



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
May 8, 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 April 10, 2023 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Planned Development – PD-97

Name: Trest Tract Planned Development  
Applicant: Paramounte Engineering  
Tax Parcel: 2100001804  
Location: Hickman Road NW (SR 1303)  
Description: Trest Tract is a proposed planned development to consist of 205 townhouse units on 34.35 acres, creating an overall density of 5.97 dwelling units per acre.

B. Planned Development – PD-103

Name: Mossy Hill Planned Development  
Applicant: Norris and Tunstall Engineering  
Tax Parcel: 22400007, 22400008, & 2240000801  
Location: Hickman Road NW (SR 1303)  
Description: Mossy Hill is a proposed planned development to consist of 592 townhouse units on 175.04 acres, creating an overall density of 3.38 dwelling units per acre.

C. Major Site Plan – MS-2

Name: Custom Home Distribution Center  
Applicant: JBS Consulting, PA  
Tax Parcel: 0280000825  
Location: 2100 Enterprise Drive NE (SR 1714)  
Description: The Custom Home Distribution Center is a proposed Major Site Plan to consist of a 100,700 square foot warehouse on 7.45 acres.

D. Rezoning Z-866

Proposed rezoning of approximately 2.05 acres located off of Bricklanding Road SW near Shallotte, from NC (Neighborhood Commercial) to CLD (Commercial Low Density) for Tax Parcels 2290004804 and 2290004805.

LAND USE PLAN MAP AMENDMENT LUM-866:

Request to amend the Blueprint Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to MDR-Mixed (Medium Density Residential-Mixed Use) for Tax Parcels 2290004804 and 2290004805 located on Bricklanding Road SW near Shallotte. This Land Use Plan Amendment totals approximately 2.05 acres.

E. Rezoning Z-867

Proposed rezoning of approximately 21.61 acres located off Green Lewis Road SE near Bolivia, from R-7500 (Medium Density Residential) to RR (Rural Residential Residential) for Tax Parcel 1550000803.

9) Other Business.

- Planning Board Case Update.
- Planning Board Work Session – June 12, 2023 at 4pm in the 2<sup>nd</sup> Floor Training Room of the David Sandifer Administration Building.

10) Adjournment.

**MINUTES**

**PLANNING BOARD**

**BRUNSWICK COUNTY, NC**

**4:00 P.M. Monday  
April 10, 2023**

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

MEMBERS PRESENT

Eric Dunham, Chair  
William Bittenbender  
Clifton Cheek  
Christopher Wood  
Richard Leary  
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Joy Easley  
Ron Medlin

STAFF PRESENT

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

OTHERS PRESENT

John Hankins  
Jim Board  
Patrick Newton  
Nathan Howard Cook  
George Melvin Smith  
Phil Norris, Norris & Tunstall Engineering  
Durrall Gilbert

Mayor Jean Toner, Town of St. James  
Tyler Newman, BASE  
Mayor Liz White, Town of Oak Island  
Glen Walker, B.C. Public Utilities  
Helen Wils  
Don Harley, Jr.

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 4:00 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.

Ms. Easley and Mr. Medlin were absent.

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

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

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. NEW BUSINESS.

A. Wellhead Protection Area Overlay

Ms. Dixon addressed the Board. She stated that the County's Planning and Zoning jurisdiction encompasses about 46% of the actual area within the wellhead protection area. She stated that staff had further review since the initial presentation to the Board and the document has been streamlined to focus on uses and performance standards. Ms. Dixon said the depth has been changed from 10' to 23' based upon reports received from the Brunswick County Public Utilities. Ms. Dixon said a community meeting was held on 02-Mar-23 at 6:00 p.m. and there were 32 people in attendance as well as staff members. There were concerns expressed about the North Carolina Department of Transportation's single source borrow mine; weakening and streamlining the performance standard; potential contaminates in the water quality and future water quality for the County; enforcement of the wellhead plan and zoning overlays for the future; and requirement of a special use permit for certain uses. Ms. Dixon provided the Board with copies of emails (attached) from Patrick Newton and Tyler Newman, BASE (Brunswick Alliance for a Sound Economy). As a result of the information gathered from the public, staff recommends moving forward with creating the overlay zoning district that includes the Use Table that allows home occupations, all places of worship and bed and breakfasts with limited standards rather than by special use permit and exclude Section D., Performance Standards. She concluded that it is vital that the Wellhead Protection Area Overlay move forward with limiting uses in this area because the County has received inquiries about putting uses in the area that maybe detrimental to the area without proper protection to the area in place.

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

Mayor Jean Toner, Town of St. James, addressed the Board. She read her comments (attached) to the Board. Mayor Toner felt that the Performance Standards should be included with the Wellhead Protection Area Overlay.

Mr. Jim Board addressed the Board. Mr. Board spoke in favor of the Use Table, but he did not agree with the deletion of Section D., Performance Standards. Mr. Board said he provided comments regarding some of the paragraphs in Section D via an email to Ms. Dixon. He further stated that he supports protection of the Castle Hayne Aquifer as it is a vital source of clean water to several municipalities within the County. He was in hopes that the proposed Wellhead Protection Area Overlay provides adequate protection and enforceable remedies for failure to comply with the restrictions.

Ms. Dixon responded that the depth of excavation is a moving target and the Brunswick County Public Utilities received another report that is in draft form. She said the County is proposing to limit the uses in the wellhead area that may pose a risk, but this matter will be revisited as more reports are made available so the performance standards can be addressed at a later date.

Mr. Tyler Newman, representative for BASE, addressed the Board. He stated that he emailed (attached) the members of the Board of Commissioners regarding BASE's concerns. Mr. Newman felt that groundwater regulations is not the purview of the Planning Board and/or the County. He stated that water quality and quantity are important to the future of this region, but they don't think the County is in the groundwater business. Mr. Newman said this is a policy decision that is enabled by State law and that has to be the focal point.

Mr. Patrick Newton addressed the Board. Mr. Newton thanked Ms. Dixon for meeting with him regarding his concerns of the proposed Wellhead Protection Area Overlay. He was concerned with special use permits being required for several uses (approximately 65 uses) within the overlay district and he felt that 17 of those 65 uses will be problematic if a special use permit is required. He stated that Ms. Dixon said staff found 3 uses that should be allowed as limited uses (places of worship, bed and breakfast and home occupation) rather than requiring a special use permit. He further stated that a special use permit is to determine compatibility with the surrounding development rather than administering an overlay district. Mr. Newton felt that the Board of Adjustment will be overloaded with cases should this matter move forward as presented by staff.

Ms. Liz White, Mayor of Oak Island, addressed the Board. Ms. White said she is a strong advocate of responsible development and she supports the use table, but she was concerned with the deletion of Item D., Performance Standards because this exposes the watershed to unnecessary risk. She asked the Board to enact the most conservative protection in alignment with the moral and social contract the County has with its residents.

Mr. Nathan Howard Cook, Attorney with Block, Crouch, Keeter, Behm & Sayed Law Firm, addressed the Board on behalf of St. James Development Company LLC, Canal Associates LLC, Harbor Development Corporation, Reserve Development Company LLC and C.F. Smith Properties, Inc. Mr. Cook said they are in support of Mr. Tyler Newman's comments and his clients are opposed to the Wellhead Protection Area Overlay due to the restrictions that it will place on development along NC 211 (Southport-Supply Road SE).

Mr. Durrall Gilbert addressed the Board. Mr. Gilbert spoke in favor of the Wellhead Protection Area Overlay and he urged the Board to be more restrictive with performance standards and ease the restrictions at a later date, if need be.

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

Mr. Dunham asked Ms. Dixon if there will be additional reports on wellhead protection? Ms. Dixon said Brunswick County Public Utilities (Public Utilities) is expecting additional reports to help clarify the depth of excavation so it can be revisited in the future. She stated that a representative from Public Utilities is present for any questions.

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

Mr. Glen Walker, representative from Public Utilities, addressed the Board. Mr. Walker said they are waiting on more data from a developer within the wellhead area so they can summarize their report. He stated that, if no data is received from the developer, they will finalize their existing report. Mr. Dunham asked how the County will monitor this matter in the coming months and/or years? Mr. Walker said they currently do regular groundwater monitoring in the well field.

Mr. Leary asked if the County has jurisdiction in this area? Mr. Batton said that has been reviewed and that is why the matter is before the Board.

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

Ms. Dixon reiterated that staff is recommending the creation of the Wellhead Protection Area Overlay excluding Item D., Performance Standards until further reports have been made available regarding excavation depth.

Mr. Wood made a motion to recommend to the Board of Commissioners to approve the Wellhead Protection Area Overlay excluding Section D, Performance Standards that will be revisited at a later date and the motion carried 5 to 1 with Mr. Cheek opposing.

**APPROVAL – The proposed zoning amendment is APPROVED**

- 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 text amendment is consistent with the Blueprint Brunswick CAMA Land Use Plan (Comprehensive Plan) as it will create an overlay for wellhead protection.

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

The proposed amendment will protect the aquifer and groundwater.

B. Brunswick County Unified Development Ordinance (UDO) Refinements.

Ms. Dixon addressed the Board. She stated that the proposed text amendments (attached) are housekeeping items with regards to minimum number of stacking spaces for gasoline and diesel pumps; clarification of large scale commercial structures 75,000 square feet or more of **enclosed heated gross floor area**; clarification of the appeal process of final plats, minor and major site plans including Planned Developments and Major Subdivisions; elimination of bonding language, which is currently not allowed; and adding BEMA Alternate Electrical Service Certification under Summary of Final Plat Certificates and Endorsements.

Ms. Dixon said staff recommends approval of the proposed UDO Refinements as presented.

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

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

Mr. Leary made a motion to recommend to the Board of Commissioners to approve the proposed text amendments to the UDO as presented by staff and the motion was unanimously carried.

**APPROVAL – The proposed zoning amendment is APPROVED**

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

The proposed text amendment is consistent with the Blueprint Brunswick CAMA Land Use Plan (Comprehensive Plan) as it will clarify sections in the Brunswick County Unified Development Ordinance.

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

The proposed amendment will better clarify certain sections in the Brunswick County Unified Development Ordinance.

C. Rezoning Z-863 – Dave Nelson.

Request rezoning of approximately 0.43 acres located off Westbrook Avenue near Sunset Beach from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 2423A042 and 2423A043.

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 said staff recommends approval to C-LD (Commercial Low Density) for Tax Parcels 2423A042 and 2423A043 located off Westbrook Avenue near Sunset Beach.

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

Mr. George Melvin Smith addressed the Board. He stated that he owns the subject property and he made himself available for questions.

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

Mr. Cheek made a motion to approve Tax Parcels 2423A042 and 2423A043 to C-LD (Commercial Low Density) 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 Blueprint Brunswick 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:

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.

D. Rezoning Z-864 – Don Harley, Jr.

Request rezoning of approximately 266.09 acres located off Newman Smith Road NW and Russtown Road NW (SR 1315) near Ash from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcels 16300008, 16300009, and 16300014.

LAND USE PLAN MAP AMENDMENT LUM-864:

Request to amend Tax Parcels 16300008, 16300009, and 16300014 located off Newman Smith Road NW and Russtown Road NW (SR 1315) near Ash from Open Space Conservation 1 and Rural-Agriculture Place Types to MDR-M (Medium Density Residential-Mixed) Place Type.

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 said staff recommends approval to R-7500 (Medium Density Residential) for Tax Parcels 16300008, 16300009, and 16300014 located off Newman Smith Road NW and Russtown Road NW (SR 1315) in conjunction with an amendment to the Blueprint Brunswick CAMA Land Use Plan Map to MDR-M (Medium Density Residential-Mixed) Place Type.

Mr. Dunham asked staff where the access point(s) is for the subject properties? Mr. Meredith said the property owner owns properties that gain access to Russtown Road NW (SR 1315) and

Whiteville Road NW (NC 130), but the subject properties are currently landlocked with other means to gain access.

Mr. Cheek asked staff how school capacity is determined? Mr. Meredith said this information is received from a school representative. Ms. Dixon interjected that the school use growth trends information to determine if a school has adequate capacity.

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

Mr. Don Harley addressed the Board on behalf of the property owner, Ashton Farms LLC. He stated that the applicant wants all their properties under the same zoning designation. Mr. Harley further stated that there are 3 means of ingress (Russtown Road NW [SR1315], Newman Smith Road NW, and Whiteville Road NW [NC 130]) to the property.

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

Mr. Cheek made a motion to approve Tax Parcels 16300008, 16300009, and 16300014 to R-7500 (Medium Density Residential) in conjunction with an amendment to the Blueprint Brunswick CAMA Land Use Plan Map to MDR-M (Medium Density Residential-Mixed) Place Type and the motion was unanimously carried.

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 Blueprint Brunswick CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is not consistent with the Blueprint Brunswick CAMA Land Use Plan. However, a Land Use Plan amendment has been requested to MDR-M (Medium Density Residential-Mixed Use) Place Type.

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

It is consistent with the surrounding area and there was no opposition from the public.

- 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.

E. Rezoning Z-865 – Brian Howard.

Request rezoning of approximately 7.87 acres located off Southport-Supply Road SE (NC 211) near Southport from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1850002203.

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 said staff recommends approval to C-LD (Commercial Low Density) for Tax Parcels 1850002203 located off Southport-Supply Road SE (NC 211) near Southport.

Ms. Helen Wils addressed the Board and made herself available for any questions.

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

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

Mr. Leary made a motion to approve Tax Parcel 1850002203 to C-LD (Commercial Low Density) 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 Blueprint Brunswick CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is consistent with the Blueprint Brunswick 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:

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.

F. Planned Development – PD-99

Name: Long Farm Planned Development  
Applicant: Norris and Tunstall Engineering

Tax Parcel(s): 20900031  
Location: Ash-Little River Road NW (SR 1300)  
Description: Long Farm is a proposed planned development consisting of 49 single family homes on 17 acres creating an overall density of 2.88 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.
- Show pavement to the planned development boundary on the stub out between Lots 11 and 12.

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

Mr. Phil Norris, Norris and Tunstall Engineering, addressed the Board on behalf of the applicant. Mr. Norris said they addressed the Technical Review Committee's (TRC) comments and they will meet the conditions stipulated in the Staff Report.

Mr. Bittenbender asked about the note on the vacant area between Lots 11 and 12. Mr. Norris said that area is a designated access easement that will be shown to the property line.

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

Mr. Leary made a motion to approve Long Farm Planned Development (PD-99) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

G. Planned Development – PD-100

Name: Rye Pint Townhomes Planned Development  
Applicant: Norris and Tunstall Engineering  
Tax Parcel(s): 20800010 and 2240000604  
Location: Hickman Road NW (SR 1303)  
Description: Rye Pint Townhomes is a proposed planned development consisting of 176 townhomes on 65.88 acres creating an overall density of 2.67 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.
- Revise the open space calculations to reflect the split zoning on the properties.

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

Mr. Norris addressed the Board. Mr. Norris said he concurs with the staff report. He reiterated that there will not be any development within the AE Flood Zone. He further stated that there is approximately 45 acres of open space for a nature park. Mr. Dunham asked if there will be a path in the area and Mr. Norris said there will likely be a trail around the proposed retention pond. Mr. Norris concluded that they concur with the Staff Report.

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

Mr. Wood made a motion to approve Rye Pint Townhomes Planned Development (PD-100) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

#### H. Planned Development – PD-101

Name: Hickman Branch Townhomes Planned Development  
Applicant: Norris and Tunstall Engineering  
Tax Parcel(s): 22400009, 2240000901, and 2240000902  
Location: Hickman Road NW (SR 1303)  
Description: Hickman Branch Townhomes is a proposed planned development consisting of 316 townhomes on 70.82 acres creating an overall density of 4.46 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.
- Revise the open space calculations to reflect the split zoning on the properties.

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

Mr. Norris addressed the Board. He stated that they concur with the Staff Report and they have addressed TRC comments. He reiterated that no dwellings will be within the AE Flood Zone and the stormwater system will be designed to meet or exceed the 100-year storm event. He further stated that the areas within the AE Flood Zone will be reserved as open space.

Mr. Cheek asked about the 20' utility easement for future connection to the Forest View Townhome Project. Mr. Norris said they are proposing a street and utility connection to the west for another project that will likely be before the Board for consideration at the Board's May 2023 meeting as well as another project at the June 2023 Board meeting. Mr. Norris said they are trying to provide interconnectivity with future projects for infrastructure purposes.

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

Mr. Cheek made a motion to approve Hickman Branch Townhomes Planned Development (PD-101) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

#### VIII. OTHER BUSINESS.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-861 and Z-862 were approved at the Planning Board's 13-Mar-23 meeting and there were no written appeals within the allotted time (15 days), so the Board's decision stands.

#### IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-97

Applicant: Paramounte Engineering

Project Name: Trest Tract Planned Development

Property Location: Hickman Road (SR 1303)

Parcel Numbers: 2100001804

Zoning District: CLD (Commercial Low Density) and SBR-6000 (Site Built High Density Residential)  
CLD Density Maximum – 13.6 Dwelling Units per Acre  
SBR-6000 Density Maximum – 7.3 Dwelling Units per Acre  
*“The CLD 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.”*  
*“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”*

Surrounding Zoning **North:** SBR-6000  
**South:** CLD  
**East:** CLD and SBR-6000  
**West:** CLD and R-7500 (Medium Density Residential)

Proposed Use: Trest Tract is a proposed planned development to consist of 205 townhouse units on 34.35 acres, creating an overall density of 5.97 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial, and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Open Space Conservation 1 and Medium Density Residential (MDR).
- Each residential units shall have a minimum of 2 parking spaces.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  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 8.6 acres. The developer is proposing 9.8 acres of dedicated open space. The developer is also proposing 1.62 acres of recreation space of which 1.29 acres are required.

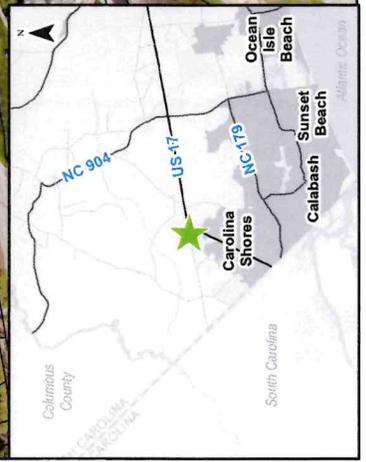
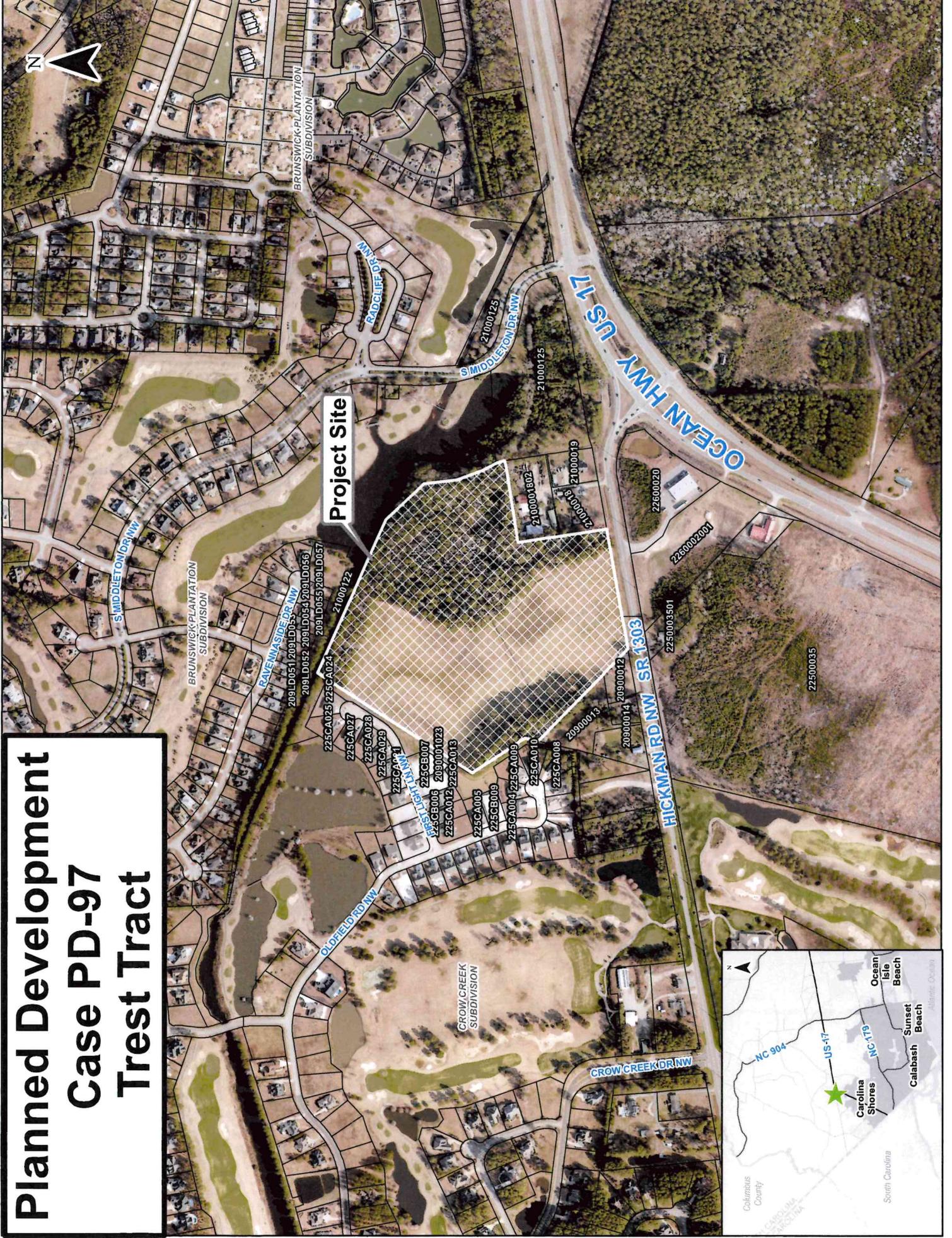
- The proposed project will generate approximately 1,191 vehicle trips per 24-hour weekday volume. A driveway permit or driveway warrant analysis from NCDOT will be required prior to the approval of building permits.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 9.8 acres of open space where as 8.6 acres are required.
  2. The stormwater ponds will be constructed to treat the 100-year storm event.
  3. Sidewalks shall be installed throughout the project on one side of the road.
  4. The developer is proposing to secure a CLOMR (Conditional Letter of Map Revision) to bring the project site out of the floodplain.
  5. Increased 45-foot buffer adjacent to Crow Creek.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in setbacks.
- There are significant Flood Zones on the project site. Approximately 83% (28.5 acres) of the property and 139 of the 205 townhomes are to be located in the AE (100-year) Flood Zone. This property is directly adjacent to the Caw Caw Canal.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on February 23, 2023.
- TRC was held on February 1, 2023.

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.

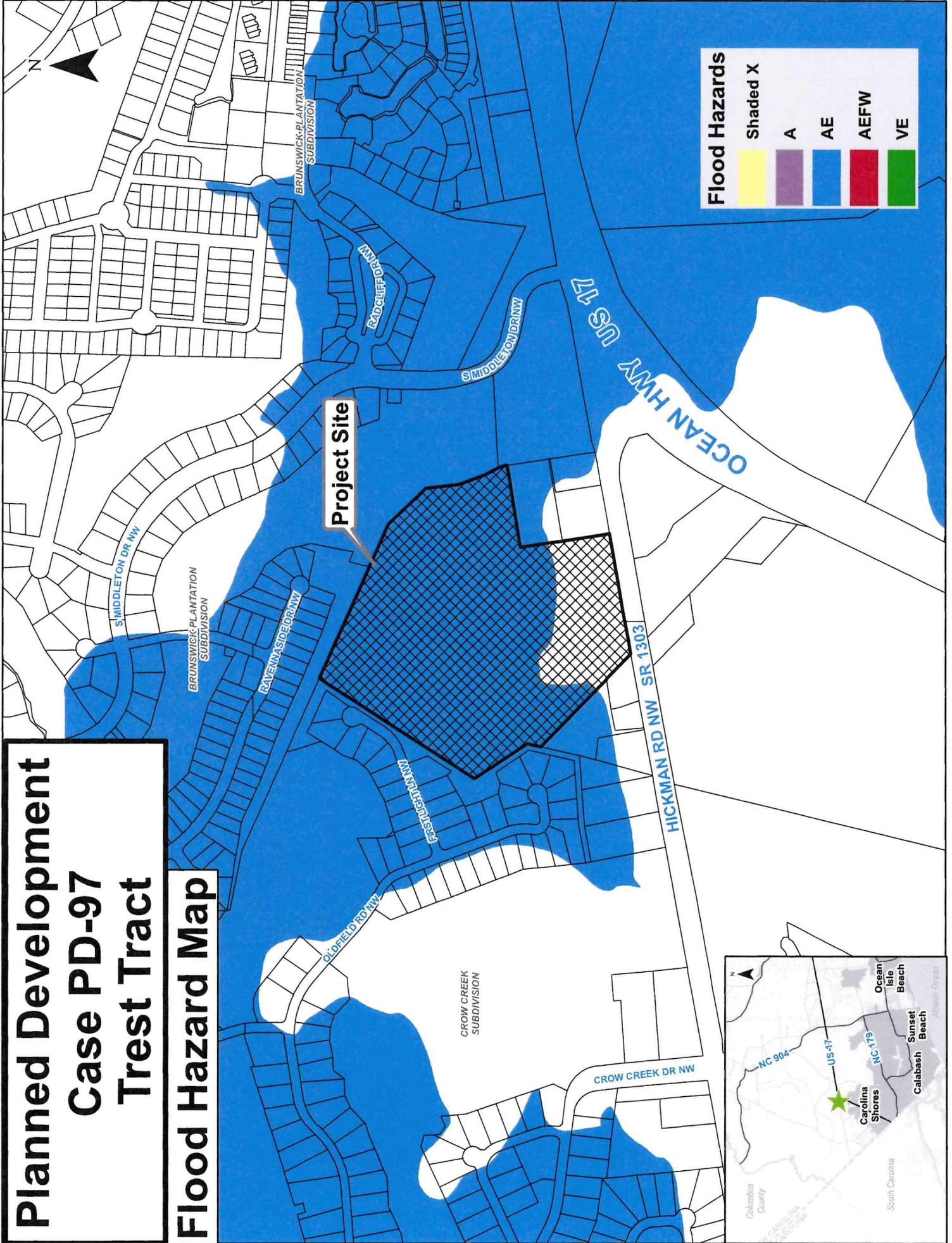
Planning Staff does **not** recommend approval due to the majority of the site and proposed townhomes to be located within the AE Flood Zone.



# Planned Development Case PD-97 Trest Tract



# Planned Development Case PD-97 Trest Tract Flood Hazard Map







# 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 # \_\_\_\_\_ Invoice # \_\_\_\_\_

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

Northwest Jurisdiction  YES  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.

<b>Property Owner</b>	Name	Donna D Trest	Phone	(See Representative)
	Address	9640 Ocean Highway West Calabash, NC 28467	Fax	
	City, St, Zip		Email	(See Representative)

<b>Applicant or Representative</b>	Name	FDCC, LLC (Applicant)	Phone	(910) 791-6707 (Representative)
	Address	182 S. Main St., Suite 2 Summersville, SC 29483	Fax	Paramounte Engineering, Inc. aengebreson@paramounte-eng.com
	City, St, Zip		Email	

<b>Property Information</b>	Address	Hickman Rd.
	Tax Parcel(s)	ID 2100001804
	Acreage	34.35 Ac. (Total Property)
	Current Zoning	SBR-6000 & CLD
	Public Utilities Available?	Water Yes Sewer Yes

<b>Project Information</b>	Project Name	Trest Tract Townhomes	
	Modification or Expansion Of Existing PD?	Yes	<input checked="" type="radio"/> No
	Single Family Acres	N/A	Lots N/A
	Multi-Family Acres	34.35	Units 205
	Commercial Acres	N/A	

<b>Authorization</b>	Property Owner Signature		Date	1-9-2023
	Applicant/Representative Signature	 <small>DocuSigned by: 530034AFBF83410...</small>	Date	1/12/2023

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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February 2, 2023

Paramounte Engineering  
Attn: Allison Engelbretson  
122 Cinema Dr.  
Wilmington, NC 28403

**RE: Trest Tract Planned Development  
File # PD-97**

Dear Ms. Engelbretson,

The Technical Review Committee (TRC) at their February 1, 2023 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](mailto:marc.pages@brunswickcountync.gov)

- County staff has significant concerns about the buildability of this site with the number of proposed lots that will be located in the AE Flood Zone and adjacent to the Cawcaw Canal. Staff strongly recommends removing all residential units from the flood zone.
- Please more clearly indicate the flood zone boundary and non-encroachment areas.
- Please provide notes/details of whether the developer is pursuing a LOMA/CLOMA.
- Please note that a TIA would be required.
- Please note the location of the mail kiosk.
- Please note if the individual units are to be subdivided.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

Comments from Stormwater

Brigit Flora – 910-253-2405 – [brigit.flora@brunswickcountync.gov](mailto:brigit.flora@brunswickcountync.gov)

1. State and County Stormwater Permits will be required.
2. A State Erosion Control Permit is required before any land disturbance including clearing and/or grading occurs.
3. Due to flooding concerns in this area, the stormwater control measures must be designed to control up to the 100-year 24-hour storm to pre-development conditions.
4. The non-encroachment area (NEA) needs to be shown on the north side of the property and stormwater control measures moved outside of the NEA if they encroach.
5. Location and design of the stormwater control measures must consider floodplain requirements during design.



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### Comments from Engineering

Amy Aycock – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- Existing 12" watermain on Hickman Rd available for connection.
- Existing 12" high pressure forcemain on Ocean Hwy available for connection.
- Noted on site plan - master meter for water and sewer cleanout for each building.
- Fire hydrants at entrance and 400' maximum throughout.
- Odor Control probably not required at current pump station location.
- NCDOT Encroachment required – Primary/Secondary (may not need Controlled Access, verify with NCDOT).
- All water and sewer design to meet county Engineering Design Manual, Technical Specifications, and Standard Details for water and sewer systems.

### Comments from Fire Code Official

Joe Oliver – 910-676-4392 – [joseph.oliver@brunswickcountync.gov](mailto:joseph.oliver@brunswickcountync.gov)

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.

#### Questions-

- Are the townhomes 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.



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Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on February 10, 2023.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Marc A. Pages".

Marc A. Pages  
Brunswick County Principal Planner

# PD-97

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
22500035	HOLDEN DELANA W		5365 MAIN ST	SHALLOTTE	NC	28470-4491
20900012	FRINK JAMES A		PO BOX 191	LONGWOOD	NC	28452
21000019	SMITH HAROLD KEITH		50 HICKMAN ROAD NW	SHALLOTTE	NC	28470
225CA010	POLO PETER J JR ETUX	POLO LINDA D	9129 OLDFIELD RD NW	CALABASH	NC	28467-2315
22600020	89 HICKMAN ROAD LLC		1 CRESTWIND DR	RANCHO PALOS VERDES CA	CA	90275-5048
20900013	FRINK JULIA FAE		PO BOX 6114	OCEAN ISLE BEACH	NC	28469-1029
209LD055	KLICK DANIEL J ETUX	KLICK JANE M	642 BEVERLY BLVD	UPPER DARBY	PA	19082-3504
2260002001	PLEASANT GROVE MISSIONARY BAPTIST	CHURCH	PO BOX 4375	CALABASH	NC	28467-0575
2090001023	CROW CREEK PROPERTY OWNERS ASSOCIATION IN C/O CAMS		1612 MILITARY CUTOFF RD #108	WILMINGTON	NC	28403-5737
225CA005	KIRINCICH RICHARD J ETUX	OSEREDZUK LINDA A	9166 OLDFIELD RD NW	CALABASH	NC	28467
225CA008	CYR AARON ETUX	CYR MADISON	9133 OLDFIELD RD NW	CALABASH	NC	28467-2315
21000018	SMITH EARL WAYNE ET	SMITH PAULA M	62 HICKMAN RD NW	CALABASH	NC	28467
2100001802	SMITH EARL WAYNE ET	SMITH PAULA M	62 HICKMAN RD NW	CALABASH	NC	28467
209LD051	LILLEY RALPH E ET	LILLEY NANCY L	149 RAVENNASIDE DR NW	CALABASH	NC	28467
225CA013	SCHENK JOHN EDWARD ETUX	SCHENK BARBARA LYN	173 FIRST LIGHT LN	CALABASH	NC	28467
225CA012	GASKELL JEFFREY ETUX	GASKELL KAREN	865 JEFFERSON HILL RD	NASSAU	NY	12123-9207
225CA027	FRISLID JOHN ETUX	FRISLID LOUISE	148 FIRST LIGHT LN	CALABASH	NC	28467-2437
209LD056	DRAED LLC		77 LINCOLN LAUREL RD	NEWTON	NJ	07860-5501
225CB009	HESS BRIAN ETUX	HESS ROBIN	9162 OLDFIELD RD NW	CALABASH	NC	28467-2315
225CA004	LEWIS CYNTHIA SOFRANKO		9134 OLDFIELD RD NW	CALABASH	NC	28467-2315
225CA025	HAROLD J ANGER JR & CYNTHIA R ANGER REV LIV 1		144 FIRST LIGHT LN NW	CALABASH	NC	28467-2437
209LD057	RILEY DANIEL P ETUX	RILEY KRISTAL L	105 RAVENNASIDE DR NW	CALABASH	NC	28467-2121
225CA028	SMALL GINI WYNNE ETVIR	SMALL ANTHONY DALE	152 FIRST LIGHT LN	CALABASH	NC	28467-2437
225CA021	VASSEUR JAMES K ETUX	VASSEUR MELISSA	160 FIRST LIGHT LN	CALABASH	NC	28467-2437
225CA029	OCONNER DANIEL GERARD ETUX	OCONNER DEBRA GENE	156 FIRST LIGHT LN	CALABASH	NC	28467-2437
225CA024	VANDEMARK JAMES D ETUX	VANDEMARK SANDRA JEAN	140 FIRST LIGHT LN	CALABASH	NC	28467-2437
209LD053	MCGHEE BRIAN ALSTON ETUX	PAVLAK JENETTE	4611 E WALKERTON RD	MYRTLE BEACH	SC	29579-4271
209LD052	DIGIACOMO LEONARD M ETUX	DIGIACOMO SUSAN J	139 RAVENNASIDE DR NW	CALABASH	NC	28467-2121
225CB007	MCLAUGHLIN FRANCIS X ETUX	MCLAUGHLIN JOAN C	163 FIRST LIGHT LN NW	CALABASH	NC	28467-2409
225CA009	TAUGHER MICHAEL WAYNE ETUX	TAUGHER MARY LYNN	9130 OLDFIELD RD NW	CALABASH	NC	28467-2315
225CB006	KENT JEFFREY R		169 FIRST LIGHT LN NW	CALABASH	NC	28467
21000126	HGC BRUNSWICK PLANTATION LLC		13873 PARK CENTER RD STE 203	HERNDON	VA	20171-3287
209LD054	MCDERMOTT WILLIAM ETUX	MCDERMOTT DOROTHY	125 RAVENNASIDE DR NW	CALABASH	NC	28467-2121
21000122	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
21000125	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
20900014	MILLER MARVIN		176 HICKMAN RD NW	CALABASH	NC	28467-2004
2250003501	STANLEY EDWARD		51 REAVES WAY NW	SUNSET BEACH	NC	28468-6156

**OWNER(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2100001804	TREST DONNA D		9640 OCEAN HWY WEST	CALABASH	NC	28467

**APPLICANT(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	FDCC, LLC	ALLISON ENGBRETSON	182 S. MAIN ST., SUITE 2	SUMMERSVILLE	SC	29483

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-103

Applicant: Norris and Tunstall Engineering

Project Name: Mossy Hill Townhomes Planned Development

Property Location: Hickman Road (SR 1303)

Parcel Numbers: 22400007, 22400008, 2240000801

Zoning District: R-7500 (Medium Density Residential) and RR (Rural Residential)  
R-7500 Density Maximum – 5.8 Dwelling Units per Acre  
RR Density Maximum – 2.9 Dwelling Units per Acre  
*“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”*  
*“The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County’s traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed. Zoning History: This property was rezoned in 2007 from Rural (RU) to RR as a result of the mass rezonings with the Unified Development Ordinance adoption.”*

Surrounding Zoning **North:** RR  
**South:** R-7500  
**East:** RR and R-7500  
**West:** RR and R-7500

Proposed Use: Mossy Hill Townhomes is a proposed planned development to consist of 592 townhomes on 175.04 acres, creating an overall density of 3.38 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low Density Residential.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  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 27.73 acres. The developer is proposing 106.03 acres of dedicated open space. The developer is also proposing 20.10 acres of recreation space of which 4.16 acres are required.
- The proposed project will generate approximately 3,439 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 106.03 acres of open space where as 27.73 acres are required.
  2. The developer is proposing 20.10 acres of recreation space where as 4.16 acres are required.
  3. All townhome units shall be located outside of the AE Flood Zone.
  4. The stormwater system will be constructed to the 100-year storm event.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- Portions of the site are in an AE flood zone. All of the property located in the AE Zone will be located in open space.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on April 5, 2023.

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.

# Planned Development Case PD-103 Mossy Hill Townhomes

CO = COUNTY JURISDICTION

20800007 208000704

208000702

20800009

CO-RR

Project Site

20800010

CO-RR

STATE LINE

SOUTH CAROLINA

SOUTH CAROLINA

CO-R-7500

ASH-LITTLE-RIVER-RD-NW SR-1300

CO-RR-CZ

CO-CLD

CALABASH RD NW SR-1300

CO-R-7500

COASTAL CLUB OF THE CAROLINAS  
(FORMERLY FARMSTEAD)

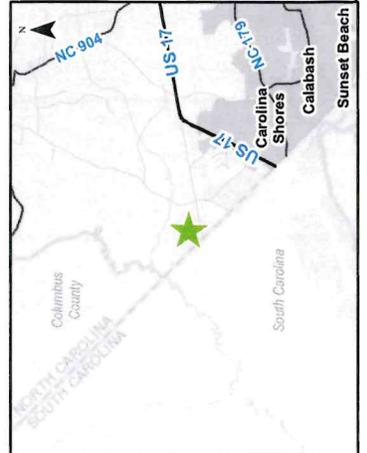
22400009

22400012

224000103

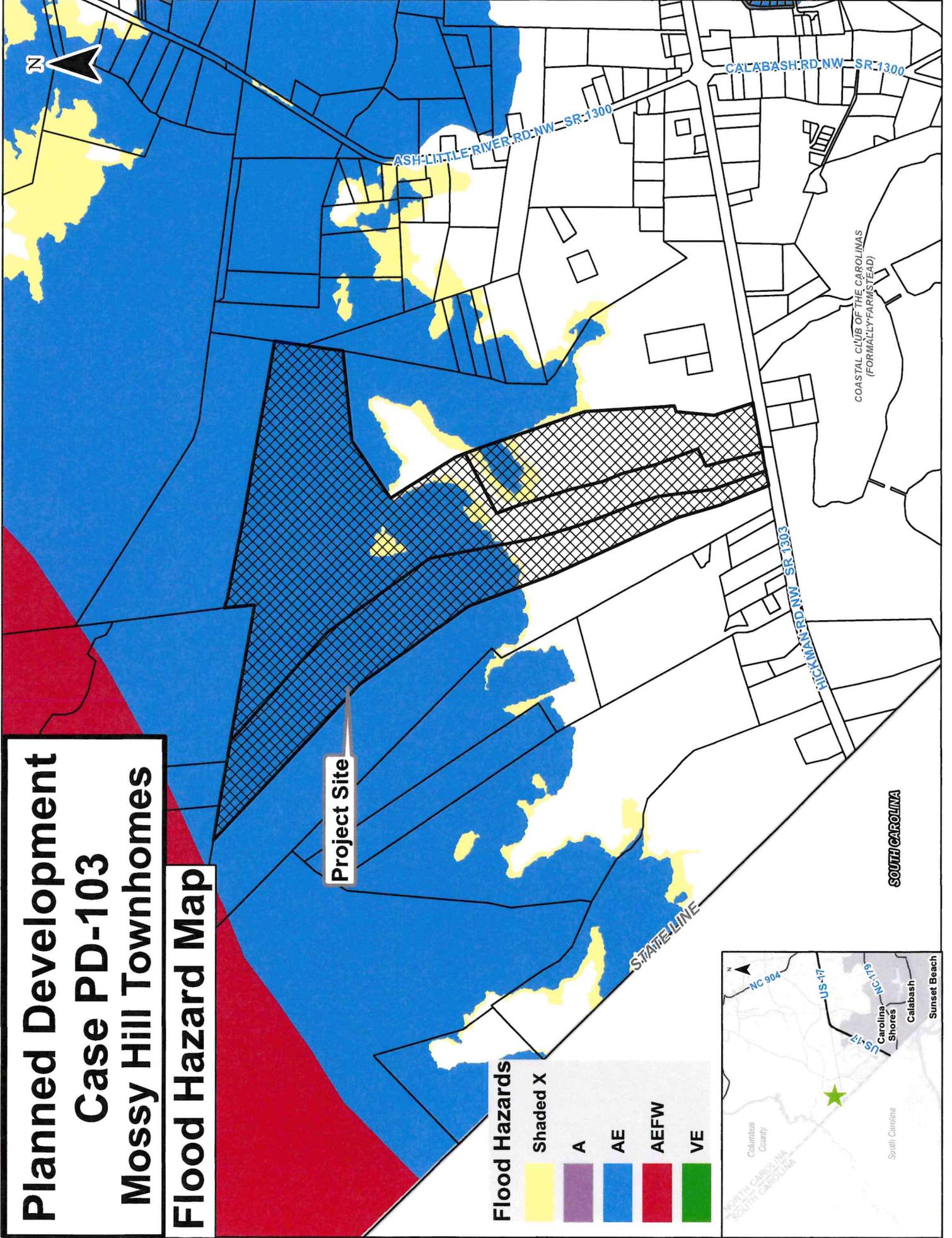
222500129

HIGHWAY RD NW SR-1303



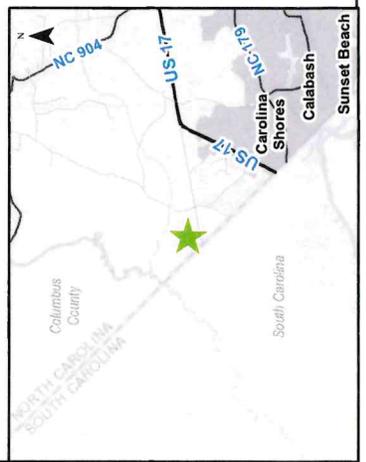


# Planned Development Case PD-103 Mossy Hill Townhomes Flood Hazard Map



## Flood Hazards

-  Shaded X
-  A
-  AE
-  AEFW
-  VE



SOUTH CAROLINA

STATELINE

Project Site

CALABASH RD NW SR-1300

ASH-LITTLE RIVER RD NW SR-1300

HIGHWAY RD NW SR-1303

COASTAL CLUB OF THE CAROLINAS  
(FORMERLY FARMSTEAD)







# 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 # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input 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	Bellamy Land, LLC	Phone	910-443-1856
	Address	1350 Hickman Road NW	Fax	
	City, St, Zip	Calabash, NC 28407	Email	

Applicant or Representative	Name	Norris & Tunstall J. Phillip Norris, PE	Phone	910-287-5900
	Address	1429 Ash-Little River Rd NW	Fax	
	City, St, Zip	Ash, NC 28420	Email	jnorris@ntengineers.com

Property Information	Address	1350 Hickman Road NW	Project Name	Mossy Hill Townhouses			
	Tax Parcel(s)	22400007, 22400009 & 2240000801		Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Acreage	175.04 AC		Single Family Acres	0	Lots	0
	Current Zoning	R-7500 29.7 AC RR 145.3 AC		Multi-Family Acres	175.04	Units	592
Public Utilities Available?	Water YES Sewer YES w/EXTENSION	Commercial Acres	0				

Authorization	Property Owner Signature		Date	3/8/23
	Applicant/Representative Signature		Date	3/8/2023

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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April 6, 2023

Norris and Tunstall Engineering  
1429 Ash-Little River Rd.  
Ash, NC 28420

**RE: Mossy Hill Townhomes Planned Development  
File # PD-103**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their April 5, 2023 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](mailto:marc.pages@brunswickcountync.gov)

- Please indicate the required open space based upon the acreage in the RR and R-7500 Zones. Recalculate recreation space accordingly.
- Please indicate the proposed density.
- Please indicate a mail kiosk location.
- Please label indicate the acreage for the amenity area.
- Please revise the parcel ID's for the project.
- Please note that the walking trail will connect to the walking trail proposed for the adjacent Rye Pint Townhomes project. Indicate the trail surface proposed.
- Please note if the existing access easement on the property is to be abandoned.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

### Comments from Stormwater

Brigit Flora – 910-253-2405 – [brigit.flora@brunswickcountync.gov](mailto:brigit.flora@brunswickcountync.gov)

- State and County Stormwater Permits will be required.
- A State Erosion Control Permit is required before any land disturbance, including clearing and/or grading occurs.
- Due to flooding concerns in this area, stormwater control measures must be designed to control up to the 100-year 24-hour storm to pre-development conditions. This requirement is already included in the Notes.

### Comments from Engineering

Amy Aycok – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- Existing 12" watermain on Hickman Road for connection.
- Closest sewer forcemain is an 8" on Ash-Little River Road that is available for connection (see pump station site on plan); can have on-site septic system.
- For townhomes sold Fee Simple each townhome must have its own water meter.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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- For townhomes sold Fee Simple each townhome must have its own gravity sewer lateral.
- Possible interconnection with proposed Hickman Branch development?
- NCDOT Encroachment will be required (Primary/Secondary) for connection on Hickman Road/possibly Ash-Little River Road.

### Comments from Floodplain Administrator

Jim Paggioli – 910-676-4392 – [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

- No Buildings are depicted within Special Flood Hazard Area.
- Potential Road connection to Hickman Branch Town Homes is proposed through wide portion of floodplain, recommend providing a plan of all recently submitted for area to determine proposed interior and exterior site traffic connectivity. Recommend relocation for less impact to Floodplain for interconnections.
- Layout appears to be typical 1950's military base housing, no details for amenities, no details for open space use, no landscaped areas in front of homes.
- Floodplain Development Permit will be required for site development (roads, fill and drainage improvements).
- Based on the "typical Townhome layout", there are no areas that are not paved between front of Townhomes and the roads, no separation of driveways, etc....

### Comments from Fire Code Official

Joe Oliver – 910-676-4392 – [joseph.oliver@brunswickcountync.gov](mailto:joseph.oliver@brunswickcountync.gov)

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- 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.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on April 14, 2023.

If you have any questions, please feel free to contact me.

Sincerely,

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

Marc A. Pages  
Brunswick County Principal Planner

# CASE PD-103

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
22400012	GORE PHILLIP S		1349 HICKMAN RD NW	CALABASH	NC	28467
22400009	BELLAMY FAMILY FARM LLC		950 PEA LANDING ROAD NW	ASH	NC	28420
20800011	HEWETT JANET TODD		5713 LANCASHIRE CT	RALEIGH	NC	27606
20900046	WILLETTE LETHA B ET	BLANTON DANNY	1190 ROBERT BLANTON RD NW	ASH	NC	28420-1720
20800010	BELLAMY WILLIAM E JR ETUX	BELLAMY CHERYL K	P O BOX 2169	SHALLOTTE	NC	28459
224000103	DAWKINS TODD ET	DAWKINS ALICIA	1339 HICKMAN RD NW	CALABASH	NC	28467
208000704	NORRIS JOHN PHILLIP ET	NORRIS SANDRA	1424 ASH-L.RIVER RD NW	ASH	NC	28420
208000702	NORRIS JOHN PHILLIP ET	NORRIS SANDRA	1424 ASH-L.RIVER RD NW	ASH	NC	28420
22500129	CROSSROADS LAKE FRONT DEV INC	ATTN BENJY HARDEE	55 PARK STREET EXT	LITTLE RIVER	SC	29566-7818
20800009	LONG WILDA H (LT)	C/O KIMRY V LONG	1516 ASH LITTLE RIVER RD NW	ASH	NC	28420-1702
20800007	NORRIS JOHN PHILLIP		1424 ASH LITTLE RIVER RD NW	ASH	NC	28420-1714

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
224000801	BELLAMY LAND LLC		1350 HICKMAN RD NW	CALABASH	NC	28467-1703
22400007	BELLAMY LAND LLC		1350 HICKMAN RD NW	CALABASH	NC	28467-1703
22400008	GORE GREGORY S TRUSTEE		1350 HICKMAN RD NW	CALABASH	NC	28467-1703

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	J. PHILLIP NORRIS, P.E.	NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.	1429 ASH-LITTLE RIVER RD NW	ASH	NC	28420

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. MS-2

Applicant: JBS Consulting, PA

Project Name: Custom Home Distribution Center

Property Location: 2100 Enterprise Dr. NE (SR 1714), Leland, NC 28461  
Leland Industrial Park

Parcel Numbers: 0280000825

Zoning District: I-G (Industrial General)

Surrounding Zoning **North:** LE-ID (Leland Jurisdiction)  
**South:** I-G  
**East:** I-G & LE-ID (Leland Jurisdiction)  
**West:** I-G

Proposed Use: Warehouse/Distribution

Description: The Custom Home Distribution Center is a proposed Major Site Plan to consist of a 100,700 square foot warehouse on 7.45 acres.

*In accordance with UDO Section 3.1.6, proposed projects with greater than 75,000 square feet of total building floor area are classified as a major site plan. Planning Board is responsible for final action on all major site plans.*

**Approval Criteria**

- A completed Commercial Development Application and Checklist was received in the Planning Department on March 23, 2023. As required, the following plans/documents accompanied the application:
  1. Existing Site/Tree Survey
  2. Site Plan
  3. Grading, Drainage, and Erosion Control Plan
  4. Detail Sheet
  5. Stormwater Plan
  6. Utility Plan
  7. Landscape Plan
  8. Floor Plans
  9. Elevations
  10. Lighting Plan
  11. NCDOT Driveway Permit Application

- Recessed 20'x70' truck ramps to serve as loading zones. 6" concrete walls contain the inclined loading ramps and will be flush with grade.
- A Landscape Plan was submitted, in accordance with UDO Section 6.1.2, and meets ordinance requirements for street yard buffering and vehicular area landscaping. Since the adjacent properties are zoned industrial, with no residential use, project boundary buffers are not required, in accordance with UDO Section 6.3.9.A. The proposed development will have a 20' street yard buffer consisting of 5 canopy trees, and landscaped islands consisting of 2 understory trees and 4 shrubs per island.
- Building design and landscaping elements are being utilized to enhance the site. This includes windows along the street facing building façade for transparency and 58 holly shrubs along both the west (street facing) and south facing building facades. A total of 11 crepe myrtle trees will be installed between the building and street buffer on the west side (street facing).
- Screening of mechanical equipment and dumpsters meets the requirements of Section 6.4 of the UDO. One shrub per four linear feet of screening will be planted. Plants will be a minimum of 2' tall at the time of planting.
- The parking lot will meet NCDOT standards.
- Dumpsters will be placed to provide for adequate turnaround. Dumpster pads will be 20'x20'.
- The Lighting Plan, completed by Duke Energy Progress, is compliant with the UDO. Minimum and maximum illumination levels at the street, along adjacent properties, and within the nonresidential parking lot meet illumination level requirements.
- Adjacent property owners were notified, and a notice was posted on site.

If approved, the site plan shall remain valid for a period of three years from the date of approval and shall run with the land. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

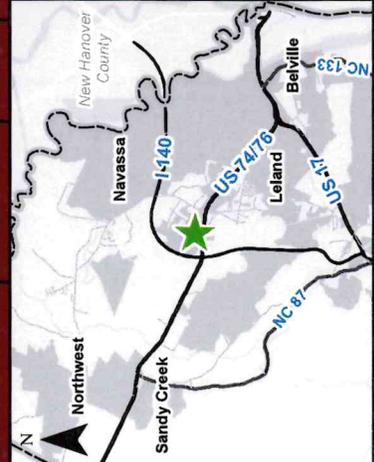
The development complies with the regulations as specified in the Brunswick County Unified Development Ordinance. Staff recommends approval of the major site plan contingent on the following:

1. That the development shall proceed in conformity with the plans and design features submitted and kept on file by the Brunswick County Planning Department.
2. That the development shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. That all applicable Federal, State and County approvals/permits be obtained. This includes Stormwater, Utilities, and Fire Marshal requirements.

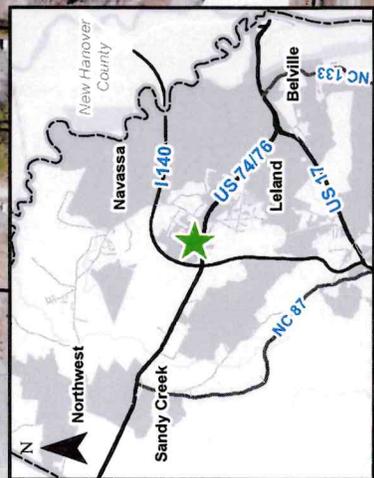
# Brunswick County Planning Board Major Site Plan

## MS-2

CO = COUNTY JURISDICTION  
LE = LELAND JURISDICTION



# Brunswick County Planning Board Major Site Plan MS-2







# Commercial Development Application

<b>APPLICANT</b>	Name: Brad Sedgwick, PE / JBS Consulting, PA	Phone: 910-619-9990
	Email: bradsedgwick@hotmail.com	Alt. Phone:
	Address: 7332 Cotesworth Drive	
	City: Wilmington	State: NC

<b>PROPERTY OWNER</b>	<input checked="" type="checkbox"/> Check box if Property Owner is the Applicant and skip this section	
	Name: 2100 Enterprise Holdings, LLC / John Gray	Phone: 910-620-6316
	Email: johngray@shopcustomhome.com	Alt. Phone:
	Address: 3514 South College Road	
	City: Wilmington	State: NC

<b>PROPERTY INFORMATION</b>	Tax Parcel(s): 0280000825		
	Address: 2100 Enterprise Dr. SE		
	<b>*If new construction, leave address box blank so that Brunswick County GIS can assign an address</b>		
	City: Leland	State: NC	Zip: 28451-8806
	Current Zoning: I-G	Acreeage: 7.31	
	Name of Proposed Establishment (If Applicable): Custom Home Distribution Center		
	<b>See Use Table (5.2.3)</b>	Current Use: Empty Land	
		Proposed Use: Furniture Distribution Center	
		Secondary Use(s): None	
	Are there any existing nonconformities currently on the property? No		
Who is the Water/Sewer Provider? Brunswick County Utilities			
Are there any new modifications to existing outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

With my signature, I certify that I have shown on the submitted plan set by identifying and/or labeling all the information contained in this Commercial Development Site Plan Checklist. I understand that incomplete applications will result in a delayed review of the project and may increase the associated fees.

Brad Sedgwick, PE

1/3/23

(Please Print Name)

Signature

Date



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

[www.brunswickcountync.gov/planning](http://www.brunswickcountync.gov/planning) • (910)253-2025

April 17, 2023

JBS Consulting, Inc.  
7332 Cotesworth Dr.  
Wilmington, NC 28405  
Attn: Brad Sedgwick, PE

**RE: Custom Home Distribution Center  
Major Site Plan – Parcel 0280000825**

Dear Mr. Sedgwick,

The Technical Review Committee (TRC) at their April 13, 2023 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:

Nicole Morgan – 910-253-2039 – [nicole.morgan@brunswickcountync.gov](mailto:nicole.morgan@brunswickcountync.gov)

- Although the street buffer width is correct in the Landscape Data, the plan is labeled with a 25' street buffer width. Please revise.
- Please include a note on the plan that screening shall comply with UDO Section 6.4. HVAC units shall be screened in accordance with UDO Section 6.4 (adjacent parcel 02800008 is currently vacant). Note, one shrub per four linear feet of screen wall or fence for mechanical equipment and dumpsters shall be planted. Plants must be at least 2' tall at the time of planting.
- Although not required, staff strongly encourages the installation of the foundation plantings as proposed (58 dwarf yaupon holly). Thank you. Please revise the Landscape Data to reflect 0 sf foundation plantings required.
- It appears that minimum illumination levels within the nonresidential parking lot are not being met. It also appears illumination levels at the adjacent property lines exceed maximum levels. Please submit a new Lighting Plan compliant with minimum and maximum illumination levels as outlined in UDO Section 6.9.

Comments from Stormwater

Brigit Flora – 910-253-2405 – [brigit.flora@brunswickcountync.gov](mailto:brigit.flora@brunswickcountync.gov)

- All State and County Stormwater and Erosion Control Permits have been issued for this project.



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### Comments from NCDOT

Angela Hammers – 910-398-9100 – [akhammers@ncdot.gov](mailto:akhammers@ncdot.gov)

- A NCDOT Driveway Permit is required.
  - Submit a plan in accordance with pages 14 and 15 of the Policy on Street and Driveway Access to North Carolina Highways. Reference NCDOT Driveway Permit checklist.
- NCDOT Driveway Permits are now submitted through the NCDOT Driveway website at <https://connect.ncdot.gov/municipalities/Utilities/Pages/help.aspx>
  - The internal protected stem length preferred, 100 feet, is from the R/W line and would be shown and labeled on the plan.
  - Temporary construction entrance is to have 8" min depth per NCDOT std 1607.01.
  - Driveway connections to SR will be required to have a min 2% fall from the EOP and shown on driveway profiles.
  - Sight triangles (10'x70') are from the R/W line.
  - \$50.00 inspection fee per access is required.
  - VCER form required.
  - LGA signature required on 2<sup>nd</sup> page of application.
- Bond (or letter holding contractor's bond) for all work within NCDOT R/W will be required prior to approval of a driveway permit from NCDOT.
- A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way and submitted through the electronic portal.

### Specifically:

- Custom Home Distribution Center located at 2100 Enterprise Dr. NE, SR 1714 proposed project:
  - Driveway permit needed. Use the attached checklist when preparing the submittal.
  - Use PPES (Std 310.xx); label and include NCDOT Std Drawing.
  - Include NCDOT Standard Drawing for construction gravel driveway (1607.01).
  - Label stem length on plan for each access, 100 foot; submit narrative for use of two accesses and auto turn for trucks entering/exiting the site.
  - Include driveway width at R/W and profile to show 2% fall from EOP and indicating pipe type, pipe cover (min 12").
  - Utilities to be approved via encroachment agreement via the electronic portal.
    - Note: for any approved pavement repair, utilize the 654.01 std, with a min 50 ft. travel lane width mill and fill.



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### Comments from Fire

Joseph Oliver – 910-253-2043 – [joseph.oliver@brunswickcountync.gov](mailto:joseph.oliver@brunswickcountync.gov)

- Need to show FDC location – so can check distance requirement to be within 100 feet of a fire hydrant measured by an approved route along an apparatus road.
- Need to show all fire hydrants on plans. Brunswick County Fire Prevention Ordinance requires fire hydrants to be spaced at least every 500 feet on site measured by an approved route along the fire apparatus road.

### Comments from Engineering

Amy Aycock – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- Existing 42" water main available for connection.
- Existing 8" gravity sewer available for connection.
- This has already come for Plan Review – Bill reviewed and approved in January 2023 (TRC plans show addition of fire hydrant).
- The proposed sewer connection is acceptable.
- NCDOT Encroachment has been signed. Will need to revise first page to add the fire hydrant(s) and show the correct type and size of taps if changes.
- If 2 or more fire hydrants need to be added around the building, we would need this to be an 8" water main with one connection to the 42" water main or a looped 6" line with 2 connections to the 42" water main and would have to be a state permitted water main extension. Plans and water application must be submitted to Brunswick County Engineering and a 20' Public Utility easement must be recorded before we would allow any construction of the new water main on private property. Water services and fire lines with PIV's would need to come off of this proposed water main. At the completion of construction, it will be required to legally dedicate the new water main extension and fire hydrants to the County via the Deed of Dedication process.

### Comments from Waste Industries

Rebecca Ladson – 910-253-2524 – [rebecca.ladson@brunswickcountync.gov](mailto:rebecca.ladson@brunswickcountync.gov)

- All roads must meet NCDOT paving standards for subdivision roads.
- Garbage trucks must be able to turn around at all cul-de-sacs and dead ends.
- Below are the dumpster pad requirements if needed for any common areas:



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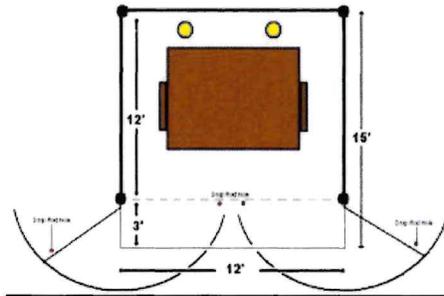
## Waste Industries USA, Inc. Recommendations for Corrals & Gates Front Load Container Service

### Selection of a proper container site :

1. Access by customer, relatively close to where trash is generated
2. Direct and open access by the collection vehicle
  - A. A minimum of 60' straight approach is required
  - B. Evaluate the following:
    - Safety (overhead wires, limbs, drains, eaves, underground tanks, natural gas lines, HVAC equipment, etc.)
    - Traffic into, around & in & out of the lot (various times of the day)
    - Parking areas (limit parking within 6 feet on each side of corral)

### Construction of the Pad & Corral:

1. Concrete Pad
  - A. A minimum of twelve (12) feet wide by fifteen (15) feet deep.
  - B. Six (6) inch reinforced concrete (minimum 4000 PSI.)
  - C. Concrete pad and the approach must be on the same plane.
2. The Corral
  - A. Metal Fencing provides the most desirable service.
  - B. Wooden slats are also utilized.
3. Gates
  - A. Three (3) hinges are recommended at the bottom of the gate.
  - B. Metal gate handles / drop rods are required to hold the gates OPEN & closed.
  - C. A hole is needed in the pavement for the OPEN position.
  - D. Soldier posts are recommended for the back of the corral to prevent the container from being pushed into the rear wall of the corral while accessing the container sleeves.
  - E. Gate opening must have a minimum of 12 feet free clearance inside gate opening. Waste Industries will not be responsible for any damages to enclosure for any gate opening less than 12 feet wide.



Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on April 19, 2021.

If you have any questions, please feel free to contact me at 910-253-2039, or via email at [nicole.morgan@brunswickcountync.gov](mailto:nicole.morgan@brunswickcountync.gov).

Sincerely,

Nicole Morgan, CZO, CFM  
Project Planner

# CASE MS-2

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
0280000828	BIDDISON REAL ESTATE HOLDINGS LLC		PO BOX 688	HAMPSTEAD	NC	28443-0688
0280000817	SEVEN TEN LLC	C/O BRADFORD PRODUCTS	2101 ENTERPRISE DR NE	LELAND	NC	28451-8807
02200018	TEK PROPERTIES INC		2155 ENTERPRISE DR NE	LELAND	NC	28451-2110
0280000833	WCM ENTERPRISES		PO BOX 4700	WILMINGTON	NC	28406-1700
0280000819	ITI TECHNOLOGIES INC		2080 ENTERPRISE DR NE	LELAND	NC	28451-8804
02800008	WCM ENTERPRISES LLC		PO BOX 4700	WILMINGTON	NC	28406-1700

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
280000825	2100 ENTERPRISE HOLDINGS LLC	C/O JEFFREY KEETER	3514 S COLLEGE RD	WILMINGTON	NC	28412-0912

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	JBS CONSULTING, PA	BRAD SEDGWICK	7332 COTESWORTH DR	WILMINGTON	NC	28405

# REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner  
Rezoning Case#: Z-866  
May 8, 2023

## APPLICATION SUMMARY

The applicant, Grayson Henson, requests to rezone Tax Parcels 2290004804 and 2290004805 from NC (Neighborhood Commercial) 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

963 And 967 Bricklanding Road SW (NC 179) Near Shallotte, NC.179)

### Tax Parcel

2290004804 AND 2290004805

### Current Zoning

NC (Neighborhood Commercial)

### Proposed Zoning

C-LD (Commercial-Low Density)

### Surrounding Zoning

NC (Neighborhood Commercial)  
R-7500 (Residential Medium Density)

### Current Use

Vacant Lands

### Surrounding Land Uses

Residential and Vacant Lands

**Size** 2.05 Acres



## SITE CONSIDERATIONS

**Zoning History:** The zoning designation on this property has remained unchanged since zoning was adopted in 1994.

**Buffers:** If rezoned to C-LD (Commercial-Low Density), all uses will require a 0.4 opaque buffer adjacent to N-C (Neighborhood commercial) if vacant and 0.6 opaque 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 on Bricklanding and Maple Hill Road from Brunswick County Utilities. Sewer is currently not available; however, the approved Cresswind Planned Development to the south will bring utilities to the area.

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

**CIP Projects in Area:** New Early College High School (FY 2022).

**Traffic:** There are no capacity deficiencies for this section of Bricklanding Road (NC 179).

**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:**

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to potential wetlands and Relative Conservation Value on the site.
- The requested parcel (2290004804 and 2290004805) is not located within a half mile of a Voluntary Agricultural District property.

## ANALYSIS

### **Proposed Zoning:**

*“C-LD (Commercial-Low Density) this 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 Types:**

*LDR (Low Density Residential) the proposed Zoning is NOT consistent with the Blueprint Brunswick 2040 Plan. If approved a Land Use Amendment (LUM-866) is necessary, from LDR (Low Density Residential) to MDR-M (Mixed Residential Living).*

### **Current Land Use Plan Designation:**

*LDR (Low-Density Residential) Place Type classification is characterized by low-density residential development. Singlefamily detached homes are common. Smaller lots are accomplished by clustering the gross density of the development. Improved open spaces include golf courses, neighborhood parks and recreational amenities, and greenway trails.*

### **Blueprint Brunswick 2040 Plan Policies affecting this rezoning:**

- DQ-2: Maintain the character of the county, particularly the unique features that contribute to the identity of the place.
- LU-2. Support development in areas that are best suited for future development.
  - Direct future growth toward existing communities where existing and planned infrastructure capacity as well as services can support additional growth. As the centers of commerce in the county and the areas of population concentrations, the existing communities are the logical places for the delivery of services and infrastructure, particularly as they expand over time.
  - Direct higher development to unincorporated areas of the county that are designated as commercial and mixed-use activity centers on the Future Land Use and Conservation Map. Encourage growth in areas that are or will be served with infrastructure and services.

- LU-3: Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
  - Discourage “strip” commercial development, particularly that which adds local vehicular trips to major arterials and exacerbates increasing traffic congestion.
- LU-5. Direct growth away from areas not well-suited for development.
- IWS-4: Coordinate water and sewer services with new development.
- HN-2. Minimize impacts to and invest in established residential areas.

## **Staff Recommendation SUMMARY**

**Staff Recommends Denial of The Proposed Rezoning To C-LD (Commercial-Low Density) for Tax Parcels 2290004804 and 2290004805 based upon information provided, surrounding area, current uses, adopted Brunswick County plans and policies.**

**And due to the following:**

- The C-LD (Commercial-Low Density) zoning district is not consistent with the Blueprint Brunswick 2040 Plan and the subject sites' LDR (Low-Density Residential) Place Type.
- Concerns about spot zoning due to the size of the rezoning and is not consistent with the LDR (Low-Density Residential) Place Type.
- Concerns that the C-LD (Commercial-Low Density) zoning district, as it is a more intensive commercial district that will impact the surrounding area by allowing uses that conflict with adjacent existing uses & uses in NC (Neighborhood Commercial) zoning district.
- Concerns about the availability of water and sewer services within the vicinity.

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-866 (NC to C-LD)



***THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of  
be all the foregoing, that the UNIFIED DEVELOPMENT ORDINANCE ZONING AMENDMENT***

**APPROVED – CONSISTENT WITH BLUEPRINT BRUNSWICK 2040 COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment *is consistent with the Blueprint Brunswick 2040 (Comprehensive Plan)* for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
- The Planning Board further finds that the proposed zoning amendment *is reasonable and in the public's interest* for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

**APPROVED – NOT CONSISTENT WITH BLUEPRINT BRUNSWICK 2040 COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment *is NOT consistent* with the Blueprint Brunswick 2040 (Comprehensive Plan) for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
- The Planning Board further finds that the approval of the proposed zoning amendment will amend the Blueprint Brunswick 2040 (Comprehensive Plan) and the following changes have been considered to meet the needs of the community: \_\_\_\_\_  
\_\_\_\_\_
- The Planning Board further finds that the proposed zoning amendment *is reasonable and in the public's interests* for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

**DENIED – INCONSISTENT WITH BLUEPRINT BRUNSWICK 2040 COMPREHENSIVE PLAN**

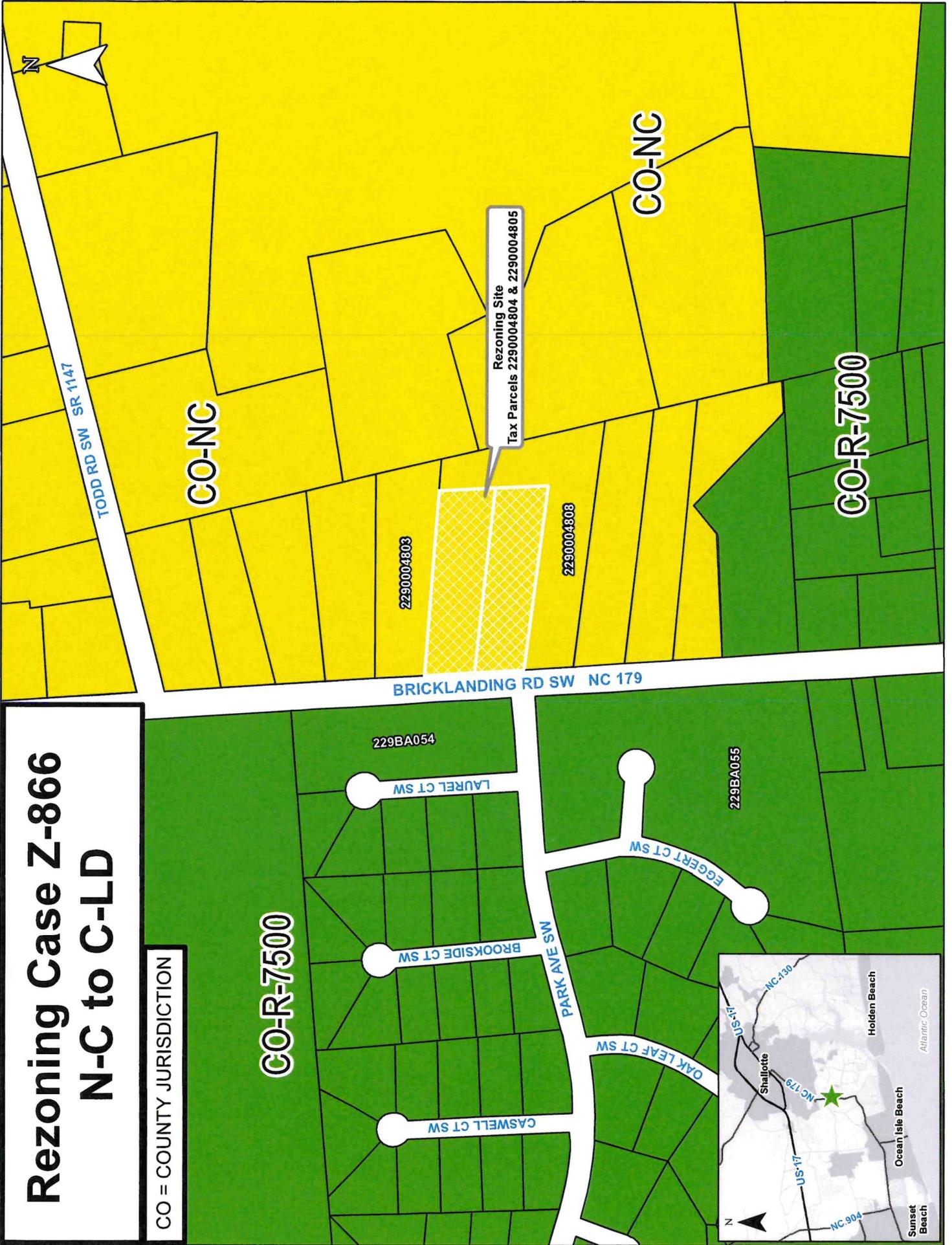
- The Planning Board finds that the proposed zoning amendment  **is**  **is not** consistent with the Blueprint Brunswick 2040 (Comprehensive Plan) and  **is**  **is not** in the public interests for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

**TABLED**

- The Planning Board TABLES the proposed zoning amendment to  **Next Planning Board Meeting**  **A Future Planning Board Meeting** in \_\_\_\_\_ months.

# Rezoning Case Z-866 N-C to C-LD

CO = COUNTY JURISDICTION



CO-NC

CO-NC

CO-R-7500

CO-R-7500

Rezoning Site  
Tax Parcels 2290004804 & 2290004805

2290004803

2290004808

229BA054

229BA055

TODD RD SW SR 1147

BRICKLANDING RD SW NC 179

LAUREL CT SW

BROOKSIDE CT SW

EGGERT CT SW

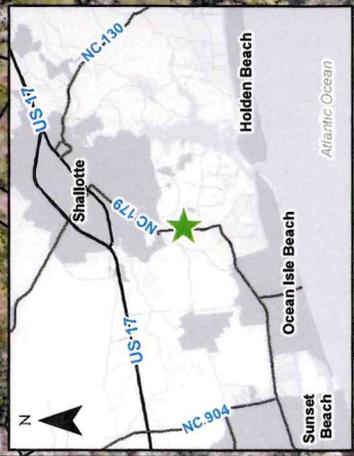
PARK AVE SW

CASWELL CT SW

OAK LEAF CT SW

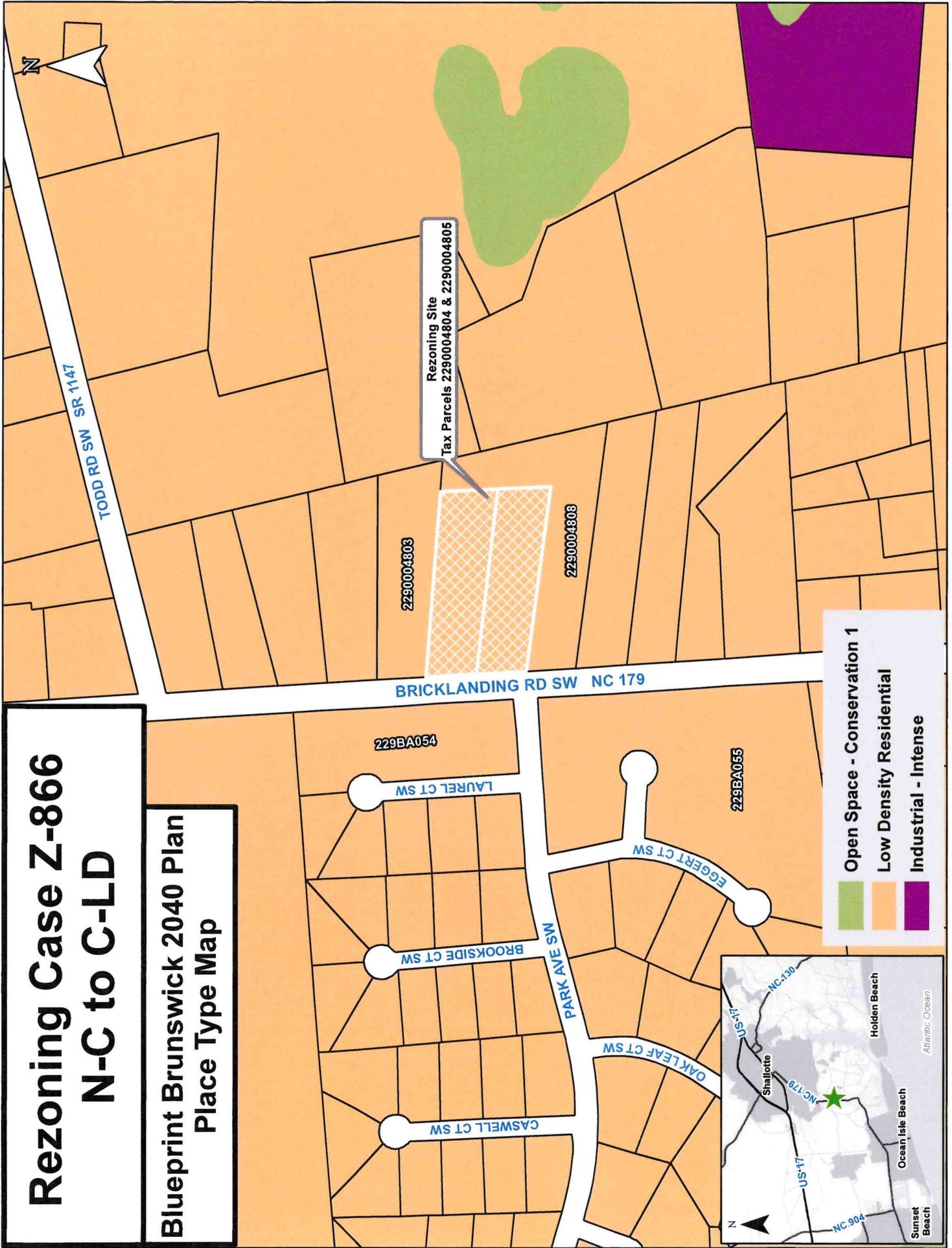


# Rezoning Case Z-866 N-C to C-LD



# Rezoning Case Z-866 N-C to C-LD

## Blueprint Brunswick 2040 Plan Place Type Map





# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>866</u>	Invoice # _____
Date Received <u>3-17-23</u>	
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): <u>Grayson Henson</u>	
Mailing Address: <u>3903 Garnor st sw shalotte</u>	
Phone: <u>910 448 0110</u>	Email: <u>Graysonhenson@gmail.com</u>
<b>PROPERTY OWNER INFORMATION</b> (if different from above)	
Owner Name(s): <u>Grayson Henson</u>	
Mailing Address: <u>3903 Garnor st sw shalotte NC 28410</u>	
Phone: <u>910 448 0110</u>	Email: <u>Graysonhenson@gmail.com</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>963 967 Brocklandine Rd</u>	
Parcel Tax ID #(s): <u>229 000 4805</u> <u>229 000 4804</u>	Total Site Acreage: <u>2.1</u>
Current Zoning District(s): <u>N4</u>	Proposed Zoning District(s): <u>CLD</u>
Conditional Zoning Request <input checked="" 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:

Consistent with surrounding Area on 179

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

LDR

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:

MOR-M

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: 2/21/23

Owner Signature: [Signature]

Date: 2/21/23

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.

# CASE Z-866

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2290004808	GORE LINDSEY WAYNE		971 BRICK LANDING ROAD	SHALLOTTE	NC	28470
229BA054	BLUEBERRY VENTURES LLC		60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA055	BLUEBERRY VENTURES LLC		60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
2290004803	HUSSEY GAIL L		947 BRICK LANDING RD SW	SHALLOTTE	NC	28470-5353

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2290004805	HENSON GRAYSON		3903 GARNER STREET SW	SHALLOTTE	NC	28470
2290004804	HENSON GRAYSON		3903 GARNER STREET SW	SHALLOTTE	NC	28470

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	HENSON GRAYSON		3903 GARNER STREET SW	SHALLOTTE	NC	28470

# REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner  
Rezoning Case#: Z-867  
May 8, 2023

## APPLICATION SUMMARY

The applicant, Jeremy Duane Reynolds, requests to rezone Tax Parcel 1550000803 from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential). 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

West of Green Lewis Road Se (Sr 1512) Near Bolivia, Nc.

### Tax Parcel

1550000803

### Current Zoning

R-7500 (Medium Density Residential)

### Proposed Zoning

RR (Rural Density Residential)

### Surrounding Zoning

R-7500 (Medium Density Residential)  
RR (Rural Density Residential)

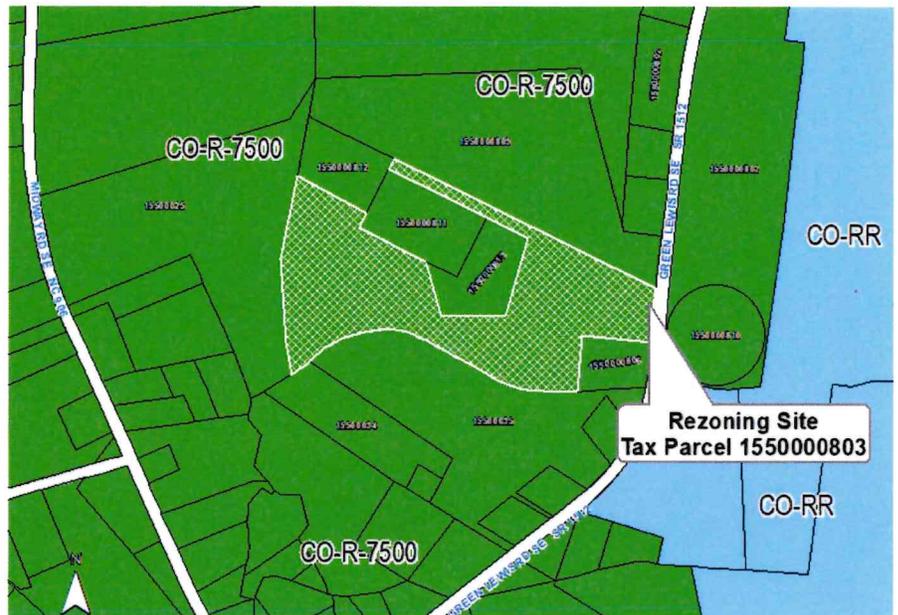
### Current Use

Vacant Lands

### Surrounding Land Uses

Residential and Vacant Lands

**Size** 21.61 Acres



## SITE CONSIDERATIONS

**Zoning History:** The zoning designation on this property has remained unchanged since zoning was adopted in 1994.

**Buffers:** If rezoned to RR (Rural Density Residential) all uses will require a 0.2 opaque buffer adjacent to R-7500 (Medium Density Residential) if vacant and 0.2 opaque 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 not available for the subject property; however, it is available on Midway Rd about a half mile away from Brunswick County Utilities. Sewer is currently not available.

**Schools:** Bolivia Elementary School, South Brunswick Middle School, and South Brunswick High School have adequate capacity.

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

**Traffic:** There are no capacity deficiencies for this section of Green Lewis Road (SR 1512).

**NCDOT Road Improvement Projects in Area:** There are no roadway improvement projects within the vicinity of the subject parcel.

### **Environmental Impacts:**

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to potential wetlands and Relative Conservation Value on the site.
- Portions of the requested parcel (1550000803) are located within a half mile of a Voluntary Agricultural District property.

## ANALYSIS

*"The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County's traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed."*

**Blueprint Brunswick 2040 Plan Place Type:** *LDR (Low Density Residential)* The proposed Zoning is consistent with the Blueprint Brunswick 2040 Plan.

*LDR (Low-Density Residential) Place Type classification is characterized by low-density residential development. Singlefamily 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:**

- HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
- ED-4. Support efforts to increase workforce and affordable housing.

## **Staff Recommendation SUMMARY**

**Staff recommends Approval TO RR (Commercial-Low Density) for Tax Parcels 1550000803 based upon information provided, surrounding area, current uses, the Blueprint Brunswick 2040 Plan, and other adopted Brunswick County plans and policies.**

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-867 (R-7500 to RR)



**THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of  
be all the foregoing, that the UNIFIED DEVELOPMENT ORDINANCE ZONING AMENDMENT**

**APPROVED – CONSISTENT WITH BLUEPRINT BRUNSWICK 2040 COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment *is consistent with the Blueprint Brunswick 2040 (Comprehensive Plan)* for the following reasons: \_\_\_\_\_

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

**APPROVED – NOT CONSISTENT WITH BLUEPRINT BRUNSWICK 2040 COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment *is NOT consistent* with the Blueprint Brunswick 2040 (Comprehensive Plan) for the following reasons: \_\_\_\_\_

- The Planning Board further finds that the approval of the proposed zoning amendment will amend the Blueprint Brunswick 2040 (Comprehensive Plan) and the following changes have been considered to meet the needs of the community: \_\_\_\_\_

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

**DENIED – INCONSISTENT WITH BLUEPRINT BRUNSWICK 2040 COMPREHENSIVE PLAN**

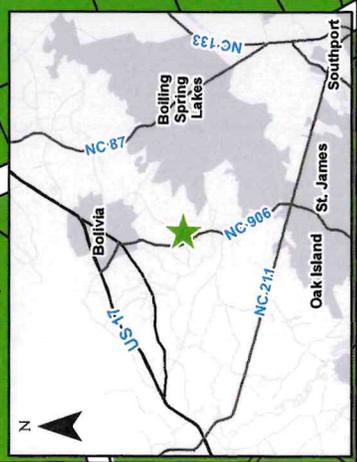
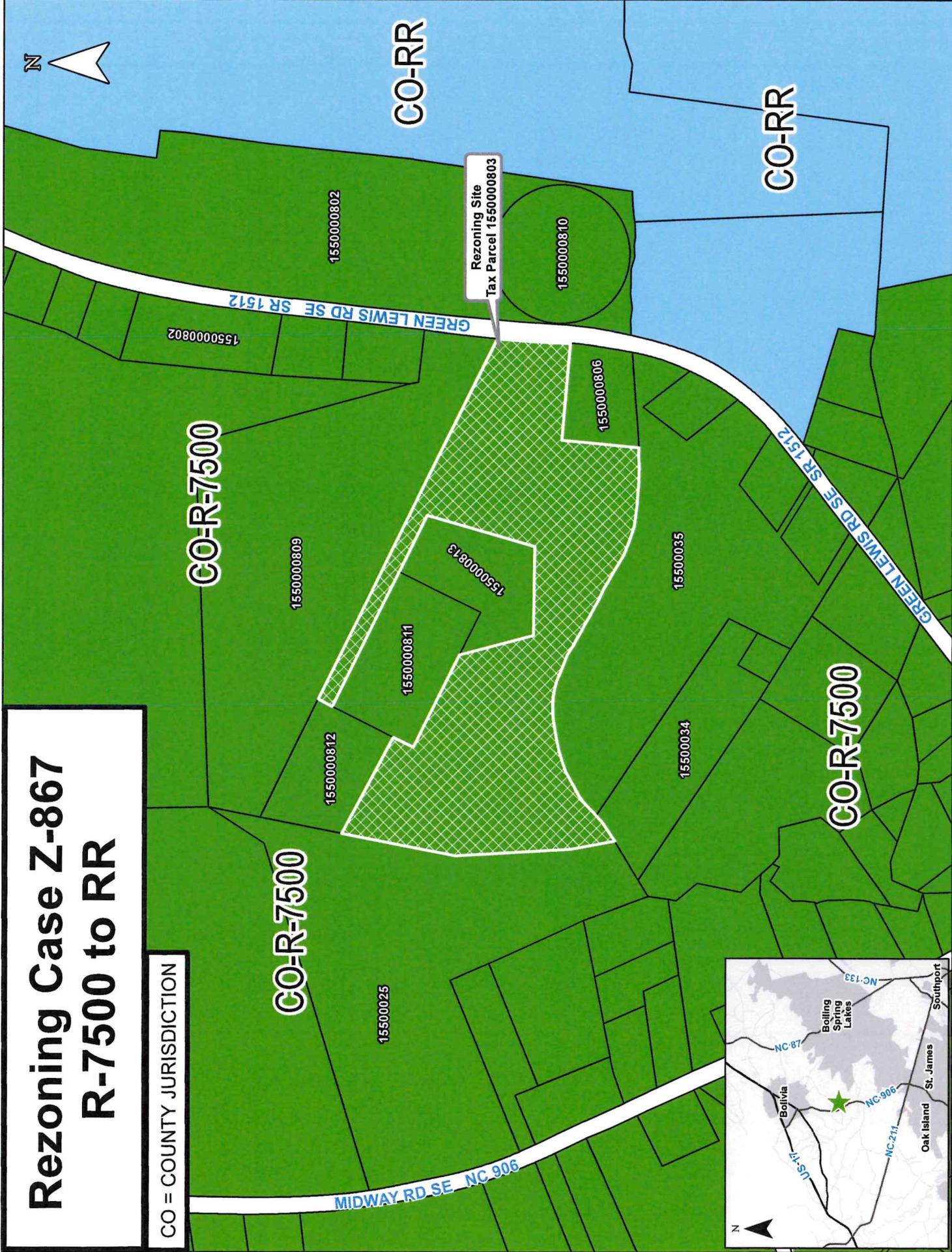
- The Planning Board finds that the proposed zoning amendment  **is**  **is not** consistent with the Blueprint Brunswick 2040 (Comprehensive Plan) and  **is**  **is not** in the public interests for the following reasons: \_\_\_\_\_

**TABLED**

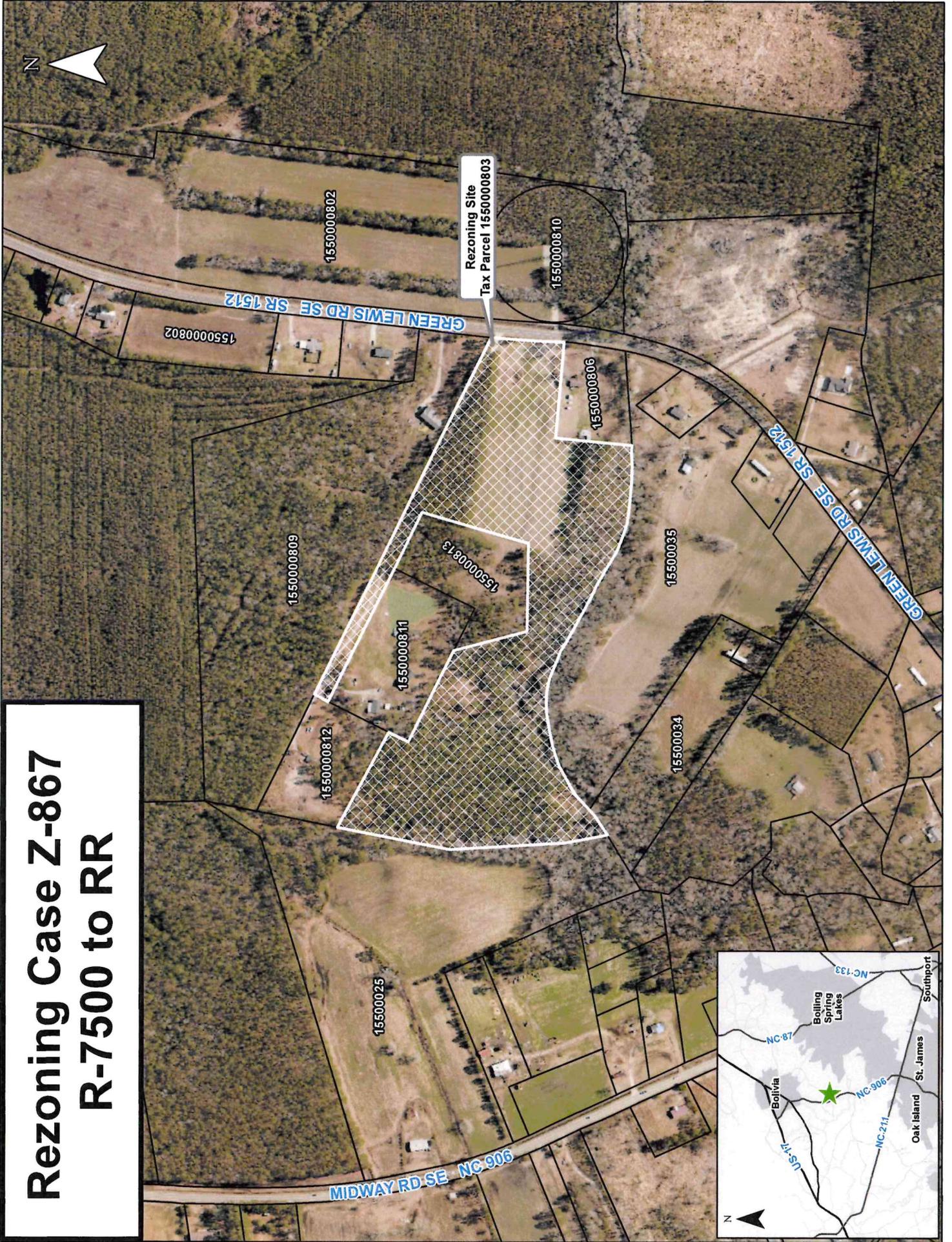
- The Planning Board TABLES the proposed zoning amendment to  **Next Planning Board Meeting**  **A Future Planning Board Meeting** in \_\_\_\_\_ months.

# Rezoning Case Z-867 R-7500 to RR

CO = COUNTY JURISDICTION

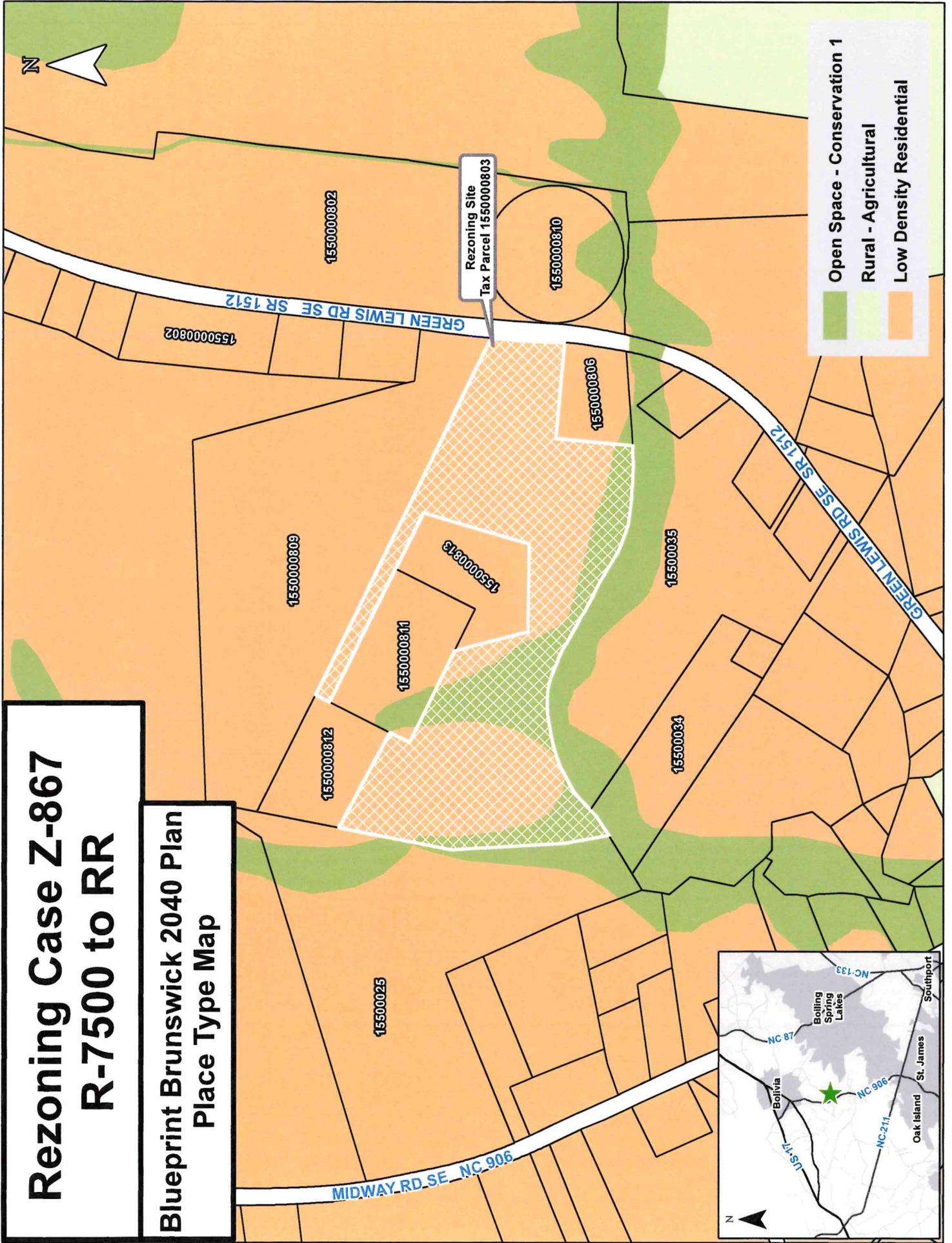


# Rezoning Case Z-867 R-7500 to RR



# Rezoning Case Z-867 R-7500 to RR

## Blueprint Brunswick 2040 Plan Place Type Map





# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>867</u>	Invoice # _____
Date Received <u>3-17-23</u>	
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): <u>JEREMY DUANE REYNOLDS . Lisa Jo REYNOLDS</u>	
Mailing Address: <u>1450 GREEN LEWIS RD SE</u>	
Phone: <u>910-233-5028</u>	Email: <u>lisaduaner1@gmail.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>SAME AS ABOVE</u>	
Mailing Address: <u>SAME AS ABOVE</u>	
Phone: <u>SAME</u>	Email: <u>SAME</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>1450 GREEN LEWIS RD SE BOLIVIA NC 28422</u>	
Parcel Tax ID #(s): <u>1550000803</u>	Total Site Acreage: <u>21.61</u>
Current Zoning District(s): <u>R7500</u>	Proposed Zoning District(s): <u>RR</u>
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:

CONSISTENT WITH THE CHARACTER OF THE AREA TO MATCH THE SURROUNDING ZONING

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: LDR

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:

LDR

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: Duane Reynolds Date: 3/17/2023  
Owner Signature: Duane Reynolds Date: 3/17/2023  
Owner Signature: [Signature] Date: 3/13/2023

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 or City of Northwest Jurisdiction.

# CASE Z-867

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
155000802	LEWIS JAMES LOFTON		3841 PALMETTO LANE SE	BOLIVIA	NC	28422
155000810	LEWIS JAMES LOFTON		3841 PALMETTO LANE SE	BOLIVIA	NC	28422
15500035	BECK ROBERT ALEX JR		1512 GREEN LEWIS RD SE	BOLIVIA	NC	28422
155000809	ADAMS JAMES G ETUX	ADAMS SHANNON A	1428 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8067
155000812	REYNOLDS BRANDON		1450 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8067
15500025	PHILLIPS WILLIAM H ET	PHILLIPS GLENDA J	1329 TOWN CREEK ROAD NE	LELAND	NC	28451
155000806	JONES PERNEY ALEXANDER JR		1480 GREEN LEWIS RD	BOLIVIA	NC	28422
155000813	REYNOLDS BRANTLEY WAYNE		1450 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8067
15500034	BALLARD ELWOOD JR		1539 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8029
155000811	REYNOLDS DUANE ETUX	REYNOLDS LISA	1450 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8067

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
155000803	REYNOLDS DUANE ETUX	REYNOLDS LISA	1450 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8067

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	REYNOLDS DUANE ETUX	REYNOLDS LISA	1450 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8067