



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
January 9, 2023**

**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 12th Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.
 - A. Planned Development – PD-94

Name:	Evolve Cottages at Southport
Applicant:	McKim and Creed
Tax Parcel:	221AE001 – 221AE048, 221AE050 – 221AE063, 2210006301, 2210006303 – 2210006305
Location:	Southport-Supply Road (NC 211)
Description:	Evolve Cottages at Southport is a proposed planned development to consist of 161 single family and semi-attached units on 31.97 acres, creating an overall density of 5.03 dwelling units per acre.
- 9) Other Business.
 - Planning Board Case Update.
- 10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
December 12, 2022

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Ron Medlin
Clifton Cheek
Richard Leary
Christopher Wood

MEMBERS ABSENT

William Bittenbender
Harry Richard Ishler, Alternate

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Principal Planner
Garrett Huckins, Planning Tech.
Ron Meredith, Project Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Dan Weeks
Patrick Newton
Venee Robinson
Carl Parker
Marion Reaves
Myrone Hewett
Marianne Schmitt
Riana Smith
Kyle Johnson

Kyle Johnson
John Parker
Sandra Robinson
Andre Herring
Dale Gore
Utrillia Johnson
John Johnson
Jaymus Stanley
Elmer Tolle
Tim Hampton

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. William Bittenbender and Mr. Richard Ishler were absent.

IV. CONSIDERATION OF MINUTES FROM THE 14-NOV-22 MEETING.

Mr. Cheek made a motion to approve the 14-Nov-22 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS.

A. Blueprint Brunswick 2040 Future Land Use Plan

Ms. Dixon addressed the Board. Ms. Dixon said the consultants (McGill Associates - Meg Nealon, Michael Norton and Debbie Wilson) and staff discussed a lengthy PowerPoint presentation at the 05-Dec-22 Planning Board Workshop outlining the proposed Plan. She said Blueprint Brunswick 2040 Future Land Use Plan (Plan) has to be approved by the Board of Commissioners as well as an approval and certification process with the Division of Coastal Management. Ms. Dixon further stated that the 6 participating municipalities (Bald Head Island, Belville, Bolivia, Navassa, Northwest, and Sandy Creek) will have to approve the Plan.

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

Mr. Patrick Newton addressed the Board regarding his disapproval of Blueprint Brunswick 2040 Future Land Use Plan. Mr. Newton provided the Board with a handout (attached) and he read excerpts that he said Ms. Dixon assured him that she can address each item. Mr. Newton was concerned with the County creating a new UDO (Unified Development Ordinance) as suggested in the Plan that will likely be a negative impact to existing properties in the unincorporated areas of the County. He wanted to know when the UDO would be changed as suggested by the Plan because the meetings held in different communities was only the beginning of this process. Mr. Newton said, if the Board feels they have received adequate input to move forward with the Plan,

a letter should be sent to all property owners within the incorporated areas of Brunswick County stating, "Brunswick County has drafted a new land use plan. In the short-term this plan will likely create a new Unified Development Ordinance and new zoning maps that have no resemblance to the current zoning maps. These changes could significantly affect the types of uses allowed for your property. These changes could also significantly increase or decrease the value of your property." Mr. Newton said if there are no responses submitted back from this letter or a similar letter, he will be proving wrong. He further stated that the current UDO and zoning maps are sufficient and he is fearful of the zoning maps being turned upside down, which will create total chaos and disruption for the property owners in the unincorporated areas of the County.

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

Mr. Leary asked staff if they would respond to some of Mr. Newton's concerns? Ms. Dixon said she offered to have a sit-down discussion with Mr. Newton in an effort to address his questions. Ms. Dixon said the conservation areas (i.e., wetlands and areas in permanent conservation) are identified as unbuildable and the Plan guides areas that can be developed where there is public water and sewer available. Ms. Dixon agreed that the Plan recommends UDO changes, but any alterations to the UDO has to go through the public hearing process with the Planning Board and final approval is determined by the Board of Commissioners. She said the current UDO does not have an institution district and business typed districts that can be beneficial to current and future commercial development. Mr. Pages interjected that the term non-conforming is not appropriate for a land use plan; rather, the zoning is consistent or not consistent with the land use plan. He reiterated that the Plan is not regulatory, but it is a tool to help guide development. Ms. Dixon added that the State mandates that a current Plan has to be in place if the County enforces zoning so it is imperative that a Plan be put in place.

Mr. Leary said the Planning Board Workshop was very informative and some of his concerns were answered during that meeting. As a result, Mr. Leary made a motion to recommend approval to the Board of Commissioners and the motion was unanimously carried.

VIII. NEW BUSINESS.

A. Planned Development – PD-93

Name: Cedar Crossing
Applicant: H & W Design
Tax Parcel(s): 2000005901, 2000005902, 2000A002, 2000A015, and 2000A017
Location: Cedar Grove Road SW (SR 1125) and Stanley Road SW (SR 1119)
Description: Cedar Crossing is a proposed planned development consisting of 79 single family lots on 27.18 acres creating an overall density of 2.9 dwelling units per acre.

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

Mr. Pages 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 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; and
- The existing vegetation within the peripheral buffer shall be preserved.

Mr. Pages added that the entrances will be directly opposite of each other on Cedar Grove Road SW (SR 1125) and there is another connection for the southern portion of the project directly onto Stanley Road SW (SR 1119). He further stated that there were concerns about the cemetery nearby, but the cemetery is several hundred feet to the south and will not be impacted.

Mr. Dunham asked staff if the housing type has been discussed with the developer(s)? He was concerned with the homes being built without garages and no parking area for visitors. Mr. Pages said it is staff's understanding that the homes will be constructed with garages, but they can require such. However, each lot will have to have 2 parking spaces on the site excluding the garage.

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

Mr. Dan Weeks, H&W Design, addressed the Board on behalf of the applicant. Mr. Weeks discussed a PowerPoint presentation (attached) outlining the proposed project. He stated that there are no flood zones associated with the project. Mr. Weeks read some of the components of the project as outlined in the PowerPoint presentation. Mr. Weeks said they have a lower projected price point to provide opportunities for workforce affordable housing. He further stated that covenants and deed restrictions will be put in place to manage and protect the intended buffer proposed for the project. Mr. Weeks proceeded to discuss the difference in a planned development and major subdivision, which is also an option for this project.

Mr. Michael Rokoski, Partner of RFHC, Inc., addressed the Board. Mr. Rokoski stated that he and his partner are aware of the need for affordable housing and the proposed project is designed to accommodate such with the smaller lot sizes feature. He stated that some of the homes may not have a garage in an effort to further reduce the cost for affordability purposes and the homes will be stick built.

Mr. Dunham expressed concern with visitors (friends, repair person[s] not having a place to park on site. Mr. Rokoski said there will be space to park along the islands in the middle of each side, which is across from the housing area in the center area and a sheltered area for school bus purposes.

Mr. Wood asked Mr. Rokoski what feedback was received at the neighborhood meeting? Mr. Rokoski went over the concerns at the neighborhood meeting as outlined in the PowerPoint presentation, which included overall density, flooding on adjacent properties, increase in property taxes, project price point of homes (upper \$200k – low \$300k), timeframe of completion (8-10 months to be shovel ready and approximately 2 years before new neighbors move in), increase in traffic (North Carolina Department of Transportation [NCDOT] must issue a driveway permit

once the preliminary site plan is approved by the Planning Board), historical assessment (related to the cemetery and there are no wetlands on the site), grading and clearing occurred on the perimeter of the site, and he proceeded to discuss the many comments that were addressed at the neighborhood meeting. Mr. Rokoski said the increase in property taxes is a concern, but they are offering lots at a more affordable price point that will hopefully mitigate the increase in property taxes.

Mr. Marion Reaves addressed the Board. Mr. Reaves felt that \$200k homes is not affordable housing and he also felt that taxes will increase in the Cedar Grove community if the subject project is approved. Mr. Reaves said there are several people in the Cedar Grove community on fixed incomes and they cannot afford an increase in taxes. He further stated that the Cedar Grove community should have had more input into what would be impacting their community. Mr. Reaves said there have been several approved develops throughout the County that has caused a lot of traffic congestion. He was also concerned with the need for additional jobs in the area. Mr. Dunham said he has appealed his tax value to the Brunswick County Tax Office and they assess taxes based on what is on your property. Mr. Reaves responded by saying his taxes have never decreased.

Mr. Carl Parker, President of the Brunswick County NAACP, addressed the Board. He stated that he had a meeting with Commissioner Sykes about help with another issue and she said sometimes you have to help yourself and he agreed with her statement to a certain degree. Mr. Parker concurred with Mr. Reaves with regards to the Cedar Grove community not being included in the process because there are residents that have been living in the Cedar Grove community for several decades. Mr. Parker said the Cedar Grove Community is Requesting an Injunction against PD-93 (attached). He suggested that the developers build their project in another neighborhood because the Cedar Grove community does not want this development in their backyard. Mr. Parker said they currently have a petition opposing the development because the Cedar Grove community was not afforded enough time to prepare for what is proposed to be in their backyard. He asked that the Board take the Cedar Grove community into consideration during their decision-making process.

Mr. John Johnson addressed the Board. Mr. Johnson felt that the proposed project will affect his family and property due to the potential runoff from the subject property. He said NCDOT recently put a 4 way stop sign at the intersection of Stanley Road SW (SR 1119) and Cedar Grove Road SW (SR 1125) and vehicles run the stop signs, which result in accidents. He felt that the proposed development will only contribute to more accidents at this intersection.

Mr. Dale Gore addressed the Board. Mr. Gore expressed concern with where cars will park when buffers will have to be in place. He said there is current flooding the area and the proposed retention ponds will not help with flooding issues. Mr. Gore also felt that taxes will be increased if this project is approved. He said there is a lot of history in the Cedar Grove community that may be lost if this development happens. Mr. Gore said they do not want this development in their backyard.

Mr. Dunham said the proposed project shows 2 large stormwater ponds and they should hold water for a 100-year storm event. He further stated that there will be less stormwater control measures and open space if the property is not developed as a planned development. Mr. Dunham said he is satisfied with the proposal as submitted with regards to the availability of additional parking for guest and service personnel.

Mr. Dale Gore readdressed the Board. Mr. Gore asked Mr. Dunham if he satisfied or concerned with the availability of additional parking because he previously said he was concerned with adequate parking? Mr. Dunham said he was concerned with the availability of additional parking and the applicant clarified that they will be able to accommodate additional parking within the project. Mr. Gore was concerned with vehicles parking on the street if there are homes constructed without a garage. Mr. Dunham said there will be space on each lot for 2 parking spaces and there will be additional parking around the 2 islands on the south and north of the project. Mr. Gore was concerned with the proposed retention ponds not being able to hold a 5-inch rainstorm. He said there are 5 canal ditches on Empire Road SW that are always clogged that need to be clean of debris.

Mr. Dunham asked staff who would be responsible for clearing ditches? Mr. Pages said NCDOT cleans ditches on State-maintained roads and the County seeks assistance from hunters to keep beavers from damming up ditches. Ms. Dixon added that the State has programs to assist with ditches dammed up by beavers, but the property owner has to be involved in the process. Mr. Dunham suggested that Mr. Gore get with staff to get the contact information for the appropriate agency.

Ms. Utrillia Johnson addressed the Board. Ms. Johnson said she works with the sewer department in Southport and their field staff is always working during hurricanes because retention ponds overflow and they have to keep the retention ponds pumped. Ms. Johnson wanted assurance that the retention ponds will not overflow during a hurricane. Mr. Dunham said when there is excessive rain there are no safeguards that can prevent stormwater runoff. Ms. Johnson said the developer said pump stations are quiet, but that is not always the case. She was concerned with stormwater runoff flowing on her property that will potentially be generated from the proposed development as well as a creek in the area when there is a major rainstorm or hurricane.

Mr. Rokoski readdressed the Board. He stated that the pump station Ms. Johnson is referring to is the sewer lift station. He stated that their stormwater system is gravity designed based on topography.

Mr. Cheek asked the criteria for the 100-year storm event? Mr. Weeks said the pond is designed for a 25-year storm event and they flatten the slopes to contain the water in the pond if there is a 100-year storm event to ensure the water does not flap over the top of the pond.

Ms. Marianne Schmitt addressed the Board. Ms. Schmitt said the subject parcels are heavily wooded and no stormwater control is needed at the current time. She stated that the area where the pond is proposed is currently dry. Ms. Schmitt said the surrounding homeowners are situated on ½ acre or more so this development does not fit this neighborhood because the size of the lots are 1/8 of an acre. She asked that the Board take into consideration the Cedar Grove community concerns.

Mr. Jaymus Stanley, Pastor of Cedar Grove Missionary Baptist Church, addressed the Board. Pastor Stanley asked if the developer considered the community or just the property in question. He further stated that there is a handicapped person that lives in this area and that individual travels the road daily. He, too, expressed concern with the additional traffic that will be generated by the proposed development. Pastor Stanley felt that more study needs to be done before approving this development.

Mr. Myrone Hewett addressed the Board. Mr. Hewett said Cedar Grove is a predominantly black community that was established in 1872. He stated that this community consist mainly of retired senior citizens that reside on land that was passed down through generations and they will likely hand down the property to their heirs. He said they are not in the real estate business; rather, they are in the survival business. Mr. Hewett felt that this project was not properly introduced to all of the Cedar Grove community. He reiterated that there is a lot of history in the community and the proposed development will bring in a concentration of strangers to an established community. He reiterated that there is a petition of 96 homeowners opposed to this development that will be in close proximity to the Cedar Grove community.

Mr. Andre Herring addressed the Board. Mr. Herring concurred with all of the previous concerns from the citizens living in the Cedar Grove community. Mr. Herring asked if the lots do not sell as anticipated, what will happen with the property? Mr. Dunham said they can come back with another proposal if the project is disapproved.

Ms. Venee Robinson, President of Cedar Grove Improvement Association, addressed the Board. Ms. Robinson said the proposed development will be detrimental to their community with regards to senior citizens that are living on fixed incomes. Ms. Robinson expressed concern with people being forced to move from their homestead if taxes are increased due to the proposed project. She asked that the Board review the injunction against this development before making a decision on the matter.

Mr. Reaves readdressed the Board. He asked who is the current owner of the property in question?

Ms. Sandra Robinson addressed the Board. Ms. Robinson said she is proud of her community and those who showed their support by attending tonight's meeting. She asked that the Board give the citizens of the Cedar Grove community time to be informed of what is happening. She felt that the Cedar Grove community has not been duly informed and the citizens need to prepare themselves for the potential impact to their livelihood.

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

Mr. Wood stated that the property in question was not inherited; rather, it has been put on the market for sale and is currently under contract. Ms. Easley said the property is currently owned by Rolling Meadows Inc., which is a corporation with an address of 5201 Monroe Road in Charlotte NC. She stated that the President of the corporation is William L. Bryant, the Treasurer is Douglas V. Golightly, the Secretary is Wiley W. Jones and the Assistant Secretary is Deborah Knight.

Ms. Easley said the design of the project exceeds the minimum requirements of the County UDO and Stormwater Ordinance. She further stated that someone in the Cedar Grove community has decided to sell their property and the applicant has a contract to purchase pending the outcome of this meeting. She proceeded to say that this Board cannot stop the sale of property. As a result, Ms. Easley made a motion to approve Cedar Crossing (PD-93) with the noted conditions in the Staff Report and the motion was unanimously carried.

B. Rezoning Z-858 – John Parker (%Karen Hope Ludlum).

Request rezoning of approximately 7.73 acres located at the intersection of Old Georgetown Road SW (SR 1163) and Bricklanding Road SW (NC 179) near Shallotte from R-7500 (Medium Density Residential) to NC (Neighborhood Commercial) for Tax Parcel 21300069.

LAND USE PLAN MAP AMENDMENT LUM-858:

Request to amend Tax Parcel 21300069 located at the intersection of Old Georgetown Road SW (SR 1163) and Bricklanding Road SW (NC 179) near Shallotte from LDR (Low Density Residential) to Commercial.

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

Mr. Meredith said staff recommends approval from R-7500 (Medium Density Residential) to NC (Neighborhood Commercial) for Tax Parcel 21300069 with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial.

Mr. Dunham asked if any of the area is developed? Mr. Meredith said the surrounding area is vacant and the property is south of Shallotte. Mr. Pages added that there is commercial property (Sign Shop on Maple Hill Road SW [SR 1207]) and a few other businesses to the east of the subject property.

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

Ms. Riana Smith, representative for Rhetsen Company, addressed the Board. Ms. Smith said the proposed development is consistent with the proposed Blueprint Brunswick 2040 Land Use Plan because the property is situated between two roads (Bricklanding Road SW [NC 179] and Old Georgetown Road SW ([SR 1163]) at a roundabout, which is not an ideal area for residential use. She said the property is ideal for a NC (Neighborhood Commercial) use.

Mr. Cheek asked why the applicant chose NC zoning rather than C-LD zoning? Ms. Smith said the permitted uses in the NC zoning district are more conducive to their intended use of the property.

Mr. Elmer Tolle addressed the Board. Mr. Tolle said they consulted with staff with regards to requesting NC zoning and it fits with the area.

Mr. Cheek asked if the neighborhood commercial will be eliminated in Blueprint Brunswick 2040 Land Use Plan? Mr. Pages said there will be a community commercial category in the Blueprint Brunswick 2040 Land Use Plan that will accommodate this zoning designation.

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 21300069 from R-7500 (Medium Density Residential) to NC (Neighborhood Commercial) with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial and the motion was unanimously approved.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for REZONING be

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment is NOT consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is not consistent with the CAMA Land Use Plan (Comprehensive Plan). However, an amendment has been requested to Commercial.

- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community:

The property is adjacent to similar zoning.

- The Planning Board further finds that the proposed zoning amendment is reasonable and in the public's interests for the following reasons:

There is similar zoning nearby.

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-859 – Walking Stick Progressive Holdings, LLC (%Kyle Johnson)

Request rezoning of approximately 70.82 acres located at the intersection of Southport-Supply Road SE (NC 211) and Smithtown Road SE (SR 1193) near Supply from SBR-6000 (High Density Site Built Residential), C-LD (Commercial Low Density), and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1860000912.

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

Mr. Meredith said staff recommends approval from SBR-6000 (High Density Site Built Residential), C-LD (Commercial Low Density), and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1860000912 with the noted conditions in the Staff Report.

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

Mr. Kyle Johnson addressed the Board on behalf of the applicant. He stated that they purchased the property in 2016 and didn't realize the property was split-zoned on the corner of Smithtown Road SE (SR 1193). Mr. Johnson said the lot line was abandoned in April 2006 and left residentially zoned (approximately 1.1 acre) unlike the rest of the property that is zoned C-LD.

Mr. Tim Hampton, owner of Tax Parcel 186IA004, addressed the Board. Mr. Hampton was concerned with the entrance and exit for a commercial entity being off Smithtown Road SE (SR 1193), which will be near his property. Mr. Dunham said they will have to receive approval from NCDOT. Mr. Pages interjected that NCDOT will decide where the driveway cut(s) will be for the property. Mr. Hampton was concerned with an increase in traffic on a residential road (Smithtown Road SE [SR 1193]) that could have a negative impact on his property because he was concerned with keeping his neighborhood residential. Mr. Pages added that a required buffer (.60 opacity) will have to be in place to curtail commercial development from building close to a residential use.

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

Mr. Wood made a motion to approve Tax Parcel 1860000912 from SBR-6000 (High Density Site Built Residential), C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) with the noted conditions in the Staff Report and the motion was unanimously approved.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for REZONING be

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is consistent with the CAMA Land Use Plan (Comprehensive Plan).

- The Planning Board further finds that the proposed zoning amendment is reasonable and in the public's interests for the following reasons:

The proposed zoning will correct a split-zoned property and the area is in transition.

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.

IX. OTHER BUSINESS.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-855 and Z-856CZ were approved at the Planning Board's 14-Nov-22 meeting and there were no written appeals within the allotted time (15 days), so the Board's decision stands.

Ms. Dixon stated that the Town of St. James withdrew their ETJ request. RiverSea Expansion was appealed to the Board of Commissioners and they upheld the Planning Board's decision to deny the request. She stated that Carmel Village appeal process must go through the court system because the Planning Board approved the planned development and the Board of Commissioners can only hear planned development cases denied by the Planning Board. Ms. Dixon said staff drafted a letter to the persons wanting to file an appeal to the Planning Board's decision regarding the matter being appealed through the court system rather than the Board of Commissioners.

X. ADJOURNMENT.

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

DRAFT

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-94
Applicant: McKim and Creed
Project Name: Evolve Cottages at Southport Planned Development
Property Location: Southport-Supply Road (NC 211)
Parcel Numbers: 221AE001 – 221AE048, 221AE050 – 221AE063, 2210006301, 2210006303 – 2210006305
Zoning District: CLD (Commercial Low Density)

CLD Density Maximum – 13.6 Dwelling Units per Acre

"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."

Surrounding Zoning **North:** CLD
South: R-6000 (High Density Residential)
East: R-6000
West: CLD

Proposed Use: Evolve Cottages at Southport is a proposed planned development to consist of 161 single family and semi-attached units on 31.97 acres, creating an overall density of 5.03 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial, and vacant land.
- The Future Land Use Map denotes this area as Commercial and is in the process of being updated through the Blueprint Brunswick Project.
- Each residential units shall have a minimum of 2 parking spaces.
- Proposed infrastructure:
 1. **Water** will be provided by Brunswick County. **Sewer** will be provided by the Southeast Brunswick Sanitary District.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 7.99 acres. The developer is proposing 10.23 acres of dedicated open space. The developer is also proposing 2.27 acres of recreation space of which 1.2 acres are required.

- The proposed project will generate approximately 1,540 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 10.23 acres of open space where as 7.99 acres are required.
 2. The developer is proposing 2.27 acres of recreation space where as 1.2 acres are required.
 3. The stormwater ponds will be constructed to treat the 25-year storm event.
 4. Sidewalks shall be installed throughout the project.
 5. Superior distribution of recreation and park space.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- There are no flood zones on the project site.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on December 14, 2022.
- TRC was held on November 29, 2022.

If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

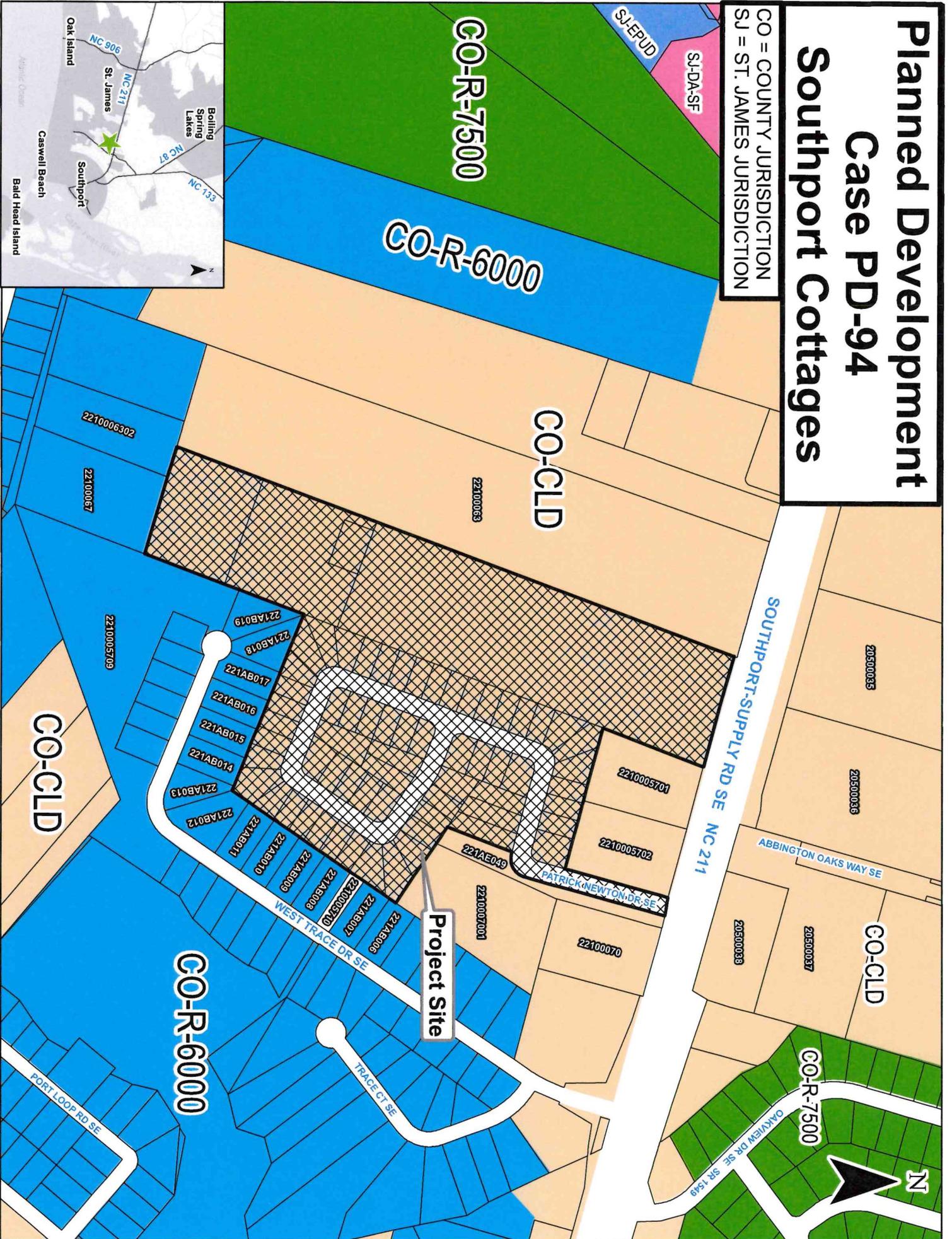
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. 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.
4. Note on the site plan that the stormwater system for the project shall be designed to meet or exceed the 25-year storm event.
5. Remove the walking trail directly adjacent to the West Trace Subdivision.

Planned Development

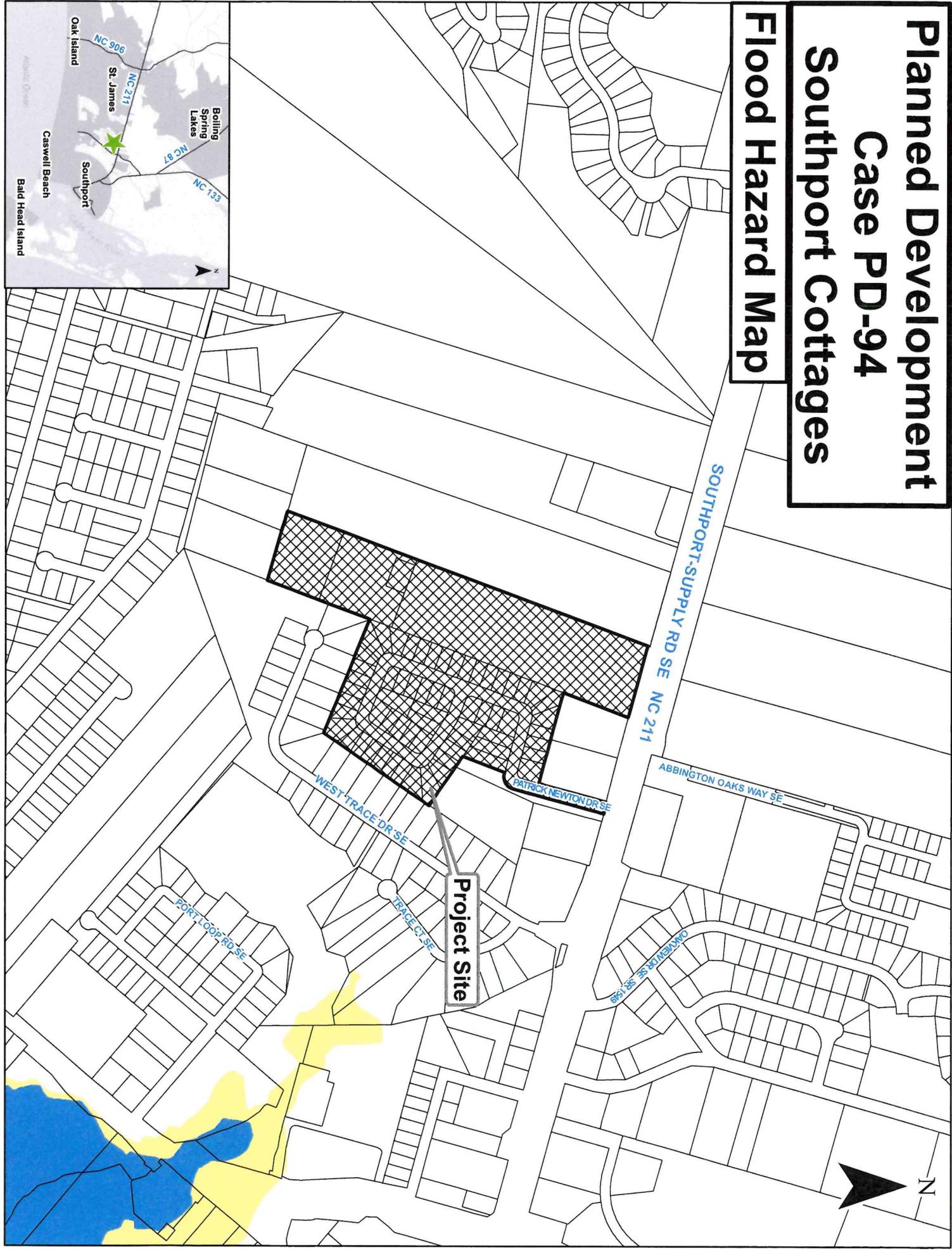
Case PD-94

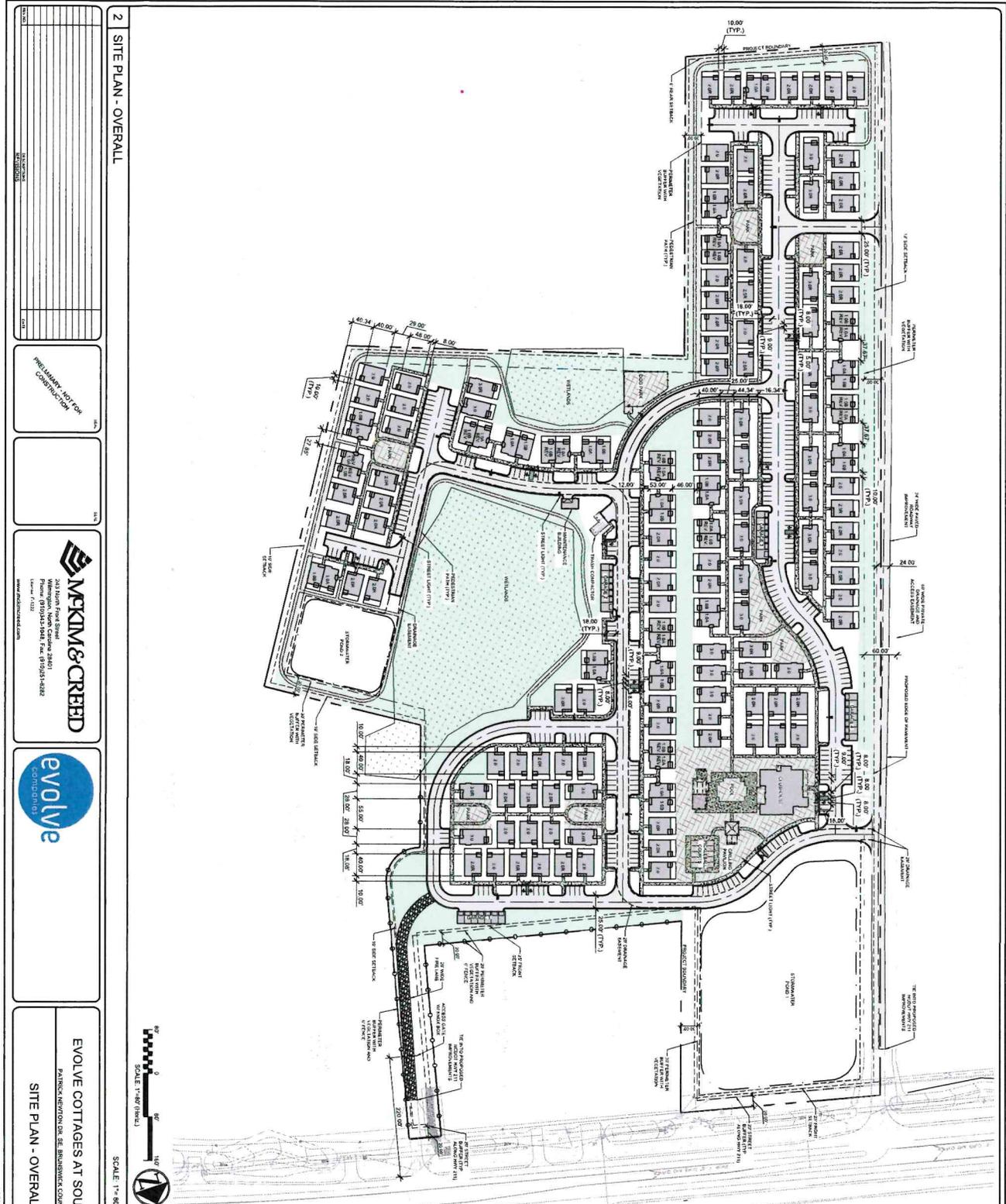
Southport Cottages

CO = COUNTY JURISDICTION
SJ = ST. JAMES JURISDICTION



Planned Development Case PD-94 Southport Cottages Flood Hazard Map





2 SITE PLAN - OVERALL

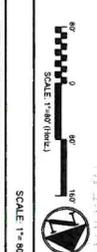
PREPARED FOR
CONSTRUCTION

MKKM & CREED
 444 North Park Street
 Winston-Salem, NC 28601
 Phone: (703) 343-3841 Fax: (703) 343-4832
 www.mkkmandcreed.com

evolve
 CONSULTING GROUP

EVOLVE COTTAGES AT SOUTHPORT
 PATRICK WERTON, DR. SE, BRUNSWICK COUNTY, NC

SITE PLAN - OVERALL



1 LEGEND AND NOTES

LEGEND

	ASPHALT
	SEWER
	OPEN SPACE - RECREATIONAL
	OPEN SPACE

LIGHTING NOTES:

- ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO PREVENT GLEAM FROM OTHERS' RESIDENTIAL UNITS.
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GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1.2 OF THE N.C. CONSTRUCTION CODE.
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GENERAL NOTES:

NO.	DESCRIPTION	STATUS
1	ASPHALT DRIVEWAYS	PROPOSED
2	ASPHALT DRIVEWAYS	PROPOSED
3	ASPHALT DRIVEWAYS	PROPOSED
4	ASPHALT DRIVEWAYS	PROPOSED
5	ASPHALT DRIVEWAYS	PROPOSED
6	ASPHALT DRIVEWAYS	PROPOSED
7	ASPHALT DRIVEWAYS	PROPOSED
8	ASPHALT DRIVEWAYS	PROPOSED
9	ASPHALT DRIVEWAYS	PROPOSED
10	ASPHALT DRIVEWAYS	PROPOSED

GENERAL NOTES:

NO.	DESCRIPTION	STATUS
1	ASPHALT DRIVEWAYS	PROPOSED
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8	ASPHALT DRIVEWAYS	PROPOSED
9	ASPHALT DRIVEWAYS	PROPOSED
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GENERAL NOTES:

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8	ASPHALT DRIVEWAYS	PROPOSED
9	ASPHALT DRIVEWAYS	PROPOSED
10	ASPHALT DRIVEWAYS	PROPOSED

GENERAL NOTES:

NO.	DESCRIPTION	STATUS
1	ASPHALT DRIVEWAYS	PROPOSED
2	ASPHALT DRIVEWAYS	PROPOSED
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6	ASPHALT DRIVEWAYS	PROPOSED
7	ASPHALT DRIVEWAYS	PROPOSED
8	ASPHALT DRIVEWAYS	PROPOSED
9	ASPHALT DRIVEWAYS	PROPOSED
10	ASPHALT DRIVEWAYS	PROPOSED

SITE DATA

NO.	DESCRIPTION	STATUS
1	ASPHALT DRIVEWAYS	PROPOSED
2	ASPHALT DRIVEWAYS	PROPOSED
3	ASPHALT DRIVEWAYS	PROPOSED
4	ASPHALT DRIVEWAYS	PROPOSED
5	ASPHALT DRIVEWAYS	PROPOSED
6	ASPHALT DRIVEWAYS	PROPOSED
7	ASPHALT DRIVEWAYS	PROPOSED
8	ASPHALT DRIVEWAYS	PROPOSED
9	ASPHALT DRIVEWAYS	PROPOSED
10	ASPHALT DRIVEWAYS	PROPOSED

Community Meeting Summary
for Conditional Rezoning Request by Evolve Companies
Meeting Date & Time: Wednesday, December 14, 2022, 5:30 p.m.
Meeting Location: Wingate by Wyndham, 1511 N. Howe Street, Southport

Representatives from Evolve Companies, McKim and Creed, and Lee Kaess, PLLC (collectively, “Development Team”) hosted a meeting to introduce the proposed development around 4731 Patrick Newton Drive SE which includes parcels 2210006301, 2210006303, 2210006304, 2210006305 and 221 AE001. The application requests to rezone the property from C- LD to PD for a development consisting of 161 single family units. All adjoining property owners were notified of the community meeting by mail on December 2, 2022 as required by Brunswick County. Marc Pages with the Brunswick County Planning Department was also in attendance at the meeting.

Richard Collier of McKim and Creed presented an initial overview of the development, including the proposed site plan. The community asked the Development Team questions about the proposed plans. The following is a synopsis of the comments heard at the meeting.

- Attendees were most concerned about the stormwater runoff and potential flooding as there are some neighboring parcels that already see standing water with large rains. *The Development Team explained there would be two (2) stormwater ponds on site to capture the stormwater from the development. The drainage pipes then take the water out to Highway 211. Mr. Collier and Mr. Pages explained the county requirements of building the system to the 25 year storm event.*
- Neighbors asked if the “for rent” project would be long or short term rentals. *The Development Team explained Evolve was not planning to sell the development and most rentals would be long term in nature (as opposed to shorter vacation rentals).*
- Neighbors on West Trace Road asked about the buffer between their properties and the proposed project. *The Development Team discussed the required buffers and landscaping. Currently, the planned buffer is thirty (30) feet of vegetation, but if it is reduced to twenty (20) feet, a fence would be required.*
- A question was asked if the wetlands would remain as they are. *The Development Team indicated the wetlands would not be disturbed.*
- A question was asked regarding the on-site trees. *The Development Team stated any trees would remain as part of the required buffer.*
- Neighbors expressed concerns over the current walking trail path (specifically where it is located in between the project and the adjoining neighbors on West Trace Road). *The Development Team agreed to relocate the walking trail behind the project and have it connect in front of the proposed home sites.*

The attendees of the community meeting were also informed this project would be an agenda item at the January 9, 2023 meeting of the Planning Board. Attached, please find the sign-in sheet.



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422

www.brunswickcountync.gov/planning • (910)253-2025

November 30, 2022

McKim and Creed
243 N. Front St.
Wilmington, NC 28401

**RE: Southport Cottages Planned Development
File # PD-94**

To Whom It May Concern:

The Technical Review Committee (TRC) at their November 29, 2022 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Please reevaluate the parking distribution throughout the site as it appears there are several areas where the required 2 parking spaces per residence would not be satisfied. Areas of concerns include the portion adjacent to West Trace neighborhood, the area near the Dog Park, the cluster of 21 units across from Garage 1.
- Please provide documentation that the proposed development has the authority to use the easement Creek Road for access.
- Please provide better trail/pedestrian connectivity across the narrow green space just south of the pool area.
- Please clarify the proposed setbacks for the project. Please remove the required setbacks as that will only cause confusion.
- Please specify that the peripheral buffer will have a 0.6 opacity.
- Please clarify the meaning of the building numbers.
- Please indicate the average building footprint dimensions or square footage.
- Please add a note that all applicable mechanical equipment shall be screened consistent with Section 6.4. of the UDO.
- Please note that existing vegetation within the buffers will be preserved where possible.
- Please list the Parcel Numbers that are included in the proposed project. Because there are a multitude of parcels, you may list them as a range.
- Please note that a Traffic Impact Analysis (TIA) is required prior to construction.
- Please provide a detail of the proposed sidewalks and note that they will be ADA compliant.
- Please provide phasing lines.
- Please note that a neighborhood meeting is highly recommended per UDO Section 9.2.

Comments from Stormwater

Brigit Flora – 910-253-2405 – brigit.flora@brunswickcountync.gov



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- Please add note to Grading and Drainage Plan that the State Erosion Control Permit must be issued before clearing and/or grading can begin.
- Please add note to the Grading and Drainage Plan that the NCDEQ and County Stormwater Permits must be issued before construction begins.
- The County Stormwater Permit requires that the 1-year, 10-year, and 25-year 24-hour storm events are controlled to predevelopment conditions.
- Please add note to the Grading and Drainage Plan that all impervious surfaces will be directed to the stormwater system. Roof drains will be installed on the buildings and directed to the system with particular attention paid to areas adjacent to the existing neighborhood.

Comments from Engineering

Amy Aycock – 910-253-2047 – amy.aycock@brunswickcountync.gov

- Brunswick County has an existing 24" watermain available for connection.
- This is SEBSD area - they will be providing sewer service (sheet C8.0 revise Note #2, #4, #13 and #15 (listed as number 9), also list '#7' 2 times under 'General Utility Notes').
- Separate water lines for domestic (will be master metered) and fire protection (8-inch public main with fire hydrants) are acceptable.
- Need to add a 2nd master meter and RPZ backflow at the 2nd connection of the proposed 6-inch tap to the county water main on Hwy 211.
- Proposed RPZ backflows and all domestic water lines past the backflow to be privately permitted, owned, and maintained.
- Need a Fire Hydrant on the 8-inch water main at each entrance to the project – where the two proposed 8-inch public mains cross the ROW line on Hwy. 211.
- Sheet C8.0 - Add Note #12 to WATER SYSTEM NOTES as follows: a 20' wide public utility easement shall be dedicated over the 8-inch public water main and all fire hydrants and appurtenances.
- NCDOT Encroachment Permit will be required (will need to be Controlled Access).

Comments from South Brunswick Sanitary District

Bryan McCabe – 910-457-0006 – bmccabe@southeastbrunswick.com

- The previous development proposed access to sewer via 4711 West Trace Drive. See attached letter regarding SBSD Sewer allocation for the proposed development.
- See the attached Will Serve Letter.

Comments from FOCUS Broadband

Ryan Hill – 910-755-1913 – rhill@focusbroadband.com

- FOCUS Broadband will provide high-speed fiber optic communications to the project. Please contact Ryan Hill, Business Development Coordinator.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Fire Hydrants need to be at all entrances into the property and then spaced at minimum of 800 feet. No hydrants are located at the entrances into the property and area exceeds the 800' near Pavilion.



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- Clubhouse Building the exterior portions of the walls are over 150' from a fire apparatus road measured by an approved route around the exterior. (Unsure if building is going to be sprinklered which will increase to 200' and would be in compliance). {F} 503.1.1 of the NC Fire Code
- Pool building the exterior portions of the walls are over 150' from a fire apparatus road measured by an approved route around the exterior of the building. {F} 503.1.1 of the NC Fire Code.
- Top road has a dead end of 150 foot and appears to dead end at top left. Dead end roads over 150' foot require an approved turnaround. Brunswick County Fire Prevention Ordinance D103.4.?
- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.

Questions-

- Are the cottages/residential housing being built to Residential Code or the 2018 NC Building and Fire Code?
- Any sprinkler systems for the buildings? If so, Fire department Connections shall be within 100 foot of an FDC and would need to see PIV and backflow devices on utility plan.
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.
 2. Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
 3. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.
<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>
- Final plat will require fire approval.
- Will need NFPA 291 form (Fire Hydrant Flow Test) for fire hydrant systems at time of field Fire inspection prior to final plat.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on December 9, 2022.

Sincerely,

A handwritten signature in black ink that reads "Marc A. Pages".

Marc A. Pages
Brunswick County Principal Planner



SOUTHEAST BRUNSWICK SANITARY DISTRICT
4240 COMMITTEE DRIVE
SOUTHPORT, NORTH CAROLINA 28461
910-457-0006

July 26, 2022

Mr. Hunter Young
Development Manager
Evolve Companies
2012 Eastwood Road
Wilmington, NC 28403

RE: Sewer Service – Southport Cottages (Patrick Newton Drive/Creek Road)
(formerly Southport Place Apartments)
(formerly Tidemarsh Landing Development)

Dear Mr. Young:

The subject project includes the project area formerly known as the Tidemarsh Landing Development (Patrick Newton Dr SE) as well as several lots just east of Creek Rd, and is located within the Southeast Brunswick Sanitary District service area boundary. Therefore, the Southeast Brunswick Sanitary District will be the sewer service provider.

From review of the preliminary land plan and email correspondence, the project includes: 1 clubhouse/pool, 46 one-bedroom cottages, 85 two-bedroom cottages, and 28 three-bedroom cottages representing approximately 20,000 gpd of permitted flow. The SBSB Sewer System currently has capacity available to service the proposed development, and there are existing gravity sewer mains located along NC 211, and West Trace Drive available for connection.

Based on the current fee schedule, sewer fees for the proposed development are as follows:
\$100 Sewer Compliance Permit and Fee per building
\$100 Application and Fee per meter (SBSB requests individual meter for each unit)

System Development Fees:

1 community building, Commercial Class 2C = \$8,140
46 one-bedroom apartments (46 bedrooms) * \$3,235 per bedroom = \$148,810
85 two-bedroom apartments (170 bedrooms) * \$3,235 per bedroom = \$549,950
28 three-bedroom apartments (84 bedrooms) * \$3,235 per bedroom = \$271,740

Credit of \$50,000 previously paid for impact fees by Barker-Canady Custom Fine Homes
Total System Development = \$8,140 + \$148,810 + \$549,950 + \$271,740 - \$50,000 = \$928,640

The sewer system must be permitted and built by the developer in accordance with the SBSB Standard Specifications and must be reviewed by the District's Engineers. SBSB does not guarantee capacity, or that downstream improvements will not be required, or that NCDWR will permit the facility as proposed at the time application is made. Allocations, if any, are made at the time a Sewer Compliance Application is duly approved, typically at the time of building permit, based up on the then-existing permitted plant capacity.

Thank you,

A handwritten signature in black ink, appearing to read "Bryan McCabe". The signature is written in a cursive style with a large initial "B".

Bryan McCabe
District Manager, Southeast Brunswick Sanitary District

cc: file



Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)
\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>PD-94</u>	Invoice # <u>552354</u>
Date Received: <u>11/18/22</u>	
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

This application is a request to construct a Planned Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot layout, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a development as an alternative to a conventional zoning design standards. Please reference Section 4.3.1. of the Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	EVOLVE COTTAGES AT SOUTHPORT LLC	Phone	(336) 485-4658
	Address	2918 MARTINSVILLE RD STE A	Fax	
	City, St, Zip	Greensboro, NC, 27408	Email	Tammy@evolvecos.com

Applicant or Representative	Name	Hunter Young	Phone	336-580-2332
	Address	2918 MARTINSVILLE RD STE A	Fax	
	City, St, Zip	Greensboro, NC, 27408	Email	Hunter@evolvecos.com

Property Information	Address	PATRICK NEWTON DRIVE AND HWY 211
	Tax Parcel(s)	REFER TO ATTACHED PLAN SET SHEET C2.0
	Acreage	31.97
	Current Zoning	COMMERCIAL - LOW DENSITY
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	EVOLVE COTTAGES AT SOUTHPORT
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	Lots
	Multi-Family Acres	31.97 Units 161
	Commercial Acres	

Authorization	Property Owner Signature	<u>[Signature]</u>	Date	<u>11/16/22</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>2022.11.16</u>

Please submit three folded copies and one electronic copy of the site plan with application.

PD-94

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
221AE049	PAT NEWTON PROPERTIES LLC		POST OFFICE BOX 3292	CARY	NC	27519
2210005710	PAT NEWTON PROPERTIES LLC		POST OFFICE BOX 3292	CARY	NC	27519
221AB014	PAT NEWTON PROPERTIES LLC		POST OFFICE BOX 3292	CARY	NC	27519
22100067	BELLAMY JOHN C		P O BOX 11013	SOUTHPORT	NC	28461
2210007001	ST PETERS LUTHERAN CHURCH		4843 SOUTHPORT-SUPPLY RD	SOUTHPORT	NC	28461
22100070	ST PETERS LUTHERAN CHURCH		4843 SOUTHPORT-SUPPLY RD	SOUTHPORT	NC	28461
221AB012	LEWIS LEONARD JR		4671 WEST TRACE DR SE	SOUTHPORT	NC	28461
221AB009	BARKER CLARENCE H ET	BARKER EVA G	1588 PARK SPRINGS RD	PROVIDENCE	NC	27315-9596
221AB019	LILLEY DAVID EUGENE		506 PEACHWOOD PLACE	RALEIGH	NC	27609
221AB018	LILLEY DAVID EUGENE		506 PEACHWOOD PLACE	RALEIGH	NC	27609
221AB017	LILLEY DAVID EUGENE		506 PEACHWOOD PLACE	RALEIGH	NC	27609
221AB016	LILLEY DAVID EUGENE		506 PEACHWOOD PLACE	RALEIGH	NC	27609
20500038	HAYWOOD EQUITY GROUP LTD PARTNERSHIP		PO BOX 458	GASTONIA	NC	28053-0458
20500037	HAYWOOD EQUITY GROUP LTD PARTNERSHIP		PO BOX 458	GASTONIA	NC	28053-0458
221AB013	HURLOCK RICKEY ETUX	HURLOCK REBECCA	732 BELL RIDGE RD	KINGSPOINT	TN	37660-6845
221AB006	SHAVER JOE LEN		3758 TULIP DR	WINSTON SALEM	NC	27105-9744
2210005709	SUGG LANDHOLDING LLC		213 RUNNING DEER ROAD	HOPKINS	SC	29061
22100063	CMC MARKETING INC		5116 W BEACH DR	OAK ISLAND	NC	28465-7851
20500035	ROBINETTE CLAUDIA S EXEC AND	SMITH LOIS M	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
20500036	ROBINETTE CLAUDIA S EXEC AND	SMITH LOIS M	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
2210006302	LIVE OAK LANDSCAPES INC		4507 E YACHT DR	OAK ISLAND	NC	28465-5326
221AB008	THOMAS CHRISTOPHER EARL ETUX	THOMAS ROBIN A	4707 W TRACE	SOUTHPORT	NC	28461-8702
221AB015	FINLEY WAYNE OWEN		7662 MAPLESHIRE DR	RALEIGH	NC	27616-9077
2210005701	HEWETT BOBBY C ETUX	HEWETT JOHNNIE	PO BOX 10754	SOUTHPORT	NC	28461-0754
221AB007	REGISTER MARTIN ANTHONY ET	REGISTER WANDA G	4717 WEST TRACE DR SE	SOUTHPORT	NC	28461
221AB010	GARNER JAMES L JR AND	GARNER KATELYN	4689 W TRACE	SOUTHPORT	NC	28461-8704
221AB011	HELMS DONALD F JR ET	HELMS MARGIE	4681 WEST TRACE DR	SOUTHPORT	NC	28461
2210005702	NORTH CAROLINA ASSEMBLIES OF GOD INC		2660 YONKERS RD STE 130	RALEIGH	NC	27604-3228

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
221AE001	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE002	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE003	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE004	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
221AE023	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE012	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE013	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE014	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE015	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE016	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE017	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE006	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE007	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE008	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE009	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE010	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
221AE011	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
2210006305	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
2210006304	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
2210006301	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
2210006303	EVOLVE COTTAGES AT SOUTHPORT LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	HUNTER YOUNG		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785