zoning bordering the Sea Village Community that include traffic concerns, environmental concerns, land dimensions, and employment. She further stated that school buses pick up Sea Village students outside of the community because the roads are too narrow for the buses to turn around in Sea Village. She said this area has always been maintained by the residents of Sea Village. She further stated that the 30' on the south end of the subject property cannot be developed because it is part of the watershed to protect Sea Village and the northernmost part of Sunset Ridge. Ms. Taylor felt that the property in question is not wide enough to accommodate a commercial use(s).

Ms. Natalie Rokoci, 7149 Bonaventure Street SW, addressed the Board in opposition to zoning the subject property to C-LD (Commercial Low Density). She felt that the proposal is fundamentally inconsistent with the Blueprint Brunswick 2040 Comprehensive Plan, which designates this corridor for low-density residential use and transitioning the property to commercial will introduce severe land use incompatibilities directly adjacent to 2 large well-established residential communities. Ms. Rokoci expressed concern about the potential environmental degradation this change would bring (removal of the existing tree canopy will reduce natural flood protection, degrade local air quality and strip away crucial wildlife habitats). Furthermore, introducing intense commercial use on the subject property will bring immediate quality of life threats, increased light pollution, elevated noise levels, and heavy traffic near neighborhood entrances. Ms. Rokoci said people move to Brunswick County for peace, trees, and the distinct residential character. She said the neighboring communities have no idea what use(s) will be nearby if the property is zoned C-LD (Commercial Low Density). She reiterated that there is ample commercial property in the area to accommodate commercial uses.

Ms. Victoria Parsons, 7127 Channel II SW, concurred with the previous comments regarding traffic congestion in the area and the presence of a vacant commercial shopping center nearby.

Chair Cheek said there were public comments made that the zoning designation is inconsistent with the Blueprint Brunswick 2040 Comprehensive Plan, but the staff report stated otherwise. Mr. Walton said this is an initial zoning of the property and staff is recommending Commercial Place Type as the land use designation for the subject property. Attorney King added that the County has 60 days to zone the area or it will not have a zoning designation or minimum requirements unless the property owner agrees to a zoning designation from the County after the 60 days have passed.

Ms. McLamb readdressed the Board regarding wildlife habitat assessment, which currently has a 0 out of 10 score and Mr. Walton concurred. She further stated that County sewer is available along the right-of-way per the Brunswick County Public Utilities Department on the same side of the road as the subject parcel. She felt that C-LD (Commercial Low Density) zoning of the property will not pose a significant

impact to traffic in the nearby area. Ms. McLamb reminded the Board that C-LD zoning should be near major thoroughfares so commercial uses are accessible to vehicle traffic.

With no further comments, Ms. Herman made a motion to close the Public Hearing and the motion was unanimously carried. Ms. Herman said she is opposed to zoning the parcel to C-LD because there will be a lot of impervious coverage added to the area that could potentially be harmful to the environment. She felt that zoning the property to C-LD will not be beneficial to the residential communities nearby.

Chair Cheek reminded the Board that all uses in the C-LD zoning must be considered and Attorney King concurred. Vice Chair Stocks asked staff what would happen if the property not zoned? Attorney King said the property will not have a zoning designation and will potentially come back to the Board in August for consideration. If the Board denies the recommended zoning of the property, staff will have to provide another zoning designation or the property owner can appeal the Planning Board's decision to the Board of Commissioners.

Chair Cheek asked staff the typical traffic volume for commercial versus residential and Mr. Walton said there is a wide range of traffic volume statistics depending on the specific commercial use and he listed examples (medical office or drive thru restaurant) of commercial uses that will have low and high traffic volumes, but a residential use will likely have 2 vehicle trips per unit (the subject property could potentially accommodate approximately 25 units). Mr. Pages added that a single-family home typically generates 10 traffic trips per day and multifamily generates approximately 7 traffic trips per day. Chair Cheek asked about the impervious coverage and Mr. Pages said all County and State requirements will have to be met.

Ms. Herman made a motion to deny the C-LD zoning because the zoning does not fit with the character of the area. The motion died for lack of a second. Vice Chair Stocks clarified that the zoning request is based on the General Assembly actions requiring the County to designate a zone for the parcel and Mr. Walton concurred. Mr. Walton reiterated that staff met with the property owner and the property owner agreed to the C-LD zoning designation.

After further discussion regarding how the property should be zoned, Vice Chair Stocks made a motion to approve Tax Parcel 2273A155 to C-LD (Commercial Low Density) located at 1105 Seaside Road SW near Sunset Beach, NC in conjunction with an initial Commercial land use map place type to the Blueprint Brunswick CAMA Land Use Plan Map and adopt the consistency and reasonableness determination statement and the motion carried 4 to 1 with Ms. Herman opposing.

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

- G-1. Make consulting Blueprint Brunswick in advance of decision making a regular practice of the County's elected and appointed officials, County staff, and the County's strategic partners.
- LU-1. Recognize the County's position in its evolution and how to leverage that position for positive change.
- LU-2. Support development in areas that are best suited for future development.
- DQ-2. Maintain the character of the County, particularly the unique features that contribute to the identity of the place.
- The request is consistent with existing zoning in the area.
- Biodiversity and Wildlife Habitat Assessment for the proposed request scores 0 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.

C. Rezoning Z-939 and Z-939CZ – Brunswick County Planning

Request rezoning of approximately 2.48 acres located at 1222 and 1408 N. Howe Street and 1221 N. Atlantic Avenue near Southport, NC from SP-BD (formerly City of Southport–Business District) to C-LD (Commercial Low Density) for Tax Parcels 221MB015, 221MB020 and 221MB02001.

INITIAL LAND USE PLAN MAP PLACE TYPE (LUM-939 and 939CZ)

Request to initiate a land use plan map place type of Commercial to the Blueprint Brunswick 2040 CAMA Land Use Plan Map for Tax Parcels 221MB015, 221MB020 and 221MB02001 located at 1222 and 1408 N. Howe Street and 1221 N. Atlantic Avenue near Southport, NC. This initial Land Use Plan Map totals approximately 2.48 acres.

Mr. Jeff Walton addressed the Board. Mr. Walton summarized the Staff Report (attached) and the consistency and reasonableness determination statement (attached). He stated that the General Assembly ratified Senate Bill 214 on 07May26 removing certain described property from the corporate limits of the City of Southport. The State Statute requires that the County enact zoning on all parcels within 60 days or the parcel(s) will be undesignated. Mr. Walton said staff met with the property owners and they agreed to the recommended initial zoning map amendments. He further stated that Z-939CZ is recommended to be rezoned to C-LD CZ (Commercial Low Density Conditional Zoning) with the condition that no off-premises signs (billboards) be allowed on the parcel and all other C-LD uses would be permitted. He stated that the property owner has agreed to the condition and the signed condition

statement was previously provided to the Board as part of the agenda packet information. He identified the subject property and surrounding properties on a visual map.

Mr. Walton said staff recommends approval from SP-BD (formerly City of Southport-Business District) to C-LD (Commercial Low Density) for Tax Parcels 221MB020 and 221MB02001 located at 1222 and 1221 N. Atlantic Avenue and C-LDCZ (Commercial Low Density Conditional Zoning) for Tax Parcel 221MB015 located at 1408 N. Howe Street near Southport, NC in conjunction with the Blueprint Brunswick CAMA Land Use Plan Map to Commercial and adopt the consistency and reasonableness determination statement.

Chair Cheek asked staff to explain the condition regarding no off-premises signs on Tax Parcel 221MB015? Mr. Walton said there is an on-premises sign for the on-site business, but an off-premises sign or billboard would not be allowed as a condition of the initial zoning of Tax Parcel 221MB015.

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

Mr. Tommy Tolley, 6300 Cattail Court, addressed the Board regarding the zoning of Tax Parcels 221MB020 and 221MB02001 that currently have commercial uses operating on the parcels. Mr. Tolley said they met with staff to determine the best zoning designation for these parcels based on the existing uses on the properties. He further stated that they will continue operating the current businesses on Tax Parcels 221MB020 and 221MB02001 under the proposed zoning district.

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

Ms. Herman made a motion to approve Tax Parcel 221MB015 to C-LDCZ (Commercial Low Density Conditional Zoning) located at 1408 N. Howe Street and Tax Parcels 221MB020 and 221MB02001 to C-LD (Commercial Low Density) located at 1222 N. Howe Street and 1221 N. Atlantic Avenue near Southport, NC in conjunction with the Blueprint Brunswick CAMA Land Use Plan Map to Commercial 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
 - G-1. Make consulting Blueprint Brunswick in advance of decision making a regular practice of the County's elected and appointed officials, County staff, and the County's strategic partners.
 - LU-1. Recognize the County's position in its evolution and how to leverage that position for positive change.

- LU-2. Support development in areas that are best suited for future development.
- DQ-2. Maintain the character of the County, particularly the unique features that contribute to the identity of the place.
- The request is consistent with the characteristics of the area, existing zoning in the area, existing structures on site, and the adjacent uses.
- Biodiversity and Wildlife Habitat Assessment for the proposed request scores 0 out of 10.

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| ☐ <i>Agricultural Development Plan</i>
☐ <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>
☐ <i>Brunswick County Trail Plan</i>
☒ <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i> | ☒ <i>Unified Development Ordinance</i>
☐ <i>Southeastern North Carolina Hazard Mitigation Plan</i>
☐ <i>Airport Height Control Ordinance</i>
☐ <i>Other: _____</i> |
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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-179

Name: Southport Meadows Planned Development Expansion
 Applicant: Timmons Group
 Tax Parcel(s): 20500001 and 2050000107
 Location: River Road SE (NC 87)
 Description: Southport Meadows is a proposed planned development consisting of 141 single-family homes and 150 townhomes on approximately 72.28 acres, creating an overall density of 4.02 dwelling units per acre.

Mr. Marc Pages addressed the Board and he read the Staff Report (attached). Mr. Pages 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.
- Tax Parcel 20500001 must be removed from the Voluntary Agricultural District (VAD) prior to construction.

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

Mr. Lonnie Ellisor, representative for Pulte Homes, addressed the Board. Mr. Ellisor thanked staff for their collaboration throughout the review process. He stated that the proposed project is an extension of the existing Southport Meadows housing community. Mr. Ellisor said this proposal is consistent with the long-term vision for this development, while creating a quality community for future residents. He thanked the Board for their consideration and he made his team available for any questions.

Ms. Theresa Magrann, 5025 Ballast Road, addressed the Board regarding water, sewer, traffic and fires. She stated that Pointe Grande development was approved for 362 units, Southport Meadows, Phase 1 was approved for 222 units, Southport Meadows, Phase 4 is requesting approval for 291 units within ½ mile of each other. North Carolina Department of Transportation (NCDOT) reports Southport Meadows will generate 2,300 additional vehicle trips daily. She stated that Southport is currently congested and the County's population has surged by 24%. Ms. Magrann felt that there is not enough infrastructure in place to handle the additional developments. She asked that the Board listen to the residents they represent and deny the proposed project.

Ms. Sue Lampman, 5085 Ballast Road, addressed the Board about 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. She stated that the County is under a Stage 3 Water Restriction that prohibits lawns from being watered or washing clothes and dishes until after 8:00 p.m. without the threat of monetary fines being assessed. Developers are permitted to continue watering their newly laid sod and/or grass seeds even though homes are unoccupied in the development(s). She felt that developers are treated with leniency while current residents must suffer. Sewer is currently at-capacity as Brunswick County is under a permit freeze for new sewer line extensions because the law counts the expected wastewater from future homes as already present. Ms. Lampman asked if the current residents are responsible for paying for the expansion. She mentioned that approximately 300 acres of land burned in Shallotte for days due to drought, low water pressure, high winds and heat. Ms. Lampman wondered if the Southport Fire Department can accommodate the additional homes approved for this area (but not yet built). She named several approved developments such as Pointe Grande (362 units), Turtle Bay (100 units), Waterway (1,090 units), Pelican Cove (304 units) and Southport Meadows (245 units) as well as the proposed expansion. She wondered if Southport Fire Department have the manpower and training for a catastrophe fire because the Fire Chief stated at the Southport Alderman's meeting on Thursday 09Jul26 that they do not. Traffic Impact Analyses (TIAs) do not include already approved developments and major intersections for accurate growth percentage in these studies. She expressed concern with thousands of additional vehicles having minor to no impact according to conducted studies. Ms. Lampman felt that a moratorium should be put in place immediately for development in the County. She further stated that Southport was once noted as the happiest seaside

town in America and it has become a town with the most basic human needs rationed under the threat of monetary fines. She concluded that the City of Southport and other areas of the County will be crippled with more growth.

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

Vice Chair Stocks asked staff if there are wetlands on the site and Mr. Pages said there are no wetlands on the site based on the U.S. Army Corps of Engineers jurisdictional determination. Vice Chair Stocks asked staff if Phase 1 of Southport Meadows met the minimum open space requirements and Mr. Pages replied, yes. Mr. Pages said the initial development had a lot of wetlands, so there is a lot of passive open space in the initial approval of Southport Meadows. He further stated that this section of Southport Meadows has higher density because there is less passive open space. Chair Cheek stated that the property is currently zoned C-LD and they could have more dwellings by-right and Mr. Pages concurred.

With no further discussion, Vice Chair Stocks made a motion to approve PD-179 (Southport Meadows Planned Development Expansion) with the noted conditions in the Staff Report and the motion carried 4 to 1 with Ms. Herman opposing.

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

Mr. Pages addressed the Board. He stated that staff has reviewed the first 7 articles (approximately 50% of the LDO [Land Development Ordinance]). Mr. Pages said the approval of House Bill 1222 has posed some difficulty in moving forward with the LDO because it requires Board of Commissioners' approval for all developments (planned developments, subdivisions, map amendments (rezonings), special use permits, major site plans). The Planning Board will make a recommendation to the Board of Commissioners. He stated that TIAs will be required for all development including major subdivisions that are 25 lots or greater. NCDOT has provided preliminary reports to staff saying they will likely not review TIAs that are less than 100 vehicle trips per day and smaller commercial developments such as day cares, group care homes, and kennels may be affected by this requirement.

Chair Cheek asked if the Board should make a recommendation to the Board of Commissioners about the new requirements for development to revise the portion of House Bill 1222 that requires a TIA for smaller commercial development? Attorney King said the Board can do so, but he was unsure how it would be received by the Board of Commissioners. He stated that House Bill 1222 is effective 02Jul26 and all projects prior to this date are exempt from House Bill 1222. Attorney King further stated that the Board will likely see this change in the September or October Planning Board meeting, where recommendations will be made to the Board of Commissioners for their approval or denial of projects addressed in House Bill 1222. He stated that staff has shared their concerns and opinions with the Board of Commissioners on this matter, so they are aware of how House Bill 1222 was drafted prior to the approval date. Mr. Pages said staff anticipates a draft of the LDO sometime this fall.

B. Planning Board Case Update.

Mr. Pages addressed the Board and he stated that no appeals were received for Zoning Case Z-935CZ so the Board's decision stands. However, Zoning Case Z-936 has been appealed to the Board of Commissioners and a public hearing is anticipated at their 17Aug26 meeting for consideration.

X. ADJOURNMENT.

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