



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
January 8, 2024**

**Commissioners Chambers  
David R. Sandifer Administration Bldg.  
Brunswick County Government Center**

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the December 11<sup>th</sup> Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Guest presentation from Carlo Montagano of Brunswick County Habitat for Humanity.
- 9) Public Hearing.
  - A. Rezoning Z-878

Proposed rezoning of approximately 4.02 acres located off Seaside Road (NC 179) near Sunset Beach, NC from C-LD (Commercial Low Density), R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2273A154.
  - B. Rezoning Z-879

Proposed rezoning of approximately 6.62 acres located at 1628 Holden Beach Road SW (NC 130) Near Supply, NC from R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2150010011.

LAND USE PLAN MAP AMENDMENT LUM-879:

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from LDR (Low Density Residential) and Open Space-Conservation 1 Place Types to MDR-Mixed (Mixed Residential Living) for Tax Parcels 2150010011 located Holden Beach Road SW near Mt. Pisgah Road SW. This Land Use Plan Amendment totals approximately 6.62 acres.
- 10) Other Business.
  - A. 2024 Planning Board Schedules.
  - B. Planning Board Case Update.
- 11) Adjournment.

**MINUTES**  
**PLANNING BOARD**  
**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday**  
**December 11, 2023**

**Commissioners Chambers**  
**David R. Sandifer Administration Bldg.**  
**County Government Center**  
**Old U.S 17 East**

MEMBERS PRESENT

Eric Dunham, Chair  
Joy Easley, Vice Chair  
Richard Leary  
Jason Gaver  
Clifton Cheek  
Ron Medlin

MEMBERS ABSENT

William Bittenbender  
Harry 'Richard' Ishler, Alternate

STAFF PRESENT

Kirstie Dixon, Director  
Marc Pages, Principal Planner  
Connie Marlowe, Admin. Asst. II  
Ron Meredith, Project Planner  
Tyler Connor, Planner I  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins  
Cindy Babson  
Phil Norris, Norris & Tunstall Consulting Eng.  
Kevin Pierce  
Gregory Nance  
Robert Jesus  
Josh Torbich

Ash Ramos  
Tyler Newman, BASE  
Lauren Jesus  
Johnia McCumbee  
David Ballengee  
Carolyn McCarthy

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:02 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. William Bittenbender and Mr. Harry 'Richard' Leary were absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 13-NOV-23 MEETING.

Mr. Leary made a motion to approve the 13-Nov-23 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

Ms. Ash Ramos, resident of Shallotte Point, addressed the Board. Ms. Ramos said continual approval of developments (especially in the Town of Shallotte) are destroying wetlands, clear-cutting trees, and displacing wildlife in the communities. She said there are several new developments in the Shallotte Point area, which encompasses mixed wetlands and forest lands. She was concerned about the eco-system and the potential for water contamination for those property owners that have well water. Ms. Ramos felt that the continued development will have adverse impacts and environmental sustainability such as worsening the effects of drought, expanded flood zones, increased flooding, declining migratory and non-migratory bird populations as well as the displacement of enumerable species of plants, insects and animals. She proceeded to say that water quality is affected, which could potentially cause harm to citizens that rely on well water for consumption. She asked that the Board put a halt on development in the unincorporated areas of the County until all residents have access to clean drinking water and an environmental study has been completed on the impacts of the destruction of wetlands and forest. She reiterated that there are several areas in the County where wetlands are being disturbed. Ms. Ramos asked the Board to stand up for the values and interests that impact the current citizens daily lives rather than bending to developers.

Mr. Dunham asked Ms. Ramos if her concerns with development are in the incorporated area of the Town of Shallotte? Ms. Ramos said she was expressing concern with development in incorporated and unincorporated areas of Brunswick County. Mr. Dunham asked Ms. Ramos if she knew specific areas in the County where wetlands are being compromised? Ms. Ramos replied, yes. She further stated that she is aware of the U.S. Army Corps of Engineers (Corps of Engineers) allowing wetlands to be disturbed as long as mitigation occurs, and she disagreed with this concept. Ms. Ramos said she has been informed that there are different areas in the County where wetlands are being disturbed for development purposes. Mr. Dunham asked staff if there are any developments approved by the Board where wetlands have been disturbed? Ms. Dixon said staff is not aware of any wetlands being disturbed without the Corps of Engineers' approval.

Ms. Cindy Babson addressed the Board. Ms. Babson said in the surrounding areas of Ash, there have been 28,904 lots approved since 2021. She further stated that there are 66,916 people that will be coming to this County based on developments approved since 2021. Ms. Babson felt that there is not enough infrastructure, law enforcement, schools, medical facilities, etc. in place to accommodate the potential increase in population. Ms. Babson felt that development should be halted through a moratorium (North Carolina General Statute [NCGS] 160D-107). She concluded that this is not to stop development; rather, it is an opportunity to slow down

development until potential negative impacts (clear-cutting of trees, wetland disturbance, infrastructure demands, etc.) have been addressed.

Mr. Batton addressed the Board regarding NCGS 160D-107 Moratoria, which states that local governments may adopt temporary moratoria on any development approval required by law, except for the purpose of developing and adopting new or amended plans or development regulations governing residential uses. He clarified the legislature has specifically prohibited local governments from issuing a moratorium for residential developments.

VII. GUEST PRESENTATION FROM BUSINESS ALLIANCE FOR A SOUND ECONOMY (BASE) ON THE STATE OF HOUSING.

Mr. Tyler Newman addressed the Board. Mr. Newman discussed a PowerPoint presentation (attached) outlining the housing need for rental and for sale homes. He stated that people travel from other areas to work in Brunswick County because of the high cost for rental housing or to own a home in Brunswick County. Mr. Newman said infrastructure has to be in place when jobs are made available as well as affordable housing for the people moving to the area. Mr. Newman said emphasis should be placed on a combination of jobs, infrastructure and encouraging all types of housing that is affordable for rent or sale to accommodate the influx of people moving to the area for retirement or jobs.

Mr. Dunham asked if there are other areas in the State that deal with job creation in their community? Mr. Newman said there are outside agencies that facilitate job placement in most areas throughout the State, but Brunswick County has an in-house agency (Brunswick Business & Industrial Development [BID]) to facilitate creating jobs for commercial and industrial purposes. He reiterated that infrastructure has to be in place to assist with housing needs for people coming to the County to live and work.

Mr. Cheek asked how much of the 70% undeveloped area shown in the presentation is the Green Swamp? Ms. Dixon said a small percentage. The Board thanked Mr. Newman for his presentation.

VIII. NEW BUSINESS.

A. Major Subdivision – SS-285

Name: Pea Landing Major Subdivision  
Applicant: J. Phillip Norris (Norris and Tunstall Consulting Engineers P.C.)  
Tax Parcel(s): 21000071  
Location: Pea Landing (SR 1304) north of Jessie Mae Monroe Elementary School  
Description: Pea Landing is a proposed major subdivision consisting of 85 single-family lots on 28.76 acres creating an overall density of 3.0 units per acre.

Mr. Ron Meredith addressed the Board. He read the Staff Report (attached). Mr. Meredith identified the subject property and surrounding properties on a visual map.

Mr. Meredith said staff recommends approval based on the following conditions:

- That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
- The development of the parcel(s) complies with all regulations as specified in the Brunswick County Unified Development Ordinance.
- A pedestrian connection extending to the right-of-way is required to the existing school location to the south.

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

Mr. Phil Norris, Norris & Tunstall Consulting Engineers, addressed the Board. Mr. Norris stated that they are proposing larger lots and all State and local minimum requirements have been met. Mr. Norris said the subject property adjoins the Jessie Mae Monroe Elementary School and a pedestrian access will be provided to the school. He stated that the applicant agrees with the conditions outlined in the Staff Report and there are no wetlands on the site as well as vacant agricultural fields that have not been farmed in several years.

Mr. Dunham clarified that there will not be buffers on the perimeter of the property. Mr. Norris concurred. He further stated that buffers are not required for a major subdivision, unlike planned developments.

Ms. Lauren Jesus, owner of Tax Parcel 2100007203, addressed the Board. She stated that she lives adjacent to the project. Ms. Jesus disagreed with Mr. Norris regarding the property not being farmed for several years because she said there was corn growing on the subject property 2 years ago. Ms. Jesus asked how the pedestrian walkway will be built to the school? Mr. Cheek said the plan shows there will be a sidewalk to the adjoining school property. Ms. Jesus said there are gulleys and swales in the area, which causes her property to flood when there is a heavy rain. Mr. Dunham said the developer is proposing a stormwater retention pond in close proximity to Ms. Jesus' property as well as a retention pond near Pea Landing Road NW (SR 1304). She asked Mr. Norris who is the developer of the proposed development? Mr. Norris replied, the Abernathys.

Mr. Kevin Pierce, owner of Tax Parcels 2100006601, 2100006608 and 2100006609, addressed the Board. Mr. Pierce was concerned with the trees remaining on the site near his property as well as the ravine staying intact to provide adequate drainage to the area. He was also concerned with 85 homes being in close proximity to an elementary school and the potential for a pedophile being near the elementary school. Mr. Pierce expressed concern about the current traffic on Pea Landing Road NW (SR 1304) and the potential for further congestion that will be generated from the proposed development. Mr. Pierce felt that adding more homes in the area will only compound an already overburden road as well as neighbors from this community trespassing on his property thinking that it is a nature trail and not private property. Mr. Pierce said he is very concerned for the safety of his family and the families that have children attending Jessie Mae Monroe Elementary School.

Mr. Dunham asked Mr. Pierce if he was opposed to children being able to walk to school? Mr. Pierce said there may not be children living in the proposed development because a lot of the people that move to the County are retirees with no school aged children.

Ms. Johnia McCumbee addressed the Board. Ms. McCumbee read a statement published by WECT on 19-Sep-23 quoted by Ms. Dixon stating, "there is a lot of economic development going on, there is lot of retirees who are relocating here and from Brunswick County as their new home and we have to accommodate some of that growth. And through that there's different projects". Ms. McCumbee felt that the County is accommodating the developers, engineers, builders, and

retirees not here yet. She asked when will the existing citizens of Brunswick County be accommodated?

Mr. Gregory Nance, 430 Pea Landing Road NW, addressed the Board. He stated that his property has flooded in the past and he felt that when this property is developed it will only increase flooding in the area. Mr. Nance said there are several vehicles travelling Pea Landing Road NW (SR 1304) at a high rate of speed, especially dump trucks, on a daily basis and adding more homes will only exacerbate the problem. He reiterated that people moving to the area are usually retirees with no school aged children.

Ms. McCumbee re-addressed the Board. She concurred with Mr. Nance regarding Pea Landing Road NW (SR 1304) not being safe for travel due to the high volume of traffic and the narrowness of the road. She further stated that there are several deer crossings on Pea Landing Road NW (SR 1304).

Mr. David Ballengee addressed the Board. Mr. Ballengee expressed concern with changing the County (cultural destruction) to accommodate new development. He felt that the previous issues should be addressed before more development is approved. Mr. Ballengee said no one is addressing affordable housing because \$345k is not affordable for the average person working in the County.

Mr. Robert Jesus, 328 Pea Landing Road NW, addressed the Board. He stated that the proposed retention ponds have been on Mr. Cribb's property for quite a while and they were not intended to be retention ponds; rather, they are shallow ponds. He stated that there is currently an issue with run-off from Jessie Mae Monroe Elementary School going through the rear of the subject property. He further stated that there is a ditch that goes around his property and comes down to the north side of his property and Mr. Cribb's property.

Mr. Norris re-addressed the Board. He stated that the existing ponds on Mr. Cribb's property are not related to this project. He stated that they are proposing new retention ponds on the subject property that will capture run-off from the property in question prior to leaving the property. He suggested that he meet with the adjacent property owners regarding their concerns of stormwater run-off in the area so their concerns can be addressed. Mr. Norris concluded that the ditch on the north side will remain. He reiterated that they will have to comply with all Federal, State and local minimum requirements prior to development. Mr. Dunham asked how the stormwater system will be designed? Mr. Norris said the project is designed for the 25-year storm event. Mr. Norris clarified his previous statement regarding farming activity on the property by saying the property is overgrown with weeds and it has not been farmed recently.

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

Mr. Cheek asked staff if there is a minimum buffer requirement? Mr. Meredith said buffers are not required for major subdivisions, unlike planned developments where buffers are required.

Mr. Leary made a motion to approve SS-285 (Pea Landing Major Subdivision) with the noted conditions in the Staff Report and the motion carried 5 to 1 with Mr. Cheek opposing,

B. Rezoning Z-876 – Phil Norris (%Norris and Tunstall Consulting Engineers, P.C.).

Request rezoning of approximately 28.95 acres located off Ash-Little River Road NW (SR 1300) near Ash from RR (Rural Low Density Residential) to SBR-6000 (High Density Site Built Residential) for Tax Parcel 20900056.

LAND USE PLAN MAP AMENDMENT LUM-876:

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from RA (Rural Agricultural) to Medium Density Residential-Mixed Use for Tax Parcel 20900056 located off Ash-Little River Road NW (SR 1300) near Ash, NC. This Land Use Plan Amendment totals approximately 28.95 acres.

Mr. Ron Meredith addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map.

Mr. Meredith read the staff's recommendation and the consistency and reasonableness determination. He said staff recommends approval from RR (Rural Low Density Residential) to SBR-6000 (High Density Site Built Residential) for Tax Parcel 20900056 located off Ash-Little River Road NW (SR 1300) near Ash in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to Medium Density Residential-Mixed Use.

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

Mr. Phil Norris addressed the Board on behalf of the owner. Mr. Norris said the current zoning allows for RV Parks and the applicant had a design created for an RV Park, but the Thorpes decided to sell the property to an adjacent property under development because they did not want to take on the financial responsibility of developing an RV Park. He further stated that the adjacent property owner intends to expand his proposed development if this zoning change occurs. Mr. Norris reiterated that there are wetlands in a corner of the property and there are some floodplain areas and both will be preserved.

Ms. Johnia McCumbee addressed the Board. She asked about the number of homes allowed on an acre of property in the proposed zoning district? Mr. Meredith replied, 7.8 units per acre. Ms. McCumbee suggested that less homes be allowed on an acre of property to minimize clear-cutting of trees and provide for more space between structures. She felt that wells will run dry in the area with the potential of adding more homes. Ms. McCumbee said she was opposed to the zoning change.

Ms. Carolyn McCarthy, owner of Tax Parcel 19300026, addressed the Board. Ms. McCarthy was concerned with drainage in the area. She stated that there is flooding in the area and there is a very deep ditch adjoining her property that is unsafe to maneuver around with her RV. Ms. McCarthy felt that the development should be slowed down.

Mr. Dunham said this is a request to rezone the property. Ms. McCarthy said the rezoning request is the first step to developing the property. Mr. Dunham said, if the applicant chooses to develop the property, another public hearing will be held. Ms. McCarthy concluded that she is concerned about all the overdevelopment on Ash-Little River Road NW (SR 1300) and in the Ash community.

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

Mr. Cheek made a motion to approve Tax Parcel 20900056 to SBR-6000 (High Density Site Built Residential) located off Ash-Little River Road NW (SR 1300) in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to Medium Density Residential-Mixed Use 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 NOT CONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation; however, it is CONSISTENT with the goals, recommendations, and policies of plans adopted by Brunswick County (listed below) and is REASONABLE, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives supports the rezoning:
  - o Consistent with following Goals and Objectives
    - LU-2 – Support development in areas that are best suited for future development.
  - o The proposal is not located within a significant heritage natural area.
  - o The subject property is designated as a residential on the Residential Suitability Map.
2. Consistent with the characteristics of the area and the previous rezonings and planned developments to similar districts within the immediate vicinity.
3. Inconsistencies exist:
  - o The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) Place Type.

<input type="checkbox"/> Agricultural Development Plan	<input checked="" type="checkbox"/> Unified Development Ordinance
<input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP)	<input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan
<input type="checkbox"/> Brunswick County Trail Plan	<input type="checkbox"/> Airport Height Control Ordinance
<input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)	<input type="checkbox"/> Other: _____

Mr. Dunham stated that any person with standing may appeal the decision of the Planning Board. 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. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

**C. Rezoning Z-877 (Phillip Norris - %Norris and Tunstall Consulting Engineers, P.C.).**

Request rezoning of approximately 1.51 acres located at 593 Holden Beach Road SW (NC 130) near Shallotte, NC from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1980004303.

Mr. Ron Meredith addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Meredith proceeded to staff's recommendation and consistency and reasonableness determination (attached).

Mr. Meredith said staff recommends approval from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1980004303.

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

Mr. Josh Torbich, CEO of Christian Recovery Center, addressed the Board. He stated that this zoning change will correct a split-zoning of the property. Mr. Torbich stated there is a 7,000 square foot thrift store on the property that sells donated items for the benefit of their non-profit organization.

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

Mr. Gaver made a motion to approve Tax Parcel 1980004303 to C-LD (Commercial Low Density) located at 593 Holden Beach Road SW (NC 130) 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 plans adopted by Brunswick County (listed below) and is REASONABLE, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives supports the rezoning:
  - Consistent with following Goals and Objectives
    - LU-2 – Support development in areas that are best suited for future development.
    - The residential suitability map identifies the subject parcels as generally suitable for residential development.
2. The proposed rezoning will correct a split rezoning.
3. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.

- |   |   |
|---|---|
| <input type="checkbox"/> Agricultural Development Plan                                      | <input checked="" type="checkbox"/> Unified Development Ordinance           |
| <input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP)           | <input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan |
| <input type="checkbox"/> Brunswick County Trail Plan  | <input type="checkbox"/> Airport Height Control Ordinance                   |
| <input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) | <input type="checkbox"/> Other: _____                                       |

Mr. Dunham stated that any person with standing may appeal the decision of the Planning Board. 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. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

#### VIII. OTHER BUSINESS.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that PD-115 (Ashton Farms Planned Development), PD-116 (Berkley Bay Planned Development), PD-117 (Crosswind Planned Development Expansion), and PD-118 (The Preserve at White Rock Lake Planned Development) were approved at the Planning Board's 13-Nov-23 meeting and there were no written appeals within the allotted time, so the Board's decision stands.

Ms. Dixon reminded the Board of the Community Input meeting on 12-Dec-23 at 6:00 p.m. at the Senior Center (101 Stone Chimney Road SW) in Supply regarding incorporating more green space within the Brunswick County Unified Development Ordinance (UDO).

#### IX. ADJOURNMENT.

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

# REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner  
Rezoning Case#: Z-878  
January 8, 2024

## APPLICATION SUMMARY

The applicant, Sheila McLamb, requests to rezone Tax Parcel 2273A154 from C-LD (Commercial Low Density), R-6000 (High Density Residential), and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

### Location

Off Seaside Road SW (NC 179) and  
Old Georgetown Road SW (SC 1163)  
Near Sunset Beach, NC

### Tax Parcel

2273A154

### Current Zoning

C-LD (Commercial Low Density),  
R-6000 (High Density Residential), and  
R-7500 (Medium Density Residential)

### Proposed Zoning

C-LD

### Surrounding Zoning

R-7500, R-6000, C-LD  
Sunset Beach MR-3 (Mainland  
residential), and  
Sunset Beach MB-2 (Mainland  
Business 2)

### Current Use

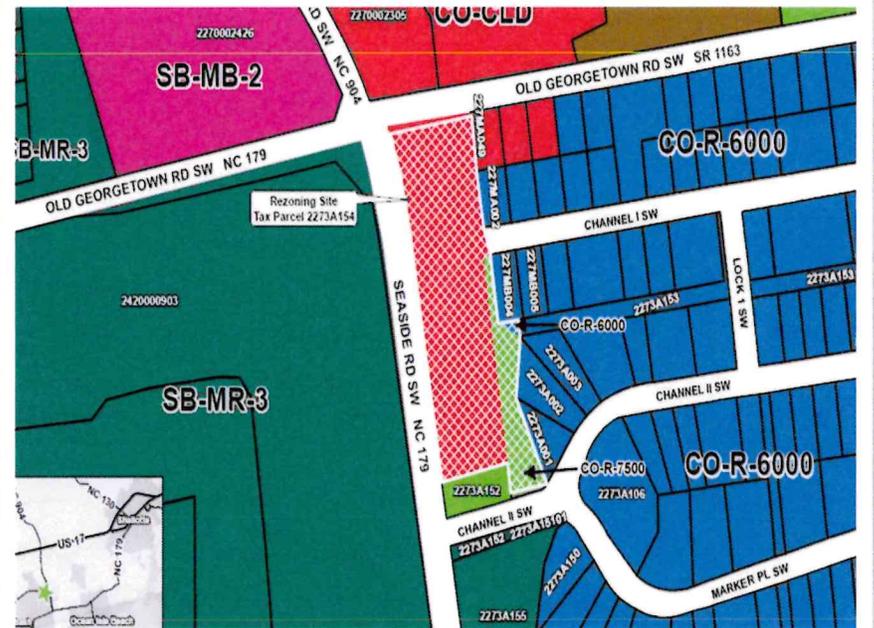
Undeveloped

### Surrounding Land Uses

Residential, Undeveloped, Commercial

### Size

4.02 Acres



## SITE CONSIDERATIONS

**Zoning History:** The adjacent tract was rezoned on August 14, 2023 (Z-870), from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD. The rezoned parcel were combined with a portion of another adjacent parcel creating a parcel (see Map Book 148, page 74, recorded with the Brunswick County Register of Deeds) that is split-zoned CLD and R-7500.

**Buffers:** If rezoned to C-LD all uses will require a 0.4 opaque buffer if vacant and a 0.6 opaque buffer if developed.

**Street Yard Buffers:** A 20-foot Street Yard Buffer may be required depending on the design of any future development.

### Utilities:

- Water: Is available, via a 6-inch county main water line that crosses the subject parcel, connecting to the Chanell I SW located to the east of the. There is also a 12-inch main water line on Seaside Road SW.
- Wastewater: Is not available.

**Schools:** Union Elementary School, Shallotte Middle School, and West Brunswick High School have adequate capacity.

**CIP Projects in Area:** No capital improvement projects within this area.

**Traffic:** No capacity deficiencies for this section of Old Georgetown Rd SW (1163) or Seaside Rd SW (SR 1162).

### NCDOT Road Improvement Projects in Area:

- Carolina Bays Parkway (R-5876): Planning and Design Phase.
- Smith Avenue and US 17 (U-5862): Upgrade to interchange (2027).

### Environmental Impacts:

- The rezoning site is not located within a Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 0-6 out of 10 due to potential wetlands on the site.
- The rezoning site is not located within a half mile of a Voluntary Agricultural District property.

## ANALYSIS

### Proposed Zoning District:

The C-LD (Commercial Low Density): "This District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway-oriented tourist business."

### Blueprint Brunswick 2040 Plan Place Type: Commercial and Medium-Density Residential - Mixed Use

Consistent with the Blueprint Brunswick 2040 Plan Place Type.

Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type. *If the place type is not consistent, a land use amendment is required.*

- **Medium-Density Residential - Mixed Use:** this area is characterized by moderate-density residential development. It is comprised of predominantly single-family detached homes but may include attached single-family units, such as townhomes and duplexes. The mix of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring developments. Maximum impervious coverage limitations help preserve green space.
- **Commercial:** these areas are devoted to small-scale complexes or individual sites with stand-alone buildings developed for retail, office, or service uses. Open space is integrated in the form of small greens and courtyards. Such establishments are located to take advantage of highway visibility and access but may include higher-density residential uses (i.e., multifamily and upper-floor units).

### Applicable Blueprint Brunswick 2040 Plan Policies:

- **LU-2.** Support development in areas that are best suited for future development.
- **ED-1.** Maintain and expand job opportunities in the county.
- **LU-3.** Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
- The Commercial Suitability Map identifies the subject parcels as generally suitable for commercial development.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-878, with the existing land use classification as Medium-Density Residential Mixed Use based upon the information provided, the surrounding area, recent rezonings, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

### 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.*

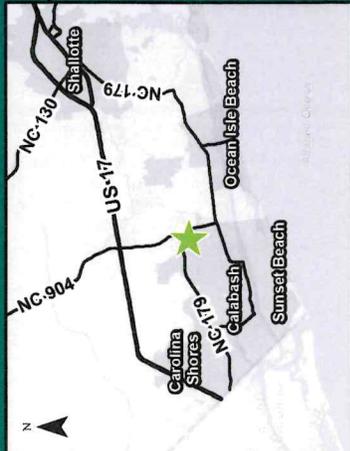
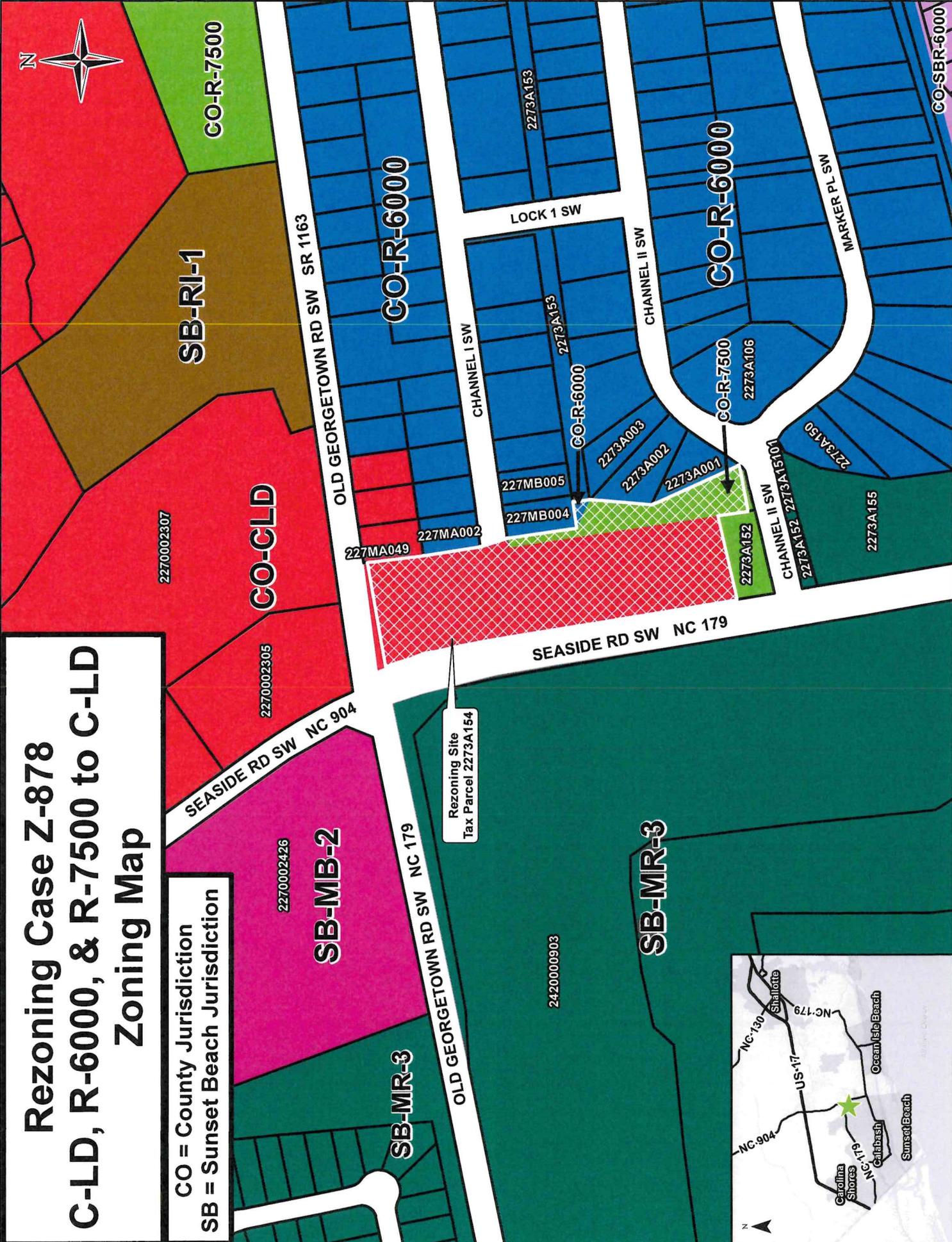
This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
  - Consistent with the goals and objectives
    - LU-2. Support development in areas that are best suited for future development.
  - The Commercial Suitability Map identifies the subject parcels as generally suitable for residential development.
  - Not in a significant heritage natural area.
2. The proposed rezoning will correct a split rezoning.
3. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.

<input checked="" type="checkbox"/> <i>Agricultural Development Plan</i>	<input type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

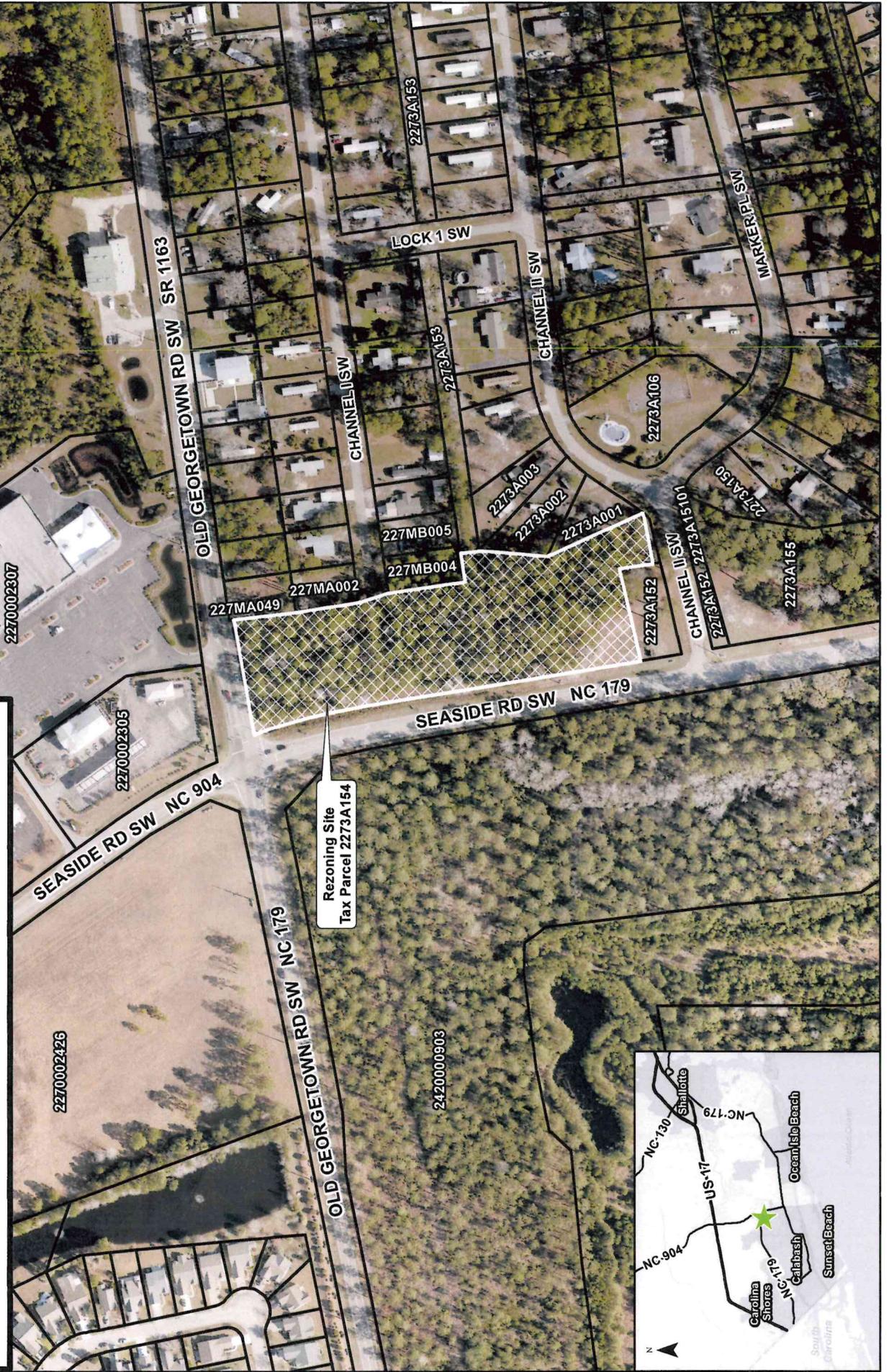
# Rezoning Case Z-878 C-LD, R-6000, & R-7500 to C-LD Zoning Map

CO = County Jurisdiction  
SB = Sunset Beach Jurisdiction

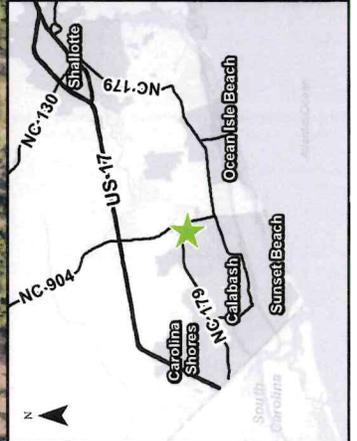




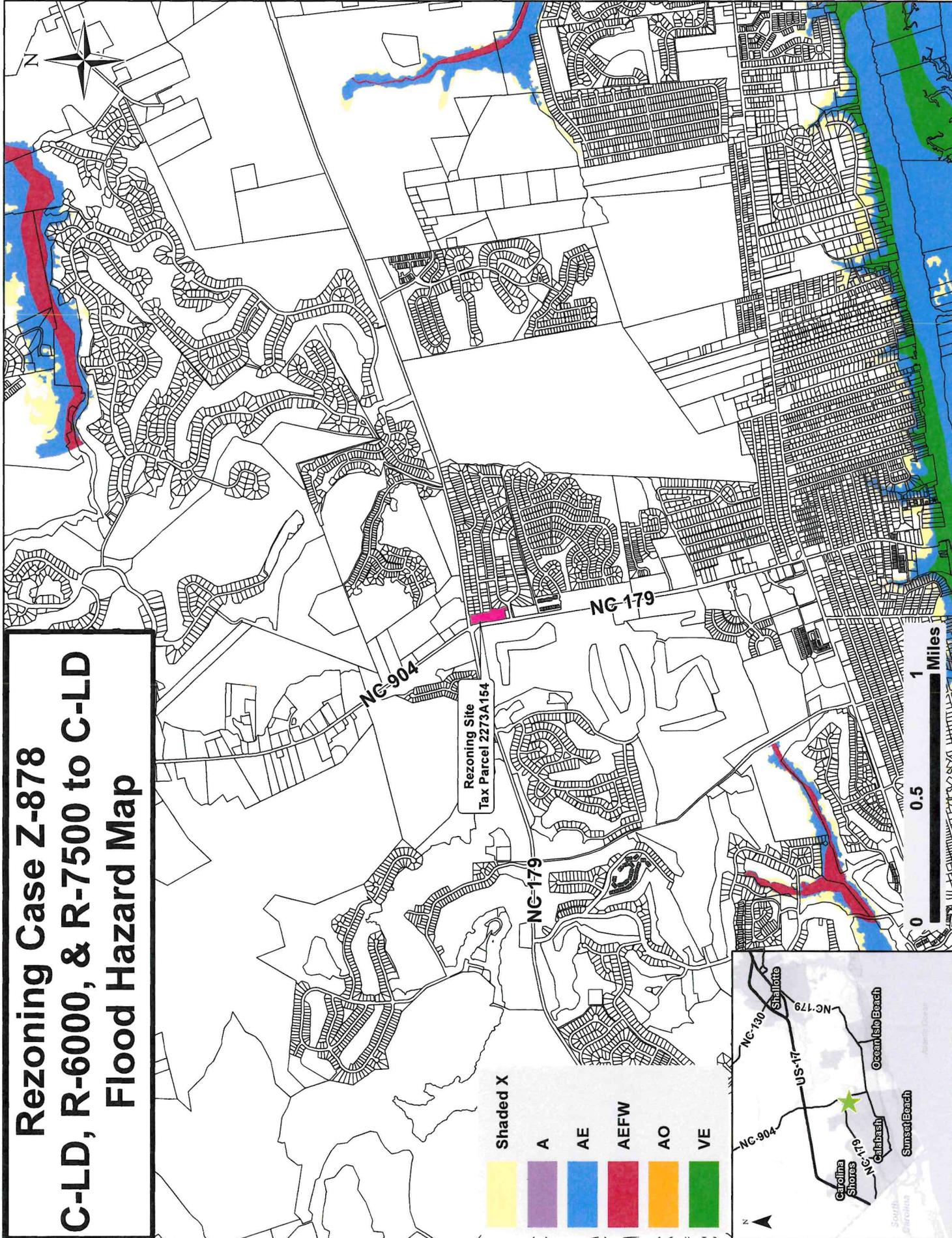
# Rezoning Case Z-878 C-LD, R-6000, & R-7500 to C-LD Orthoimagery Map



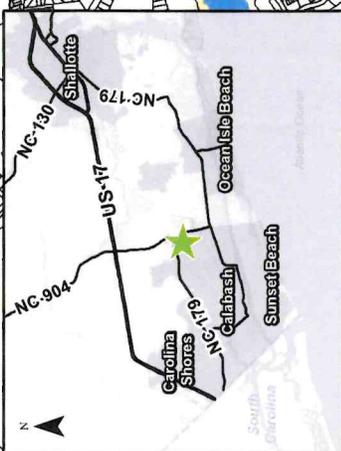
Rezoning Site  
Tax Parcel 2273A154



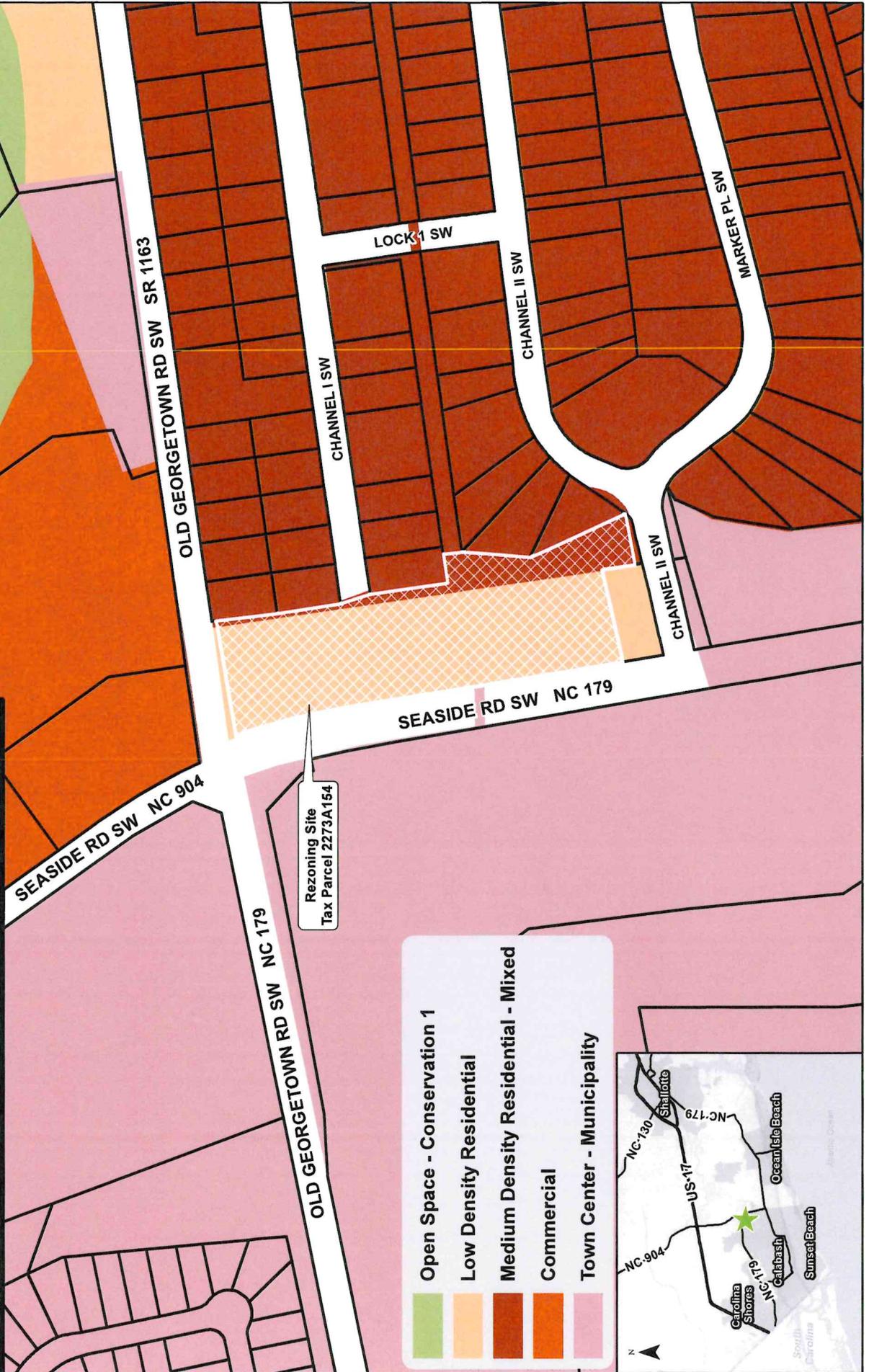
# Rezoning Case Z-878 C-LD, R-6000, & R-7500 to C-LD Flood Hazard Map



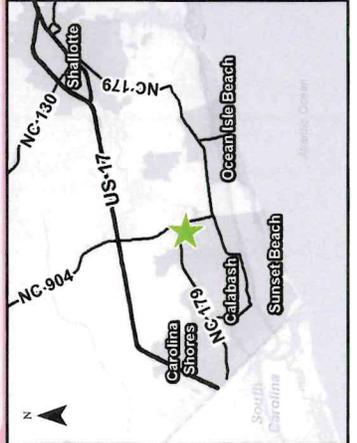
Shaded X	A	AE	AEFW	AO	VE



# Rezoning Case Z-878 C-LD, R-6000, & R-7500 to C-LD Blueprint Brunswick 2040 Place Type Map



	Open Space - Conservation 1
	Low Density Residential
	Medium Density Residential - Mixed
	Commercial
	Town Center - Municipality



# Case Z-878

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2270002307	CD OCEAN ISLE LLC		1220 LAVADA PL	BRENTWOOD	TN	37027-7036
2270002305	HOGAN PROPERTIES LLC		32 THE PENINSULA	OCEAN ISL BCH	NC	28469-7664
2273A106	SEA VILLAGE PROP OWN ASSO		P O BOX 6094	OCEAN ISLE BEACH	NC	28469
2270002426	SIERRA PACIFIC INVESTMENT ENT LLC		1545 STONE CANYON ROAD	LOS ANGELES	CA	90077
2273A002	WEBB MICKEY RAY		7173 CHANNEL II SW	OCEAN ISL BCH	NC	28469-5407
2273A003	WILLIAMS GREGORY ETUX	WILLIAMS PHYLLIS G	7185 CHANNEL II SW	OCEAN ISL BCH	NC	28469-5407
2273A150	SMITH SARA ELLIS (LT) ETALS		106 OAK ST	LAWNDALE	NC	28090-9457
227MA002	AUSTIN KELLY L		14574 STATE ROUTE 520	GLENMONT	OH	44628-9756
227MA049	R & N RENTAL PROPERTIES LLC		6187 NC HIGHWAY 242 SOUTH	DUNN	NC	28334
227MB004	DAVID L HOOKER REV LIV TRUST		601 EASTCHESTER DR STE E	HIGH POINT	NC	27262-7645
227MB005	AUSTIN WENDELL H		20194 TOWNSHIP ROAD 354	GLENMONT	OH	44628-9624
2273A001	WEBB MICKEY RAY		7173 CHANNEL II SW	OCEAN ISL BCH	NC	28469-5407
2273A152	SEA VILLAGE PROP OWN ASSO		P O BOX 6094	OCEAN ISLE BEACH	NC	28469
2273A15101	OCEAN SIDE CORPORATION		PO BOX 4640	CALABASH	NC	28467
2273A153	OCEAN SIDE CORPORATION		PO BOX 4640	CALABASH	NC	28467
2273A155	NEW PURPOSE LLC		305 LARKSPUR LN	CALABASH	NC	28467-4400
2420000903	L&H ANGELS TRACE HOLDINGS LLC		60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2273A154	NEW PURPOSE LLC		305 LARKSPUR LN	CALABASH	NC	28467-4400

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	SHEILA MCLAMB		305 LARKSPUR LN	CALABASH	NC	28467-4400



# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>878</u>	Invoice # <u>587353</u>
Date Received <b>RECEIVED</b>	
NOV 8 - 2023	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 253-2437

Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <i>Sheila McLamb</i>	
Mailing Address: <i>305 Larkspur Lane Colabash, NC 28467</i>	
Phone: <i>910.619.3515</i>	Email: <i>McLambLaw@atmc.net</i>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <i>New Purpose LLC</i>	
Mailing Address: <i>same</i>	
Phone: <i>same</i>	Email: <i>same</i>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): <i>previously 2273A 153 P/O 2273A 154</i>	Total Site Acreage: <i>0.68</i>
Current Zoning District(s): <i>R-7500, C-LD, R-6000</i>	Proposed Zoning District(s): <i>CLD</i>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

Please explain why the proposed zoning is reasonable for the area. Possible reasons could be the rezoning is consistent with the character of the area, the rezoning will match the surrounding zoning, or the rezoning is consistent with the Land Use Plan:

The proposed zoning is reasonable for the area, in that, the rezoning is consistent with the character of the area, and will match the surrounding zoning.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

Is the proposed rezoning consistent with the Land Use Plan?  YES  NO

If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

In the immediate area Brunswick County and Sunset Beach have had enormous residential growth. Commercial development is needed to provide services to these residential communities.

NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA CORE Land Use Plan. If a rezoning request is not consistent then an amendment is required. Planning Staff can assist with this determination.

**APPLICANT/OWNER SIGNATURE** MDR-M (REM) staff

In signing of this Rezoning Application, I certify that I have understand the application guidelines and that incomplete applications will delay my application and my rezoning. I ALSO UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN. I further certify that I am authorized to submit this application and that all the information presented in this application is accurate to the best of my knowledge, information, and belief.

Applicant Signature: [Signature]

Date: 11-2-23

Owner Signature: [Signature]

Date: 11-2-23

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

NOTE: If there are multiple owners that need to sign have them sign under the owner signature or attached additional sheets.

**Brunswick County Jurisdiction Fees**

- <1.0 acres (\$350)       1.0 to <5 acres (\$400)       5.0 to <25 acres (\$450)
- 25 to <50 acres (\$600)       50+ acres (\$1,200)       Conditional Zoning (Add \$200)

**City of Northwest Jurisdiction Fees**

- <1.0 acres (\$1,650)       1.0 to <5 acres (\$1,760)       5.0 to <25 acres (\$1,870)
- 25 to <50 acres (\$2,090)       50+ acres (\$2,200)       Conditional Zoning (Add \$550)

Please note that any continuance request after initial advertising will incur and additional \$500 fee for Brunswick County Jurisdiction and \$550 for City of Northwest Jurisdiction.

# REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner  
Rezoning Case#: Z-879  
January 8, 2024

## APPLICATION SUMMARY

The applicant, Coastal Permitting & Consulting LLC., requests to rezone Tax Parcel 2150010011 from R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

### Location

1628 Holden Beach Road SW (NC 130) Near Supply, NC.

### Tax Parcel

2150010011

### Current Zoning

R-7500 (Medium Density Residential), and R-6000 (High Density Residential)

### Proposed Zoning

C-LD (Commercial Low Density)

### Surrounding Zoning

R-7500, R-6000 and C-LD

### Current Use

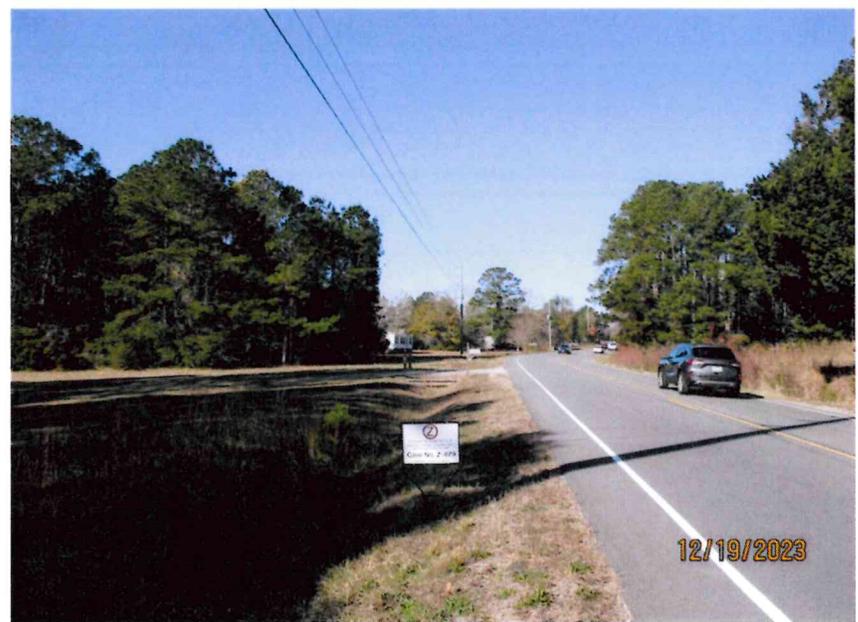
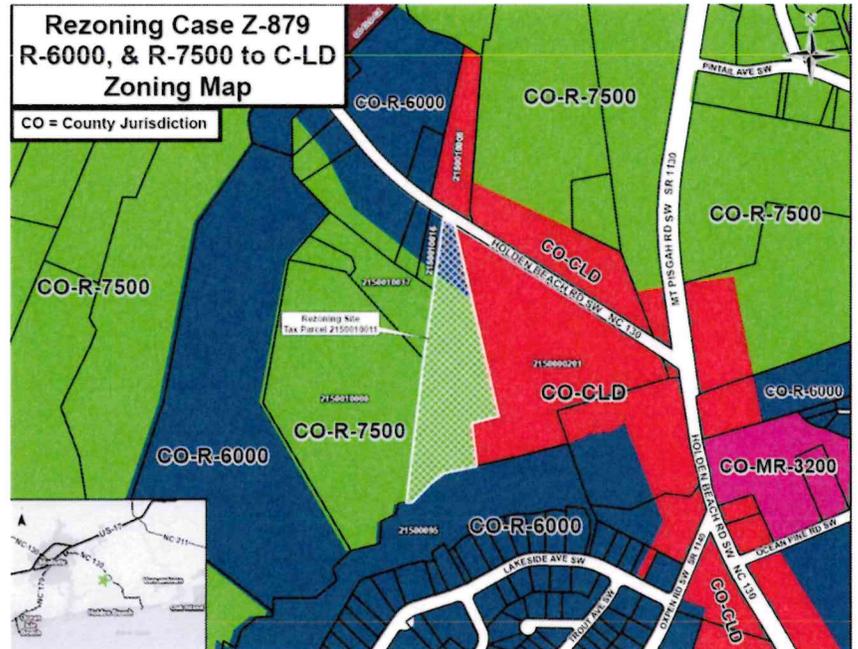
Residential

### Surrounding Land Uses

Residential, Undeveloped, Commercial

### Size

6.62 Acres



## SITE CONSIDERATIONS

### Zoning History:

- The zoning designation on this property has remained unchanged since county zoning was adopted in 1994.

**Buffers:** If rezoned to C-LD, all uses will require a 0.4 opaque buffer if vacant and a 0.6 opaque buffer if developed when developed adjacent to the R-7500. If rezoned to C-LD no buffer will be required if adjacent to C-LD.

**Street Yard Buffers:** A 20-foot Street Yard Buffer may be required depending on the design of future development.

### Utilities:

- Water: Is available, via a 12-inch county main water line on Holden Beach Road SW (NC 130).
- Wastewater: Is not available. A high-pressure force sewer main line is available at the intersection of Holden Beach Road SW (NC 130) and Mt. Pisgah Road SW but a developer extension and connection would be required.

**Schools:** Supply Elementary School, Cedar Grove Middle School, and West Brunswick High School have adequate capacity.

**CIP Projects in Area:** No capital improvement projects are located within this area.

**Traffic:** Holden Beach Road SW (NC 130) is nearing its capacity.

### NCDOT Road Improvement Projects in Area:

- Carolina Bays Parkway (R-5876): Planning and Design Phase.
- Smith Avenue and US 17 (U-5862): Upgrade to interchange (2027).

### Environmental Impacts:

- A portion of the rezoning site is located within a Flood Hazard Zone (AE & Shaded X).
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 8 out of 10 due to wetlands, floodplains, nearby waterways, and fish habitats on the site.
- The rezoning site is located within a half mile of a Voluntary Agricultural District.

## ANALYSIS

### Proposed Zoning District:

The CLD (Commercial Low Density): "This District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway-oriented tourist business."

### Blueprint Brunswick 2040 Plan Place Type: Open Space — Conservation 1 and Low Density Residential

- Consistent with the Blueprint Brunswick 2040 Plan Place Type.
- Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type. *Since the place type is not consistent, a land use amendment is required to go to MDR- Mixed (Mixed Residential Living) or another category consistent with CLD Zoning.*
- **Open Space — Conservation 1:** These areas consist primarily of undisturbed open space: floodways and floodplains, high-risk flood areas, publicly protected lands (e.g., state-maintained sanctuaries), CAMA setbacks, privately protected lands (i.e., conservation easements), NC Natural Heritage Conservation Program areas, and historically or culturally significant areas/properties. Though some development exists in these areas, new development is unlikely. New uses are associated with access to protected open space (i.e., game lands for hunting, nature preserves for education, and passive recreation) and natural resource management. Maintaining environmental integrity or historic value are major consideration in land-disturbing activities.
- **Low-Density Residential:** This area is characterized by low-density residential development. Single-family detached homes on ½-acre lots or larger are common. Smaller lots are accomplished by keeping the gross density of the development. Improved open spaces include golf courses, neighborhood parks and recreational amenities, and greenway trails.

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- The Commercial Suitability Map identifies the subject parcels as generally suitable for commercial development.
- LU-2. Support development in areas that are best suited for future development.
- ED-1. Maintain and expand job opportunities in the county.
- LU-5 – Direct growth away from areas not well-suited for development.
- NR-1 – Conserve natural resources.
- NR-4 – Reduce the potential for property damage and impacts due to natural hazards.
  - Bullet #5 - Minimize impacts of flooding.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

**PLANNING STAFF RECOMMENDATION**

Staff recommends **DENIAL** of Rezoning Case# Z-879 and a land use amendment to Medium-Density Residential-Mixed (Mixed Residential Living) based upon the following; creating a nonconforming lot because the existing parcel does not meet the C-LD (Commercial Low Density) zoning district dimensional requirements specified in Section 4.3.3 (Table 4-1) of the Brunswick County Unified Development Ordinance; the surrounding area north-west of the proposal; Biodiversity Score, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan); and other adopted Brunswick County plans and policies.

**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.*

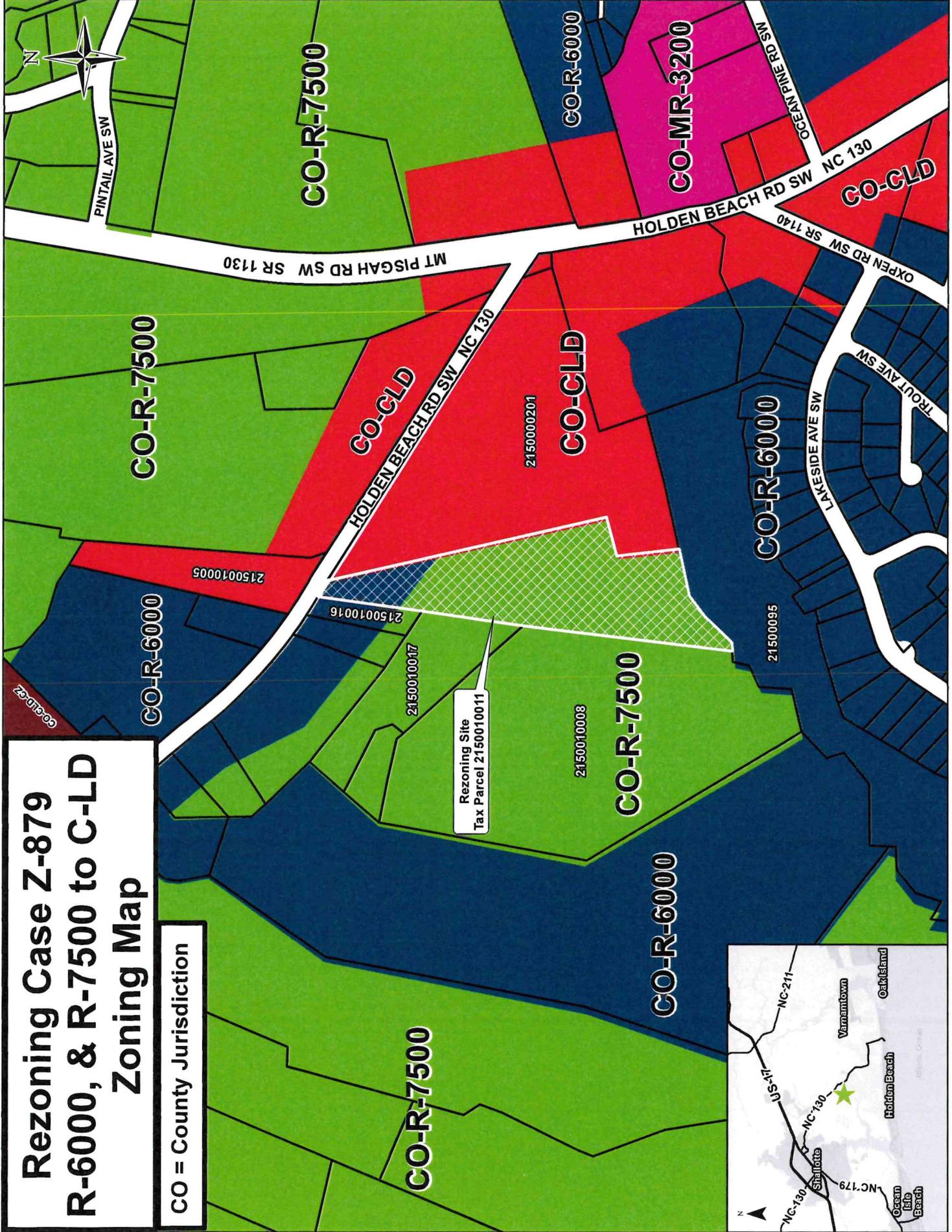
This request is **NOT CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **NOT CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **NOT REASONABLE**, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) does not support the rezoning as follows:
  - Not Consistent with Place Type.
  - LU-2. Support development in areas that are best suited for future development.
  - LU-5 – Direct growth away from areas not well-suited for development.
  - NR-1 – Conserve natural resources.
  - NR-4 – Reduce the potential for property damage and impacts due to natural hazards.
    - Bullet #5 - Minimize impacts of flooding.
  
2. High Biodiversity Score (8 out of 10) due to wetlands, floodplains, nearby waterways, and fish habitats on the site.
  
3. A portion of the rezoning site is located within a Flood Hazard Zone (AE & Shaded X).
  
4. Property is not consistent with the CLD (Commercial Low Density) Zoning District within the Brunswick County Unified Development Ordinance:
  - Will create a non-conforming lot as the parcel does not meet the dimensional requirements specified in Section 4.3.3 (Table 4-1) for the C-LD Zoning Districts.

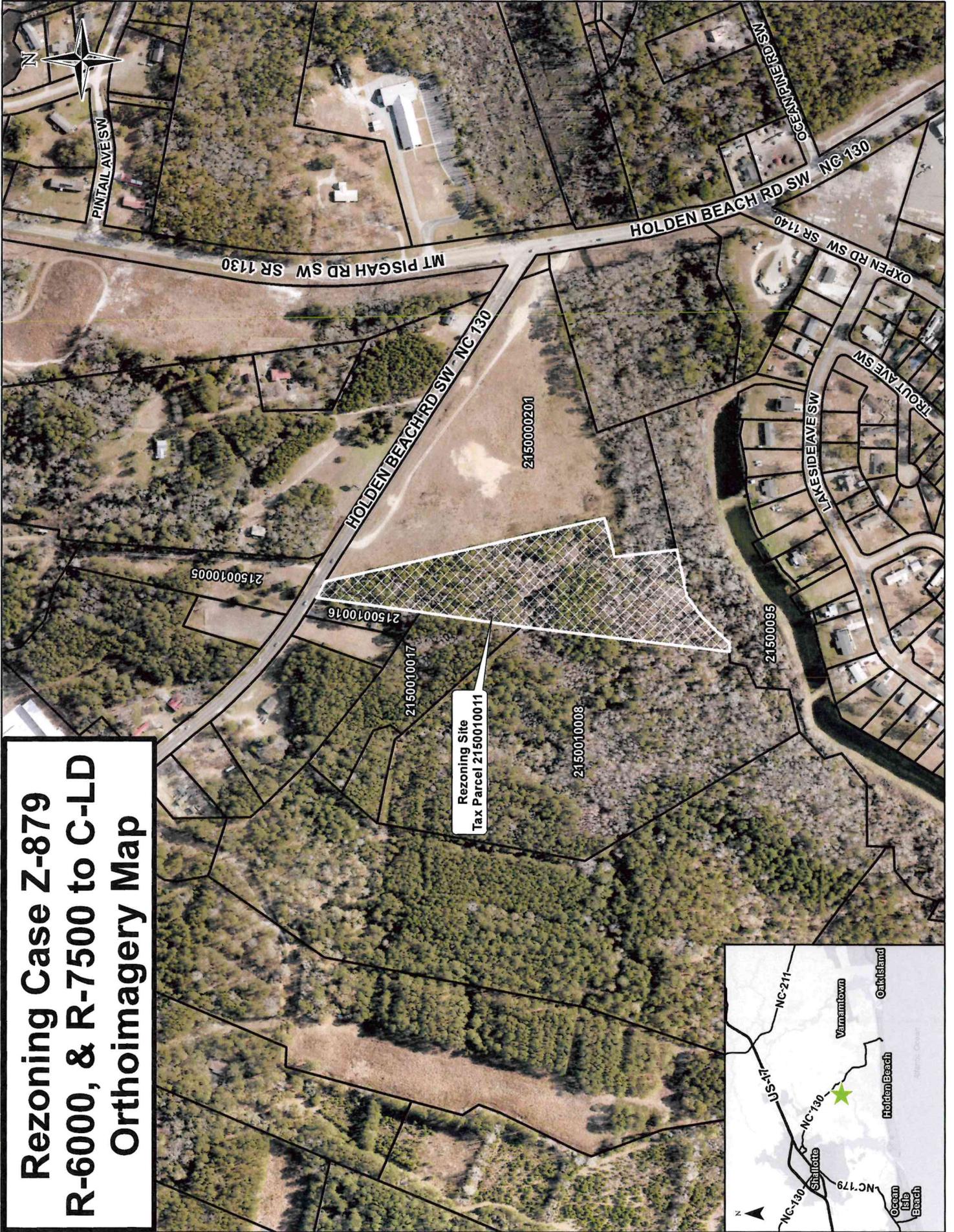
<input type="checkbox"/> Agricultural Development Plan <input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP) <input type="checkbox"/> Brunswick County Trail Plan <input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)	<input checked="" type="checkbox"/> Unified Development Ordinance <input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan <input type="checkbox"/> Airport Height Control Ordinance <input type="checkbox"/> Other: _____
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# Rezoning Case Z-879 R-6000, & R-7500 to C-LD Zoning Map

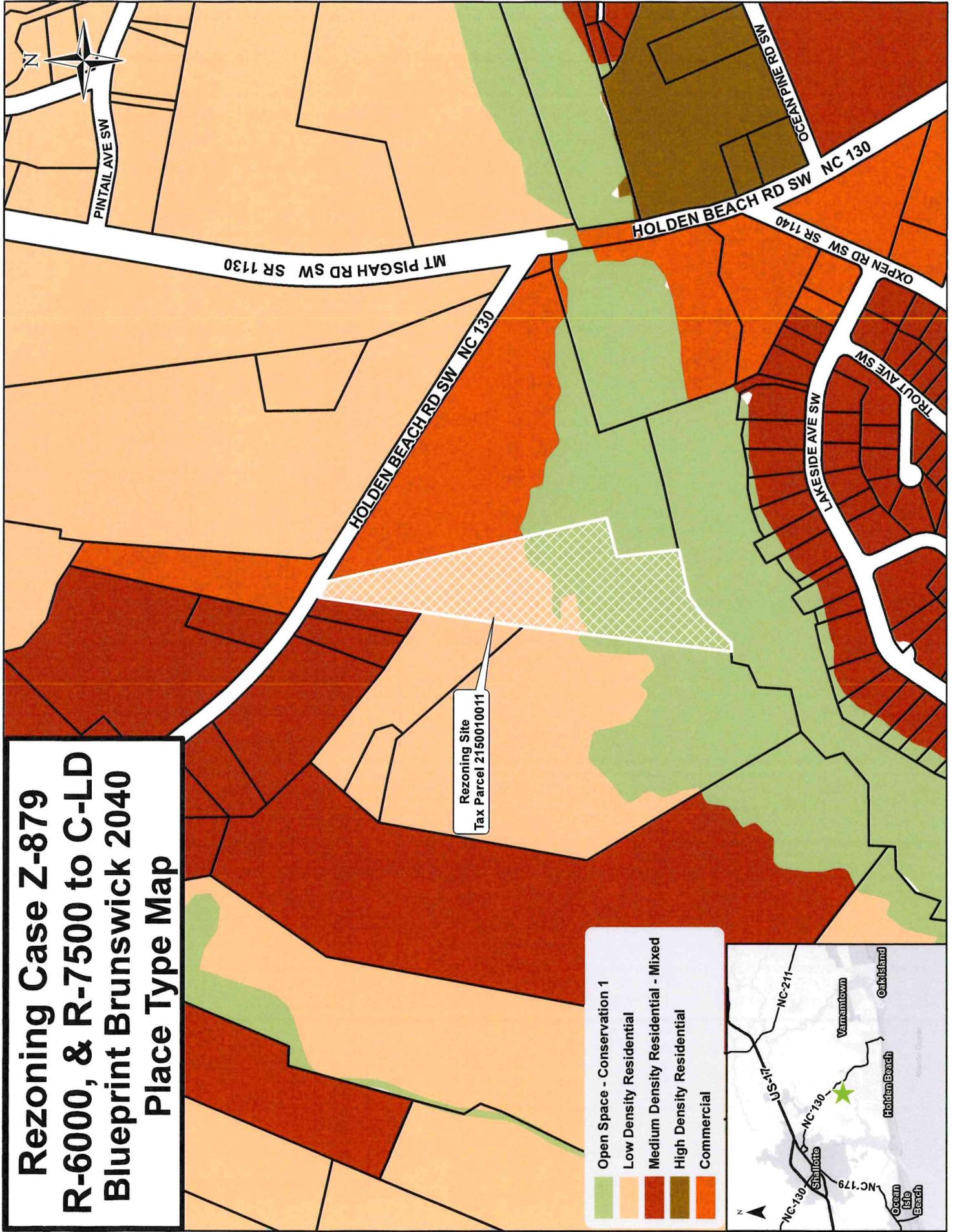
CO = County Jurisdiction



# Rezoning Case Z-879 R-6000, & R-7500 to C-LD Orthoimagery Map



# Rezoning Case Z-879 R-6000, & R-7500 to C-LD Blueprint Brunswick 2040 Place Type Map

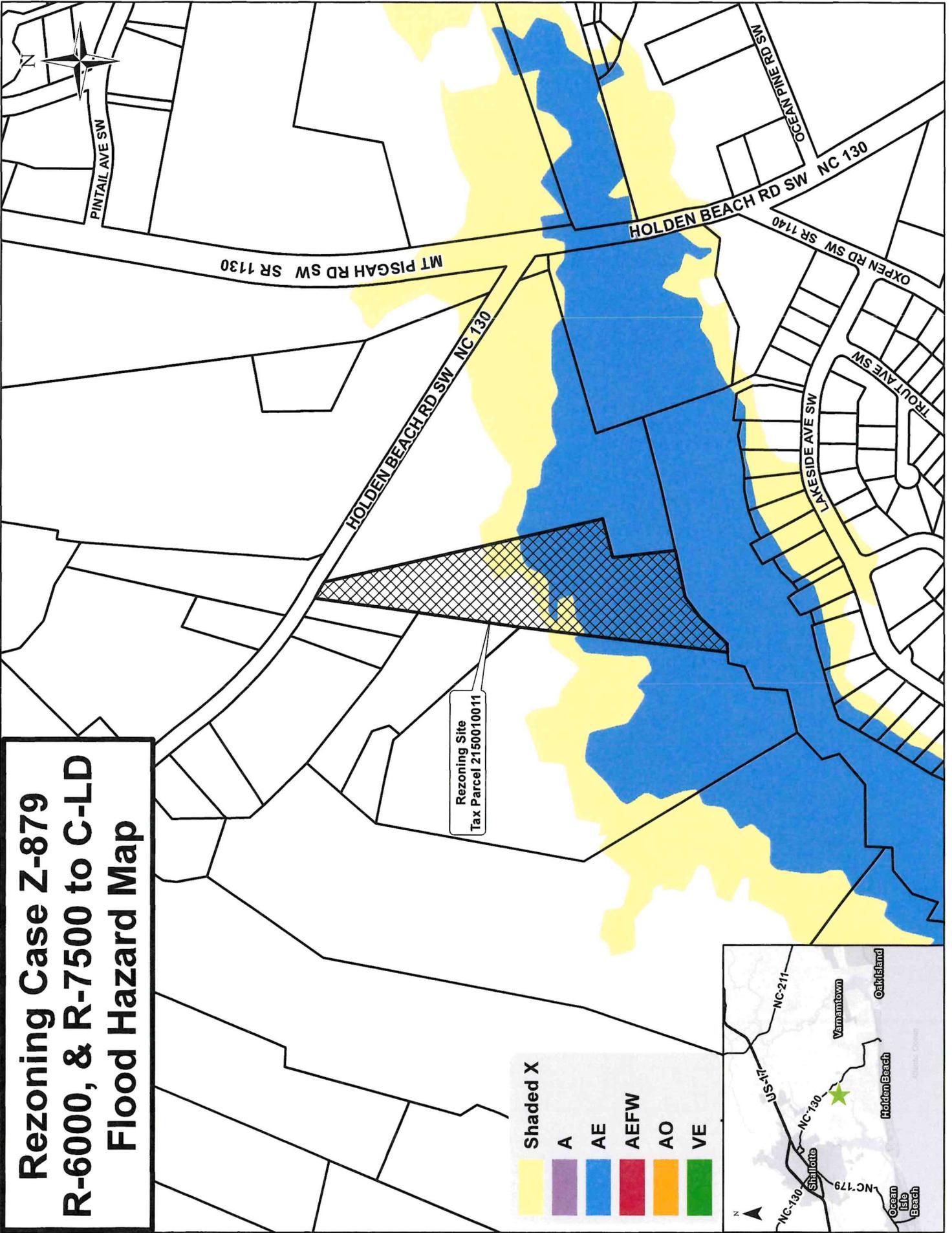


Rezoning Site  
Tax Parcel 2150010011

- Open Space - Conservation 1
- Low Density Residential
- Medium Density Residential - Mixed
- High Density Residential
- Commercial



# Rezoning Case Z-879 R-6000, & R-7500 to C-LD Flood Hazard Map



Rezoning Site  
Tax Parcel 2150010011

# Case Z-879

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2150010005	HEWETT DENNIS		4072 MEADOW DRIVE	SHALLOTTE	NC	28470
2150000201	SAMPSON BLADEN OIL CO INC		510 COMMERCE ST	CLINTON	NC	28328-4300
2150010008	EZRA G DALE REV TRUST AGMNT		PO BOX 157	LELAND	NC	28451-0157
2150010017	CLEMMONS MICHAEL ET	CLEMMONS ANNA	533 THAMES CIR	LONGWOOD	FL	32750-2739
21500095	LAKESIDE OF BRUNSWICK LLC		2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462-5338
2150010016	CLEMMONS RICKY		1620 HOLDEN BEACH RD SW	SUPPLY	NC	28462-3153

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2150010011	RUSAK ALEXANDER		PO BOX 31393	CHARLOTTE	NC	28231

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	COASTAL PERMITTING & CONSULTING LLC		799 STONE CHIMNEY RD SW	SUPPLY	NC	28462
	LESLIE ROBINSON, CONSULTANT					



# REZONING APPLICATION

For Office Use Only

Rezoning Case Z- ~~279879~~ Invoice # 587742  
 Date Received 11-6-2023

Northwest Jurisdiction  YES  NO

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 253-2437  
 Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Coastal Permitting &amp; Consulting LLC</u> <u>Leslie Robinson, Consultant</u>	
Mailing Address: <u>799 Stone Chimney Rd SW</u> <u>Supply, NC 28462</u>	
Phone: <u>910-477-0838</u>	Email: <u>mypermitprofessional@gmail.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
X Owner Name(s): <u>Alexander Rusak</u>	
X Mailing Address: <u>PO Box 31393</u> <u>Charlotte, NC 28231</u>	
X Phone: <u>701-3665026</u>	Email: <u>Alex Rusak@mindspring.com</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): <u>2150010011</u>	Total Site Acreage: <u>6.62</u>
Current Zoning District(s): <u>R7500 &amp; R-6000</u>	Proposed Zoning District(s): <u>CLD-Com</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<small>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</small>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

Please explain why the proposed zoning is reasonable for the area. Possible reasons could be the rezoning is consistent with the character of the area, the rezoning will match the surrounding zoning, or the rezoning is consistent with the Land Use Plan:

Parcel <sup>(A)</sup> 2150000201 is currently zoned Commercial and in process of construction of commercial structures. Rezoning parcel <sup>(B)</sup> 21500001 would provide future development of commercial business opportunity for highest and best use.

**LAND USE COMPATIBILITY** LDR? (Per space 1 (REM) staff

Future Land Use Map Classification:

Is the proposed rezoning consistent with the Land Use Plan?  YES  NO

If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

adjoining land is developed as commercial and homeowner request same opportunity for development.

NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA CORE Land Use Plan. If a rezoning request is not consistent then an amendment is required. Planning Staff can assist with this determination.

**APPLICANT/OWNER SIGNATURE**

In signing of this Rezoning Application, I certify that I have understand the application guidelines and that incomplete applications will delay my application and my rezoning. I ALSO UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN. I further certify that I am authorized to submit this application and that all the information presented in this application is accurate to the best of my knowledge, information, and belief.

Applicant Signature: [Signature] Date: 10/27/23

X Owner Signature: [Signature] Date: 10/27/23

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: If there are multiple owners that need to sign have them sign under the owner signature or attached additional sheets.

**Brunswick County Jurisdiction Fees**

- <1.0 acres (\$350)
- 1.0 to <5 acres (\$400)
- 5.0 to <25 acres (\$450) *+*
- 25 to <50 acres (\$600)
- 50+ acres (\$1,200)
- Conditional Zoning (Add \$200)

**City of Northwest Jurisdiction Fees**

- <1.0 acres (\$1,650)
- 1.0 to <5 acres (\$1,760)
- 5.0 to <25 acres (\$1,870)
- 25 to <50 acres (\$2,090)
- 50+ acres (\$2,200)
- Conditional Zoning (Add \$550)

Please note that any continuance request after initial advertising will incur and additional \$500 fee for Brunswick County Jurisdiction and \$550 for City of Northwest Jurisdiction.

\$450 Check made payable to Brunswick County.  
 + another check made payable to Coastal Permitting & Consulting LLC.

# BRUNSWICK COUNTY PLANNING

## Project Submittal Deadline Schedule 2024

*Major Subdivisions • Planned Developments • Major Site Plans*

Project Submittal Deadline*	Technical Review Committee (TRC) Meeting Date	Project Revision Due Date*	Planning Board Meeting Date
11/10/2023	11/29/2023	12/8/2023	1/8/2024
12/15/2023	1/3/2024	1/12/2024	2/12/2024
1/12/2024	1/31/2024	2/9/2024	3/11/2024
2/9/2024	3/6/2024	3/15/2024	4/8/2024
3/8/2024	4/3/2024	4/12/2024	5/13/2024
4/12/2024	5/1/2024	5/10/2024	6/10/2024
5/10/2024	6/5/2024	6/14/2024	7/8/2024
6/14/2024	7/3/2024	7/12/2024	8/12/2024
7/12/2024	7/31/2024	8/9/2024	9/9/2024
8/9/2024	9/4/2024	9/13/2024	10/14/2024
9/13/2024	10/2/2024	10/11/2024	11/11/2024
10/11/2024	11/6/2024	11/15/2024	12/9/2024
11/8/2024	12/4/2024	12/13/2024	1/13/2025
12/13/2024	1/8/2025	1/17/2025	2/10/2025

\*All project submittals and revisions are due by 5:00 pm on the deadline day. Incomplete project submittals, revisions, and plans will not be accepted and cannot be processed. Final scheduling of projects will be made after submittal of the project, plans, and revisions .

\*\* If date is a Brunswick County Observed Holiday where offices are closed, then the deadline automatically reverts to the next business day when offices are open.

# BRUNSWICK COUNTY PLANNING

## *Rezoning Application Deadline Schedule 2024*

<b>Application Deadline*</b>	<b>Planning Board Meeting Date</b>
11/10/2023	1/8/2024
12/15/2023	2/12/2024
1/12/2024	3/11/2024
2/9/2024	4/8/2024
3/8/2024	5/13/2024
4/12/2024	6/10/2024
5/10/2024	7/8/2024
6/14/2024	8/12/2024
7/12/2024	9/9/2024
8/9/2024	10/14/2024
9/13/2024	11/11/2024
10/11/2024	12/9/2024
11/8/2024	1/13/2025
12/13/2024	2/10/2025

\*Applications are due by 5:00 pm on the application deadline day. Incomplete applications will not be accepted. Final scheduling of requests will be made following the submittal of the application.