



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
July 10, 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 June 12<sup>th</sup> Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Planned Development – PD-106

Name: Galloway Landing Planned Development

Applicant: Malpass Engineering

Tax Parcel: 15300001

Location: Galloway Road (SR 1401)

Description: Galloway Landing is a proposed planned development to consist of 485 single family lots & 260 townhouse lots on 256.53 acres, creating an overall density of 2.90 dwelling units per acre.

B. Rezoning Z-868

Proposed rezoning of approximately 22.6 acres located off of Ash-Little River Road NW (SR 1300) near Ash, from SBR-6000 (Site Built High Density Residential) and RR (Rural Residential) to SBR-6000 for Tax Parcels 2090005402 and 2090005401.

LAND USE PLAN MAP AMENDMENT LUM-868:

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Rural Agricultural and Open Space Conservation 1 Place Types to HDR (High Density Residential) Place Type for Tax Parcel 2090005402 And 2090005401 located off Ash-Little River Road NW (SR 1300) near Ash, NC. This Land Use Plan Amendment totals approximately 22.6 acres.

C. Rezoning Z-869

Proposed rezoning of approximately 964.88 acres located off Gwynn Road NW near Ash, from RR (Rural Residential) to R-7500 (Medium Density Residential) for Tax Parcel 17700015, 17700016, 17800090, 17700016 and 1780000301.

LAND USE PLAN MAP AMENDMENT LUM-869:

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from MDR (Medium Density Residential) and Open Space Conservation 1 Place Types to MDR (Medium Density Residential) Place Type for Tax Parcels 17700015, 17700016, 17800090, 17700016 and 1780000301 located off Gwynn Road NW (SR 1306) near Ash, NC. This Land Use Plan Amendment totals approximately 964.88 acres.

- 9) Other Business.
  - Planning Board Case Update.
- 10) Adjournment.

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

**4:00 P.M. Monday**  
**June 12, 2023**

**2<sup>nd</sup> Floor Training Room**  
**David R. Sandifer Administration Bldg.**  
**County Government Center**  
**Old U.S 17 East**

MEMBERS PRESENT

Eric Dunham, Chair  
Richard Leary  
Ron Medlin  
Clifton Cheek  
Christopher Wood  
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair  
William Bittenbender

STAFF PRESENT

Kirstie Dixon, Director  
Helen Bunch, Long Range Planner  
Garrett Huckins, Planning Tech.  
Ron Meredith, Project Planner  
Bryan Batton, Asst. County Attorney  
Haynes Brigman, Deputy County Manager

OTHERS PRESENT

Ben Hughes, NCDOT  
Krupanidhi (Krupa) Koilada, NCDOT  
Scott A. James, WMPO

Kirsten Spirakis, NCDOT  
Savanna Tenenoff, Brunswick Beacon

I. CALL TO ORDER.

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

II. ROLL CALL.

Ms. Easley and Mr. Bittenbender were absent.

III. PRESENTATION BY NCDOT FOLLOWED BY GROUP DISCUSSION.

Mr. Scott James provided a presentation regarding development project review as it relates to TIAs (Traffic Impact Analysis) and WMPO (Wilmington Metropolitan Planning Organization).

Mr. Ben Hughes provided a presentation regarding NCDOT functions as it relates to development.

There were concerns expressed about phased improvements by Mr. Leary and Mr. Dunham expressed concern with fire access and Michigan U-turns. Mr. Hughes addressed the purpose and functionality of Michigan U-turns and how they increase the flow of traffic.

IV. ADJOURNMENT.

With no further business, Mr. Dunham adjourned the meeting.

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

**6:00 P.M. Monday**  
**June 12, 2023**

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

MEMBERS PRESENT

Eric Dunham, Chair  
Richard Leary  
Ron Medlin  
Clifton Cheek  
Christopher Wood  
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair  
William Bittenbender

STAFF PRESENT

Kirstie Dixon, Director  
Connie Marlowe, Admin. Asst. II  
Garrett Huckins, Planning Tech.  
Ron Meredith, Project Planner  
Bryan Batton, Asst. County Attorney  
Josh Littler, Intern

OTHERS PRESENT

John Hankins  
Whitney Sauls  
Justin Whiteside, Ocean Isle Asst. Town Admin.

Phil Norris, Norris and Tunstall Eng.  
Jonathan Williamson

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Ms. Easley and Mr. Bittenbender were absent.

IV. CONSIDERATION OF MINUTES FROM THE 08-MAY-23 MEETING.

Mr. Leary made a motion to approve the 08-May-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. Planned Development – PD-104

Name: Forest View Townhomes Planned Development  
Applicant: Norris and Tunstall Engineering Consultants  
Tax Parcel(s): 20800011, 2090004201, 2090004202, 22500141, a portion of 2090004204  
Location: Ash-Little River Road NW (SR 1300)  
Description: Forest View is a proposed planned development consisting of 107 townhouse units on 22.99 acres creating an overall density of 4.65 dwelling units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the 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.

Mr. Dunham asked staff the nature of the Place Type Open Space – Conservation 1? Mr. Meredith stated that the Place Type Open Space – Conservation 1 is a land use classification that is based on the land use and existing conditions on the site as well as environmental features; whereas, zoning designations are specific to the parcel. Ms. Dixon added that wetlands and flood zones are elements related to the Place Type Open Space – Conservation 1. Mr. Meredith further stated that the proposed project has the majority of development outside of the AE flood zone.

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

Mr. Phillip Norris, Norris and Tunstall Consulting Engineers, addressed the Board on behalf of the property owner. He stated that they concur with the Staff Report inclusive of the conditions set forth in the Staff Report. Mr. Norris said a neighborhood meeting was held even though it was not required, but no public attended. He further stated that there is a tremendous amount of open space on the property for a potential park and walking trails in the active open space that is outside of wetland areas. He concluded that they are proposing off-street parking throughout the development in addition to the 2 required parking spaces.

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

Mr. Cheek made a motion to approve PD-104 (Forest View Townhomes Planned Development) and the motion was unanimously carried.

#### B. Ocean Isle Beach Extraterritorial Jurisdiction (ETJ) Expansion Request

Proposed ETJ Expansion for the Town of Ocean Isle Beach of approximately 15.83 acres located off Hale Swamp Road SW (SR 1154). The request consists of four parcels – Tax Parcels 22900090, 229000101, 229000109, and 229000104.

Ms. Dixon addressed the Board. She stated that the Town of Ocean Isle Beach (Town) is requesting to add 4 tax parcels (22900090, 229000101, 229000109, and 229000104) to their Extraterritorial Jurisdiction (ETJ) and the parcels will be zoned C-3 (Commercial Highway District). Ms. Dixon said 3 of the parcels (22900090, 229000109 and 229000104) have split jurisdictions. Ms. Dixon defined an ETJ and she briefly discussed the Brunswick County ETJ Expansion Policy. She further explained the 3 Evaluation Criteria (Commitment to General Development Planning, Annexation within 10 years, and Evidence of Feasibility for Urban Density Development) that the ETJ Expansion must adhere to. Ms. Dixon continued to read the Staff Report (attached). She concluded that Senate Bill 675 is a fast-moving bill in the NC Legislature that could impact this request as Senate Bill 675 proposes to nullify all ETJs in North Carolina, effective June 1, 2023.

Ms. Dixon said staff recommends approval of the Town of Ocean Isle Beach ETJ Expansion request.

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

Mr. Justin Whiteside, Ocean Isle Beach Assistant Town Administrator, addressed the Board on behalf of the Town. Mr. Whiteside said Senate Bill 675 is based on the county's population and the ETJ would not be abolished, but the current bill does not allow for the Town to expand their ETJ after June 1, 2023. He stated that the Town is working with house representation to modify the language in the Senate Bill 675 since the Town began the ETJ Expansion process prior to

June 1, 2023. Mr. Whiteside reiterated that there are 4 property owners that approached the Town about being included in the Town's ETJ. He further stated that the Town will modify their land use plan to include the subject properties. Mr. Whiteside said some of the parcels are within the Town's airport layout plan so they will be annexed within the Town if the property owner's choice to do so via voluntary annexation. Mr. Dunham asked Mr. Whiteside the amount of land that will be included in the airport parcel in the future? Mr. Whiteside said he is unsure of the actual amount of land involved, but a lot of the properties are along Beach Drive that are currently in the Town's ETJ.

Ms. Whitney Sauls, owner of Tax Parcel 2290000104, addressed the Board on behalf of herself and other property owners in favor of the ETJ Expansion. Ms. Sauls said they would like to be under one (1) jurisdiction for future development of their property.

Mr. Jonathan Williamson, owner of Tax Parcel 229000090, spoke in favor of the ETJ Expansion so his property can be under one (1) jurisdiction for potential future development. He stated that he has worked with the Town and it has always been a smooth transition.

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

After some discussion regarding whether or not the Town has met the Brunswick County ETJ Expansion Policy criteria, Mr. Wood made a motion to approve the Town of Ocean Isle Beach's ETJ Expansion request and the motion was unanimously carried.

#### VIII. OTHER BUSINESS.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-866 and Z-867 were approved at the Planning Board's 08-May-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-106

Applicant: Malpass Engineering & Surveying, P.C.

Project Name: Galloway Landing Planned Development

Property Location: Galloway Road (SR 1401)

Parcel Numbers: 15300001

Zoning District: RR (Rural Residential)  
RR Density Maximum – 2.9 Dwelling Units per Acre  
*“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:** IG (Industrial General)  
**East:** RR, IG and CLD (Commercial Low Density)  
**West:** RR and IG

Proposed Use: Galloway Landing is a proposed planned development to consist of 485 single family lots & 260 townhouse lots on 256.53 acres, creating an overall density of 2.90 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, industrial and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Rural Agricultural and OSC1 (Open Space Conservation 1).
- 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. An increased buffer depth shall be in place for the property boundary adjacent to the IG Zoning District. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 38.48 acres. The developer is proposing 130.06 acres of dedicated open space. The developer is also proposing 13.65 acres of recreation space of which 5.77 acres are required.

- The proposed project will generate approximately 4,641 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and 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 130.06 acres of open space where as 38.48 acres are required.
  2. The developer is proposing 13.65 acres of recreation space where as 5.77 acres are required.
  3. The stormwater system will be constructed to the 25-year storm event.
  4. All lots are located outside of the AE Flood Zone.
  5. Increased peripheral buffer adjacent to IG-Zoned Tax Parcel 15200044.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- Significant 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 May 31, 2023.
- The applicant opted not to hold a voluntary neighborhood meeting.

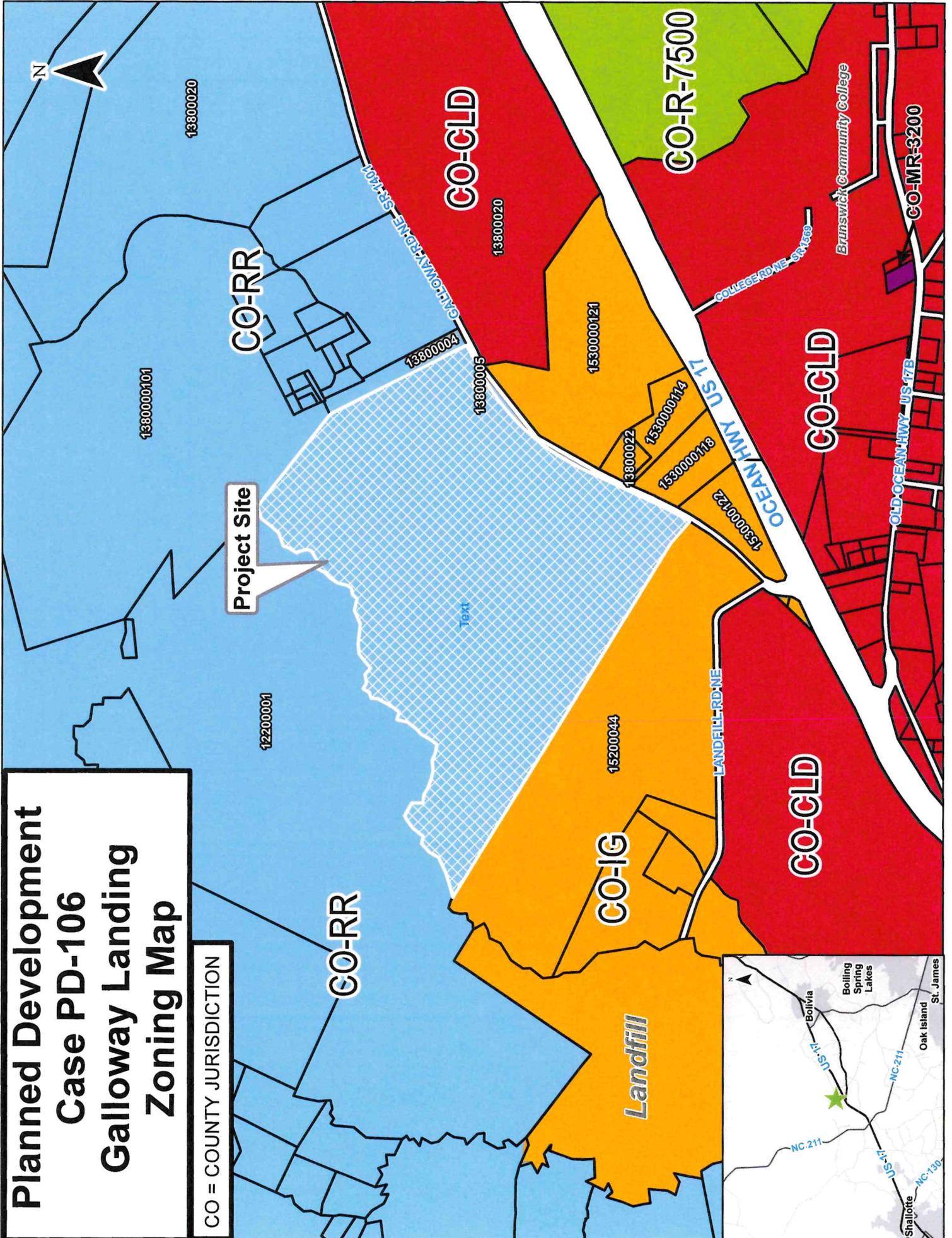
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

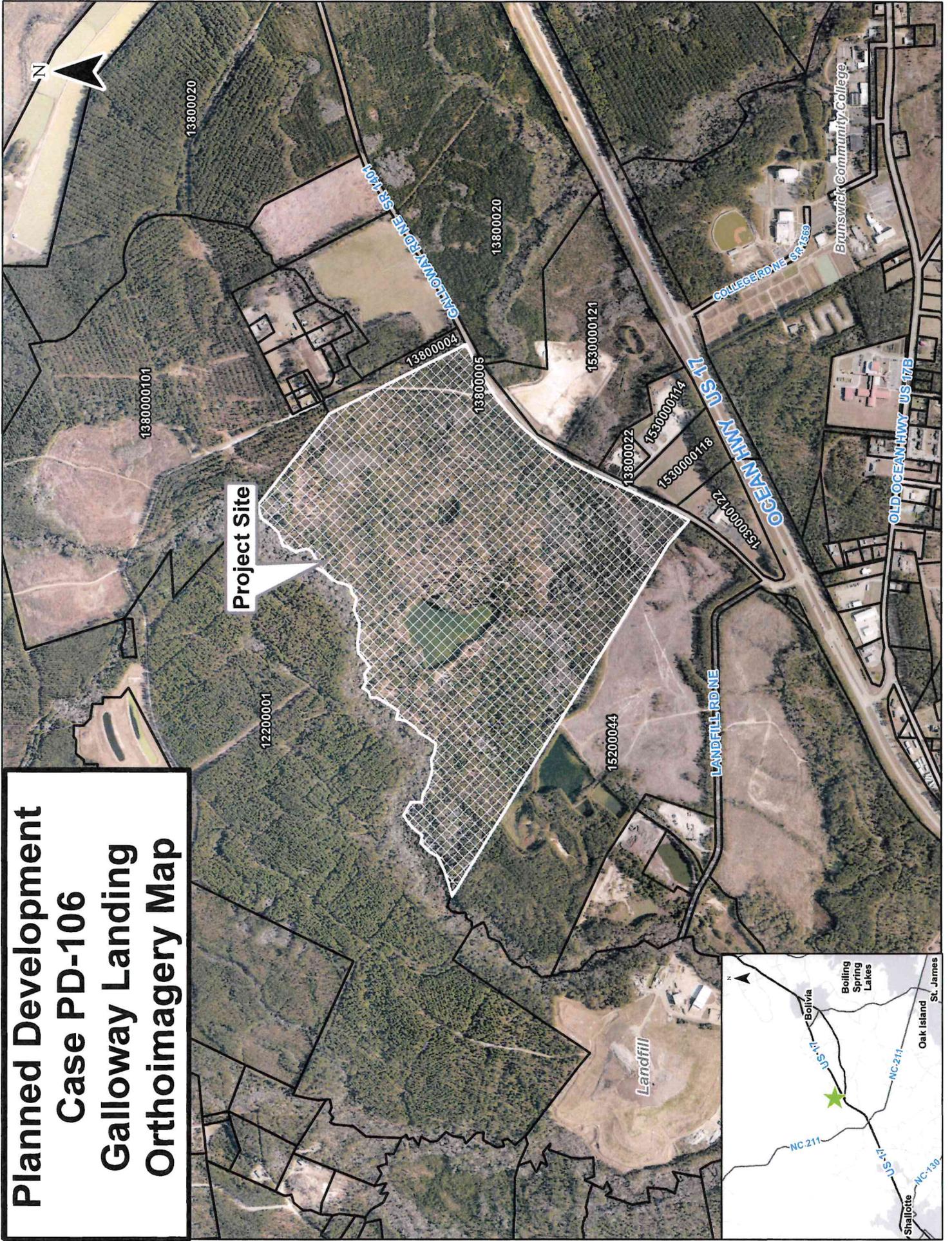
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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-106 Galloway Landing Zoning Map

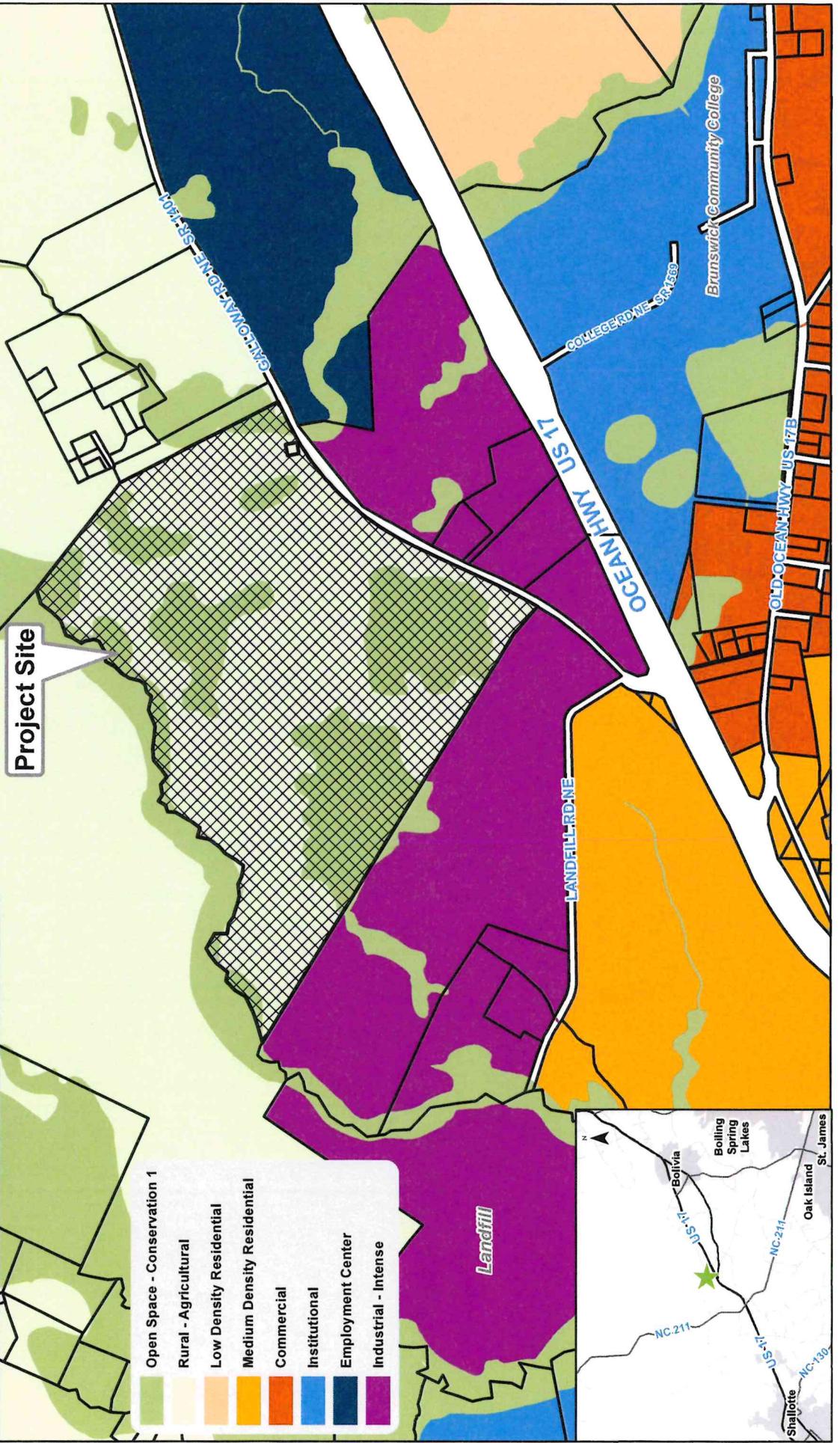
CO = COUNTY JURISDICTION



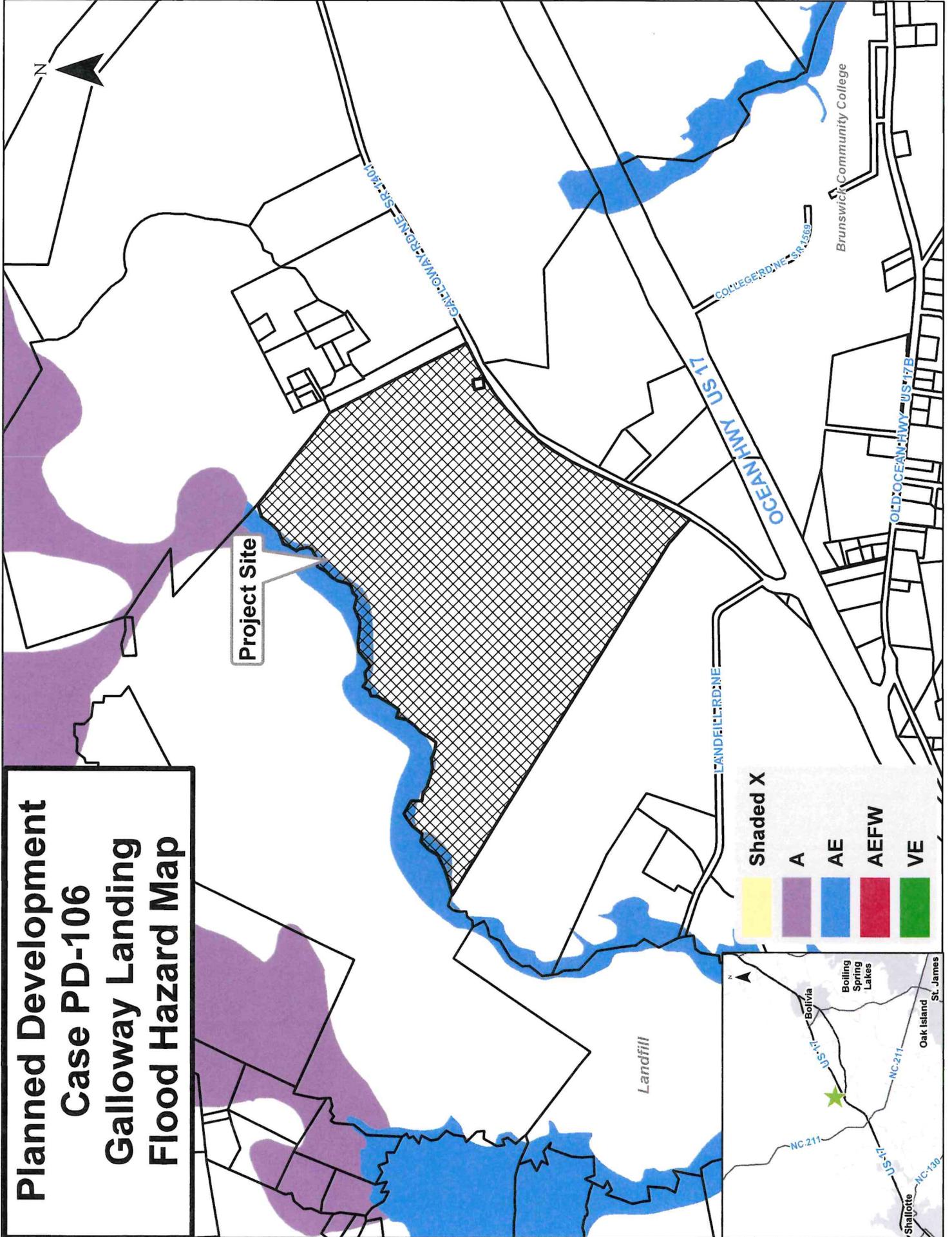
# Planned Development Case PD-106 Galloway Landing Orthoimagery Map



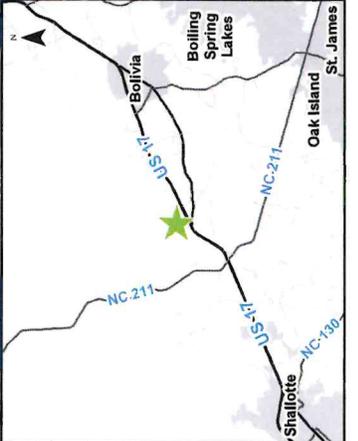
# Planned Development Case PD-106 Galloway Landing Blueprint Brunswick 2040 Place Type Map



# Planned Development Case PD-106 Galloway Landing Flood Hazard Map



Shaded X	
	A
	AE
	AEFW
	VE
	







# 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	Beckington Land Group, LLC	Phone	910-794-8699
	Address	2922 Orville Wright Way, Suite 110	Fax	
	City, St, Zip	Wilmington, NC 28405	Email	smyers@stevensfinehomes.com

<b>Applicant or Representative</b>	Name	Malpass Engineering & Surveying, P.C.	Phone	910-392-5243
	Address	1134 Shipyard Blvd	Fax	910-392-5203
	City, St, zip	Wilmington, NC 28412	Email	jeffmalpass@bizec.rr.com

<b>Property Information</b>	Address	Galloway Rd NE
	Tax Parcel(s) Parcel ID:	15300001
	Acreage	256.53
	Current Zoning	RR
Public Utilities Available?		Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

<b>Project Information</b>	Project Name	Galloway Landing	
	Modification or Expansion Of Existing PD?	Yes	<input checked="" type="checkbox"/> No
	Single Family Acres	256.53	Lots 745
	Multi-Family Acres	0	Units 0
Commercial Acres	0		

<b>Authorization</b>	Property Owner Signature		Date	5/11/2023
	Applicant/Representative Signature		Date	5/12/2023

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

June 1, 2023

Malpass Engineering  
1134 Shipyard Blvd.  
Wilmington, NC 28412

**RE: Galloway Landing Planned Development  
File # PD-106**

Dear Mr. Malpass,

The Technical Review Committee (TRC) at their May 31, 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)

- Planning Staff has concerns about the placing residential units directly adjacent to property zoned IG (Industrial General). Please increase the buffer along Tax Parcel 15200044 to be at least 80 feet wide.
- Please indicate the mail kiosks on the property.
- Please indicate any amenity areas on the site plan.
- Please indicate a 20' street buffer along By Pass Way.
- Please label the vehicular access to By Pass Way as an emergency access with gate. Furthermore, please note that if you intend to use By Pass Way as an emergency access, the Fire Marshal has indicated that Bypass Way must be upgraded to be at least 20' wide and support the weight of fire apparatus.
- Please indicate the minimum lot width.
- 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.
- Please note on the site plan that a State Erosion Control Permit is required before any land disturbance, including clearing and/or grading occurs.
- Due to flooding concerns in the 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 Aycock – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- Submitted site plan does not have any water or sewer systems shown on it; there is a small representation of what appears to be a sewer pump station.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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- No county water or sewer systems available on Galloway Road NE; nearest connection point for county water and county sewer transmission force main is at the intersection of Old Ocean Hwy and Ocean Hwy East.
- All water, sewer, and pump station to be designed and built to county specifications.
- Fire hydrant to be maximum 800 LF for residential or as directed by the Office of the County Fire Marshal.
- NCDOT encroachments permits will be required for work in the Galloway Road, Ocean Hwy East, and Old Ocean Highway rights-of-way.
- There is an existing 16-inch tertiary reclaimed water discharge main from the West Brunswick Regional Water Reclamation Facility that crosses the southeast corner of PID 15300001; on the site plan is it in the dirt road called Bypass Way NE (prescriptive easement); notice to Brunswick County Public Utilities is required prior to any land disturbing activities.

### Comments from Floodplain Administrator

James Paggioli – 910-253-2054 – [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

- Please contact the Floodplain Administrator directly as he has some concerns regarding the indicated Flood Zones and the possibility of some potential Non-Encroachment areas on the subject parcel. In addition, a Hydraulic Study may be required to be completed prior to construction.

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

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

# CASE PD-106

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
13800005	STANLEY CEMETERY					
153000122	MOUNT OLIVE BAPTIST CHURCH OF	BOLIVIA INC	1150 CROSSROADS TRAIL SE	BOLIVIA	NC	28422
153000118	MOUNT OLIVE BAPTIST CHURCH OF	BOLIVIA INC	1150 CROSSROADS TRAIL SE	BOLIVIA	NC	28422
12200001	COUNTY OF BRUNSWICK		PO BOX 249	BOLIVIA	NC	28422
13800022	WASTE INDUSTRIES LLC		3301 BENSON DR STE 601	RALEIGH	NC	27609-7331
13800020	BUTT PATE MASON TRUST THE	COLONIAL TRUST CO LISTER	PO BOX 1724	SPARTANBURG	SC	29304
15200044	FUNSTON AG & TIMBER COMPANY LLC AND	GRAHAM CAMERON AG & TIMBER CO LLC	2512 INDEPENDENCE BLVD STE 200	WILMINGTON	NC	28412
1530000121	BRUNSWICK COUNTY	C/O FINANCE DEPT	PO BOX 249	BOLIVIA	NC	28422-0249
13800004	ARTHUR JAN		2640 NE GALLOWAY RD	BOLIVIA	NC	28422
1380000101	WEYERHAEUSER COMPANY	ATTN: TAX COORDINATOR	205 PERRY LANE RD	BRUNSWICK	GA	31525-9799
1530000114	WASTE INDUSTRIES LLC		PO BOX 80615	INDIANAPOLIS	IN	46280-0615

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
15300001	BECKINGTON LAND GROUP LLC		2922 ORVILLE WRIGHT WAY SUITE 110	WILMINGTON	NC	28405-8907

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	MALPASS ENGINEERING & SURVEYING, P.C.		1134 SHIPYARD BLVD	WILMINGTON	NC	28412

# REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner  
Rezoning Case#: Z-868  
July 10, 2023

## APPLICATION SUMMARY

The applicant, Norris Tunstall Consulting Engineers P.C. requests to rezone Tax Parcels 2090005402 and 2090005401 (Added by Staff) from SBR-6000 (High Density Site Built Residential) and RR (Rural Low Density Residential) to SBR-6000 (High Density Site Built 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**  
Off Ash-Little River Road NW (Sr 1300)  
Near Ash, NC

**Tax Parcel**  
2090005402 and 2090005401 (Staff Added)

**Current Zoning**  
SBR-6000 (High Density Site Built Residential) and RR (Rural Density Residential)

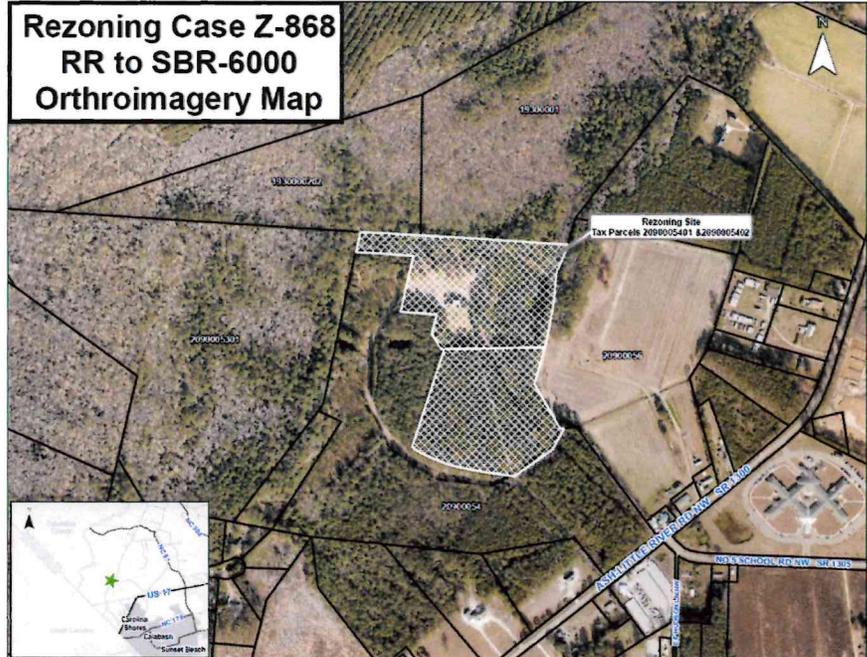
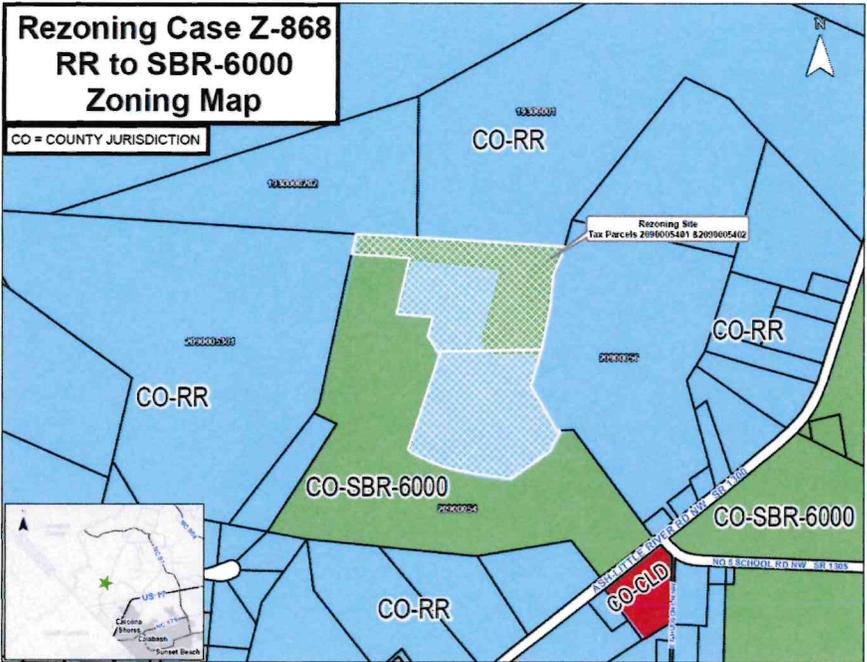
**Proposed Zoning**  
SBR-6000 (High Density Site Built Residential)

**Surrounding Zoning**  
SBR-6000 (High Density Site Built Residential) and RR (Rural Density Residential)

**Current Use**  
Vacant Lands

**Surrounding Land Uses**  
Residential and Vacant Lands

**Size** 22.6 Acres



## SITE CONSIDERATIONS

**Zoning History:** The zoning of the subject parcel was changed in 2007 from RU (Rural) to RR (Rural Density Residential) with the adoption of the Brunswick County Unified Development Ordinance (UDO) and in 2022 portions were rezoning to SBR-6000 (High Density Site Built Residential).

**Buffers:** If rezoned to SBR-6000 (High Density Site Built Residential) no buffer is required adjacent to SBR-6000 (High Density Site Built Residential). If adjacent to RR (Rural Density Residential) all uses will require a 0.2 opaque buffer if vacant and 0.2 opaque buffer if developed.

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

**Utilities:** Water and wastewater are directly available for the subject property; however, it is available from Brunswick County Utilities on Ash-Little River Rd about 800 feet to the southeast of the subject parcel.

**Schools:** Jessie Mae Monroe Elementary School, Waccamaw Middle School, and West Brunswick High School have adequate capacity.

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

**Traffic:** There are no capacity deficiencies for this section of Ash-Little River Road NW (SR 1300).

**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).
- Bridge Replacement 090126 Over Cawcaw Swamp (B-5996).

**Environmental Impacts:**

- Portions of the Northeast corner lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 3-6 out of 10 due to potential watersheds, wetlands, and Relative Conservation Value on the site.
- Portions of the requested parcels (2090005402 and 2090005401) are located within a half mile of a Voluntary Agricultural District property.

## ANALYSIS

*"The 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."*

**Blueprint Brunswick 2040 Plan Place Type:** The Blueprint Brunswick 2040 Plan classifies a northern portion of the property as Open Space-Conservation 1 and the remainder of the site as Rural-Agricultural. The proposed zoning is NOT consistent with the Blueprint Brunswick 2040 Plan's Place Types. Land Use Amendment (LUM-869) proposed to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Rural-Agricultural and Open Space Conservation 1, Place Types, to HDR (High Density Residential) Place Type for Tax Parcels 2090005402 and 2090005401.

**Open Space-Conservation 1**, these areas consist primarily of undisturbed open space: floodways and floodplains, high-risk flood areas, publicly protected lands (e.g., state-maintained sanctuaries), CAMA setbacks, privately protected lands (i.e., conservation easements), NC Natural Heritage Conservation Program areas, and historically or culturally significant areas/properties. Though some development exists in these areas, new development is unlikely. New uses are associated with access to protected open space (i.e., game lands for hunting, nature preserves for education and passive recreation) and natural resource management. Maintaining environmental integrity or historic value are major considerations in land-disturbing activities.

**Rural-Agricultural**, this area is characterized by the relatively undeveloped land and working lands (pastures, crops, timberlands). It is intended to remain rural while allowing residential uses at very low densities. New residential development is sensitively integrated, avoiding encroachment on agricultural operations or valuable natural and cultural

features. Agricultural support uses, homebased businesses, and seasonal and temporary uses are part of the mix. Most of the open space is privately maintained. Conservation design, which preserves more natural open space (or agricultural land) in exchange for smaller minimum lot sizes, may be a preferred approach to conventional residential development, provided utilities are available.

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- **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.
  - Support the municipalities as they grow and change over time to accommodate new residents, jobs, and activities, and reduce pressure for development in the unincorporated areas of the county.
  
- **HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.**
  - Increase the County's capacity to address housing needs.
  - Address housing supply.
  - Amend local regulations to accommodate the range of desired housing types, including the following:
  - Allow for more efficient use of land with higher density development, lowering land cost per housing unit.
    - In key areas, such as the mixed-use activity centers depicted on the Future Land Use and Conservation Map, consider zoning that permits higher density housing by right to facilitate the development of small-lot, single-family homes (detached and attached) and multi-family housing development.
    - Continue to promote flexibility that reduces minimum setbacks, lot sizes, in exchange for
    - providing affordable housing, BMPs, and design elements that exceed minimum standards.
  
- **Expand housing product types. Accommodate higher density options in areas where the infrastructure can support more intense development, including:**
  - Small lot detached single-family units and attached single-family units (including townhomes, duplexes, and triplexes). Re-evaluate the duplex standards in the UDO for existing and new lots. Currently, the minimum lot area for a duplex is higher than needed to feasibly provide this product.
  - Courtyard or pocket neighborhoods – Within some zoning districts, permit the clustering of small, single-family units (detached or attached) around a common open space where minimum lot requirements cannot be met (i.e., lot area, lot width, frontage on a public street). Design standards should be established, including minimum site area for each project; minimum heated floor area of each dwelling unit; building orientation; open space size and configuration; on- and off-street parking number, location, and screening; circulation and access for fire protection.
  - Accessory Dwelling Units (ADUs) – Evaluate standards for ADUs, which are permitted by right on existing and new residential lots.
    - Develop standards to be met in the construction of ADUs on existing, developed lots, such as a limitation on the size of a ADU.
    - Develop standards to be met in the construction of ADUs on new lots, such as a limitation on the size of a ADU and location on the site.
    - Eliminate the restrictions pertaining to owner occupancy.
    - Educate Homeowners Associations (HOAs), landowners, developers, and attorneys about ways to successfully accommodate, not restrict, ADUs.

**Staff Recommendation SUMMARY**

**Staff recommends Approval of The Proposed Rezoning To SBR-6000 (High Density Site Built Residential) with the Land Use Amendment for Tax Parcels 2090005402 and 2090005401 based upon information provided, surrounding area, current uses, adopted Brunswick County plans and policies.**

NT#21197



# REZONING APPLICATION

*For Office Use Only*

Rezoning Case Z- 868 Invoice # \_\_\_\_\_

Date Received 5-12-2023

Northwest Jurisdiction  YES  NO

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <b>Norris &amp; Tunstall Consulting Engineers, P.C.</b> Attn.: J. Phillip Norris, P.E.	
Mailing Address: 1429 Ash-Little River Road NW Ash, NC 28420	
Phone: 910-287-5900	Email: pnorris@ntengineers.com
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <b>PAUL MCDONOUGH</b>	
Mailing Address: 1096 Waterview Ln. SW Carolina Shores, N.C. 28467	
Phone: 910-747-9684	Email: captokita@yahoo.com
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: Off Ash-Little River Road	
Parcel Tax ID #(s): 2090005402 <u>2090005401</u> <i>PLN</i>	Total Site Acreage: <u>22.6</u>
Current Zoning District(s): <b>RR <u>3</u> <u>SBR-6</u> <u>PLN</u></b>	Proposed Zoning District(s): <b>SBR6</b>
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: 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.</b>	

**STATEMENT OF REASONABLENESS**

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

The rezoning is consistent with current zoning of adjacent properties and existing developing projects in the vicinity.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

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

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

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: 4/11/2023

Owner Signature: [Signature]

Date: 4/10/23

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.

McDonough Tract  
NTH 23079

**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:

2090005401

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

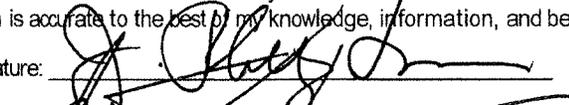
Is the proposed rezoning consistent with the Land Use Plan?  YES  NO

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

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:  Date: 6/7/23  
Owner Signature:  Date: 6-7-2023  
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.

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-868 (RR & SBR-6000 TO SBR-6000)



***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 COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment *is consistent with the Blueprint Brunswick 2040 CAMA Land Use Plan (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 COMPREHENSIVE PLAN**

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

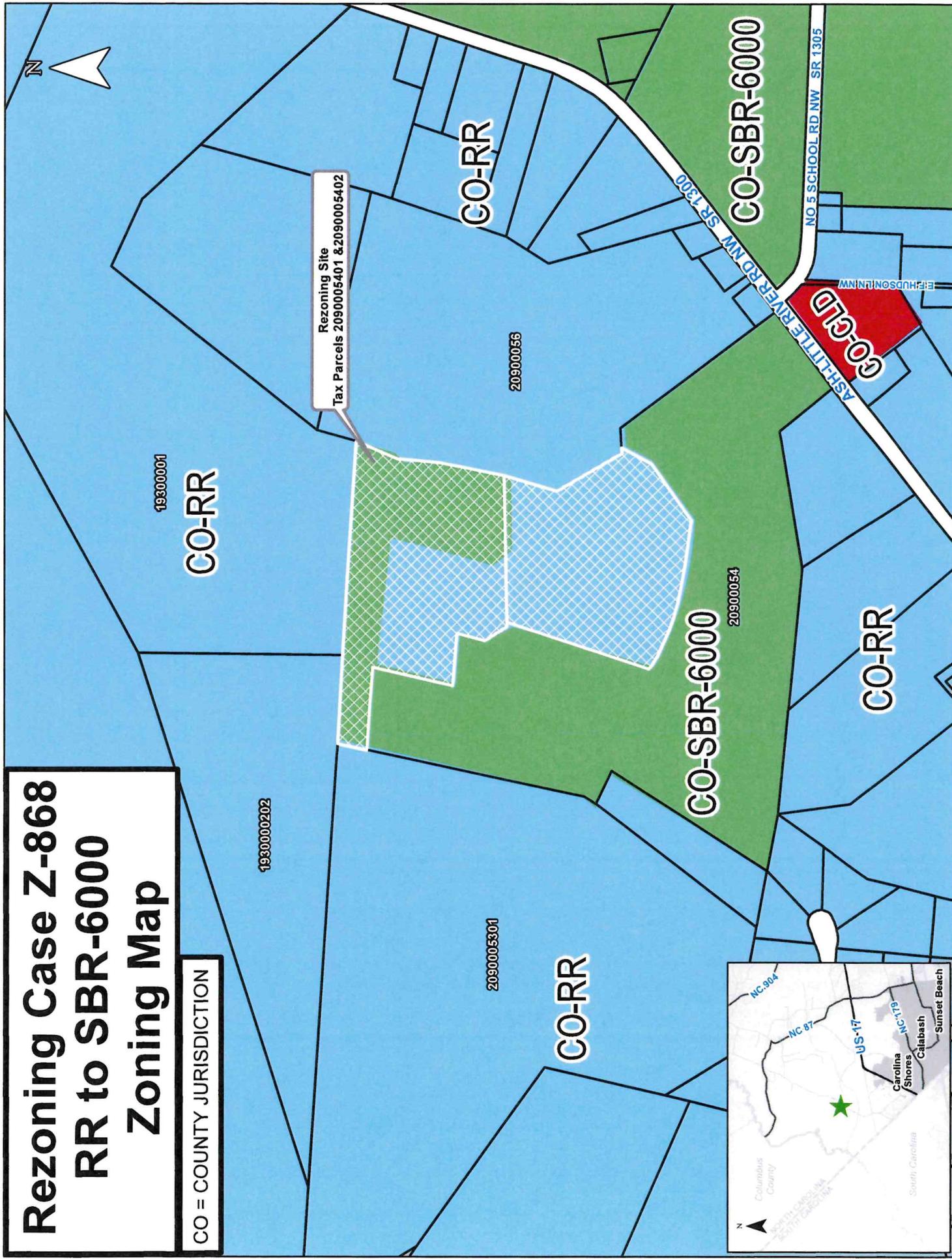
- The Planning Board finds that the proposed zoning amendment  is  is **not** consistent with the Blueprint Brunswick 2040 CAMA Land Use Plan (Comprehensive Plan) and  is  is **not** in the public interests for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

**TABLED**

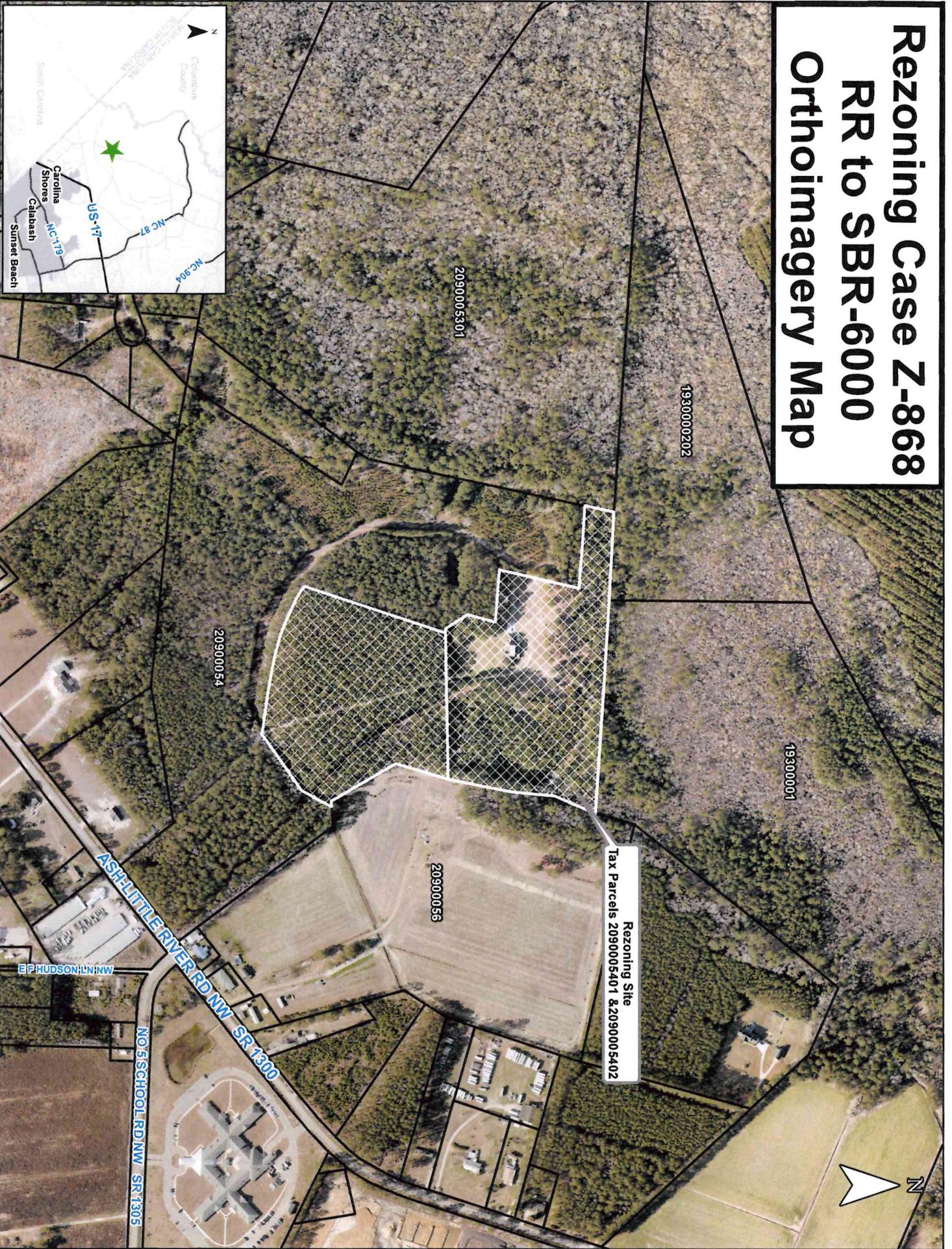
- The Planning Board TABLES the proposed zoning amendment to  Next Planning Board Meeting  A Future Planning Board Meeting in \_\_\_\_\_ months.

# Rezoning Case Z-868 RR to SBR-6000 Zoning Map

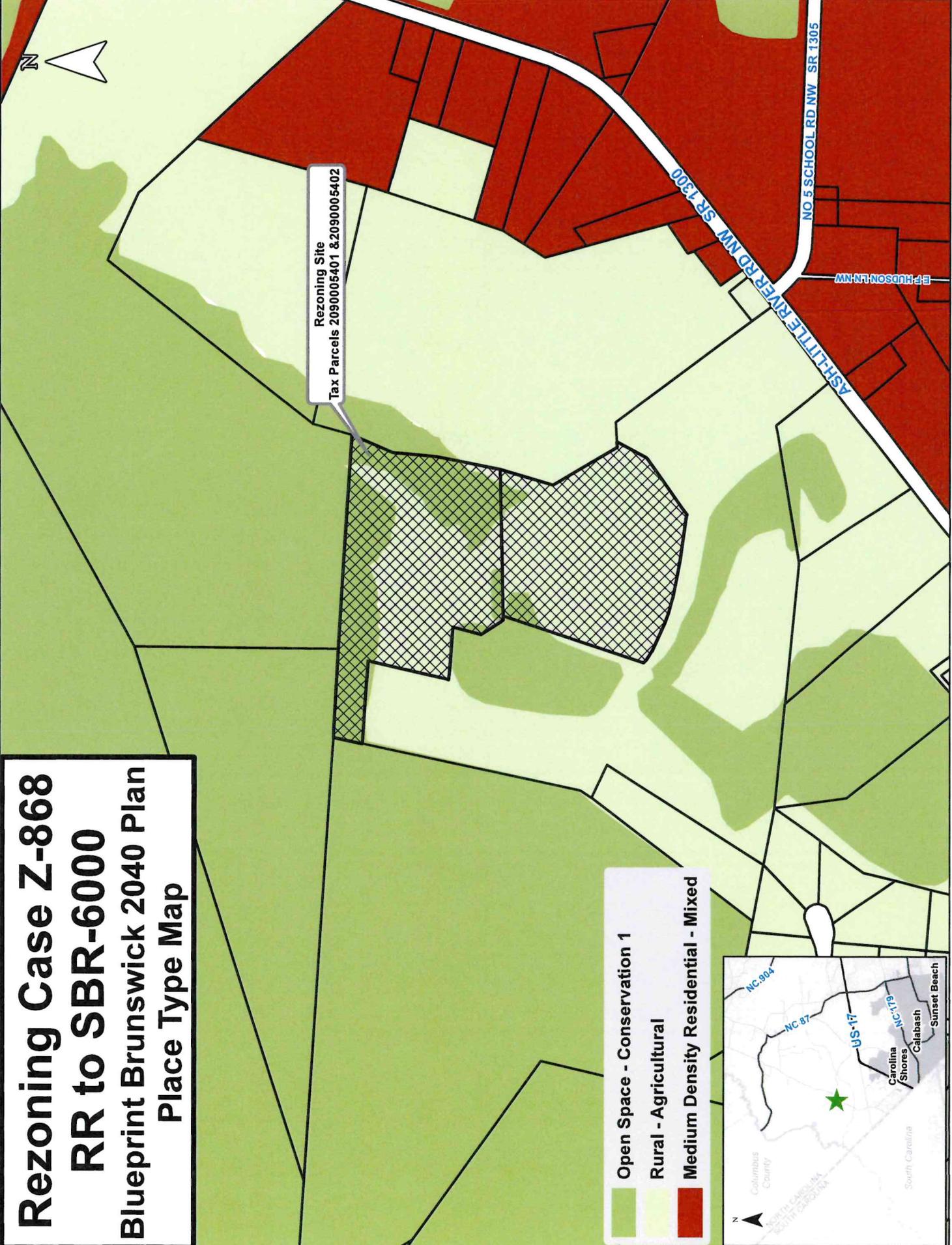
CO = COUNTY JURISDICTION



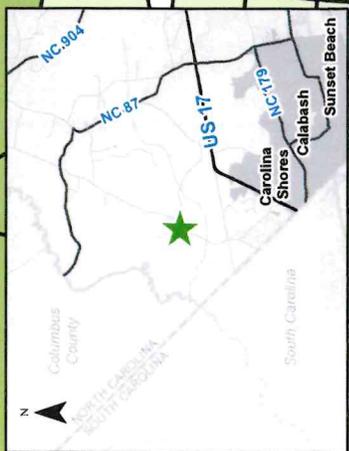
# Rezoning Case Z-868 RR to SBR-6000 Orthoimagery Map



# Rezoning Case Z-868 RR to SBR-6000 Blueprint Brunswick 2040 Plan Place Type Map

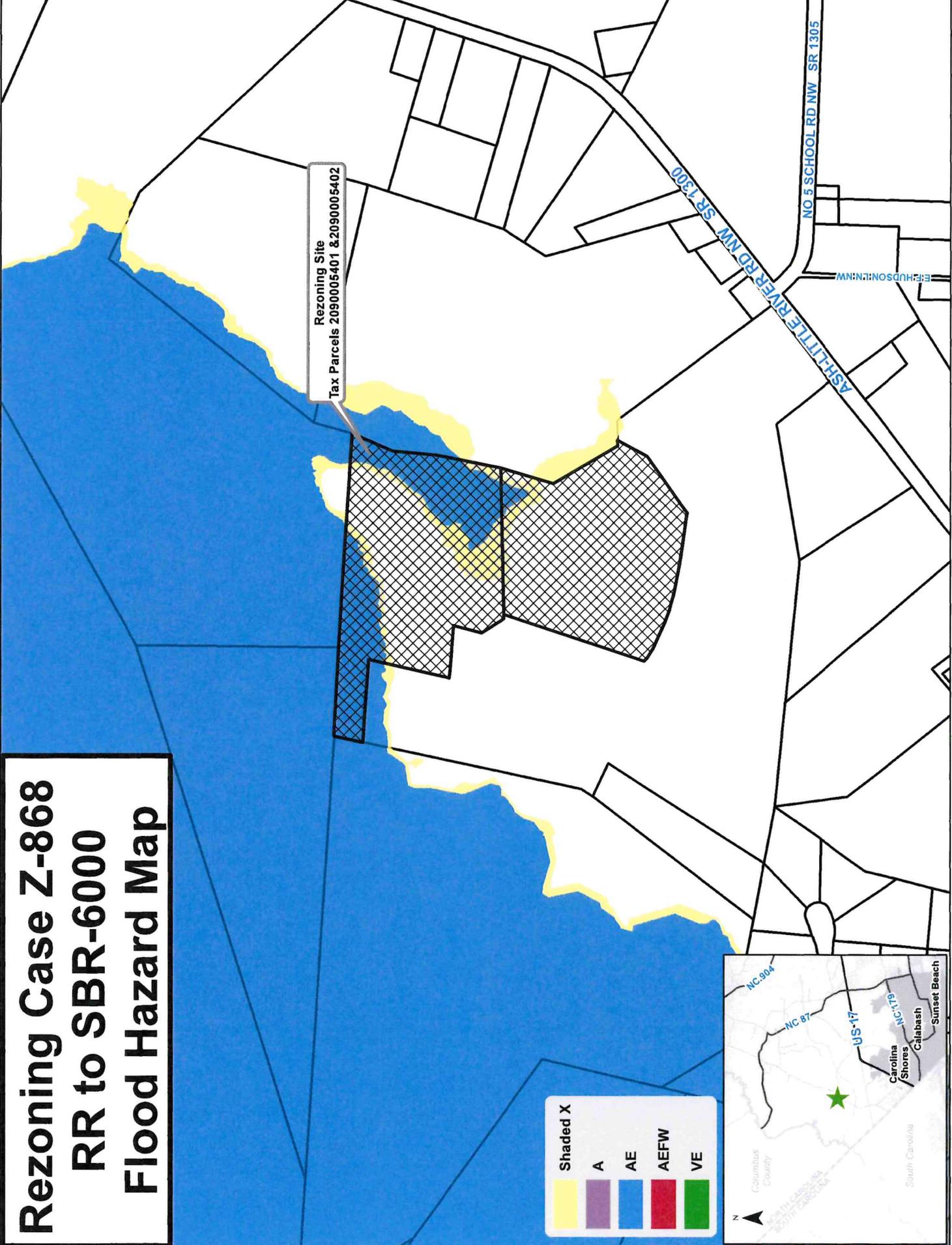
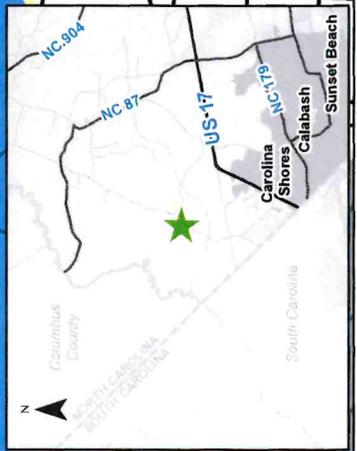
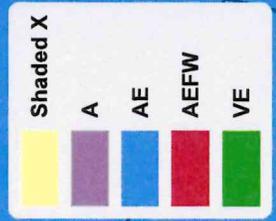


- Open Space - Conservation 1
- Rural - Agricultural
- Medium Density Residential - Mixed



# Rezoning Case Z-868 RR to SBR-6000 Flood Hazard Map

Rezoning Site  
Tax Parcels 2090005401 & 2090005402



# CASE Z-868

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
193000202	S&W INVESTMENTS & HOLDINGS LLC		2124 LAFAYETTE CIR	LITTLE RIVER	SC	29566-9100
19300001	S&W INVESTMENTS & HOLDINGS LLC		2124 LAFAYETTE CIR	LITTLE RIVER	SC	29566-9100
20900054	RSPD ASH LLC		PO BOX 5967	HIGH POINT	NC	27262-5967
2090005301	JDJ OF MYRTLE BEACH LLC		628 SEA MOUNTAIN HWY STE A	N MYRTLE BCH	SC	29582-2497
20900056	MIDGETTE ETHEL M (HEIRS)	C/O BRADFORD E MIDGETTE	89 STELL RD	BATH	NC	27808-9513

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2090005402	MCDONOUGH JOANNE E AND	C/O CAROL J STEARNS	1 TREMLETT RD	BILLERICA	MA	01821-5649
2090005401	JAMES JOSEPH D ET	JAMES KELLY	1633 ASH LITTLE RIVER RD	ASH	NC	28420
	PAUL MCDONOUGH		1096 WATERVIEW LN SW	CAROLINA SHORE NC	NC	28467

## APPLICANT(S)

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

# REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner  
Rezoning Case#: Z-869  
July 10, 2023

## APPLICATION SUMMARY

The applicant, Norris Tunstall Consulting Engineers P.C. requests to rezone Tax Parcels 17700015, 17700016, 17800090, 17700016 and 1780000301 from RR (Rural Low Density Residential) to R-7500 (Medium 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

Off Gwynn Road NW (Sr 1306) Near Ash, NC

### Tax Parcel

17700015, 17700016, 17800090, 17700016 and 1780000301

### Current Zoning

RR (Rural Density Residential)

### Proposed Zoning

R-7500 (Medium Density Residential)

### Surrounding Zoning

RR (Rural Density Residential)

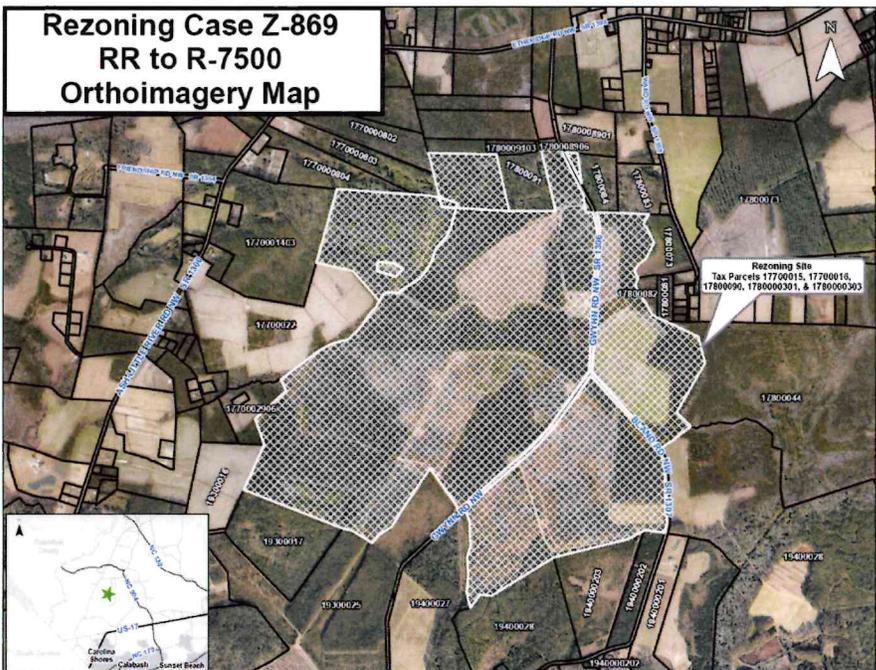
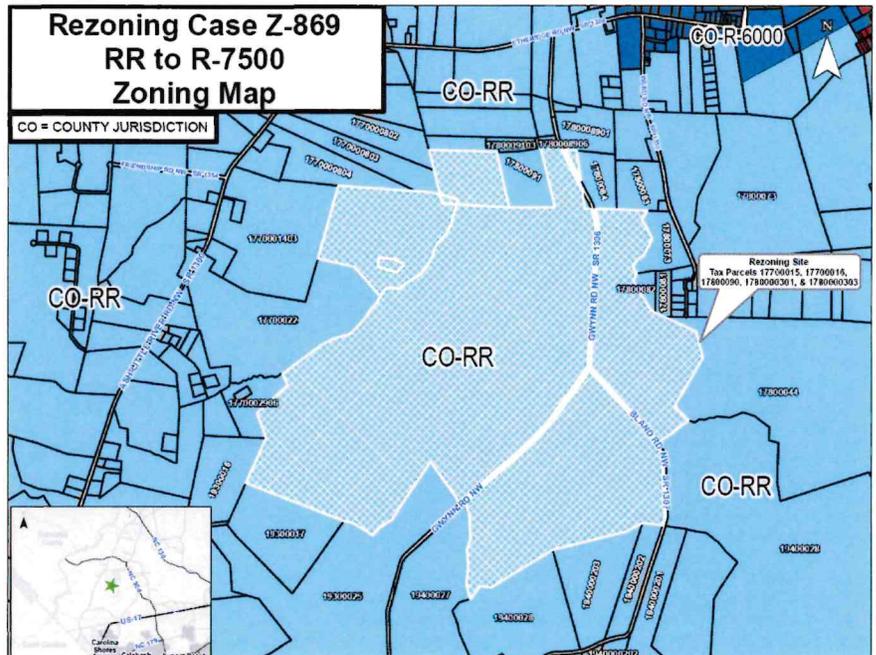
### Current Use

Vacant Lands and Agricultural

### Surrounding Land Uses

Residential, Vacant Lands, and Agricultural

Size 964.88 Acres



## SITE CONSIDERATIONS

**Zoning History:** The zoning of the subject parcel was changed in 2007 from RU (Rural) to RR (Rural Density Residential) with the adoption of the Brunswick County Unified Development Ordinance (UDO).

**Buffers:** If rezoned to R-7500 (Medium Density Residential) and adjacent to RR (Rural Density Residential) all uses will require a 0.2 opaque buffer if vacant and 0.2 opaque buffer if developed.

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

**Utilities:** Water and wastewater are not directly available for the subject property; however, it is available from Brunswick County Utilities on Ash-Little River Road and Etheridge Road about 2000 feet to the north and west of the subject parcels.

**Schools:** Jessie Mae Monroe Elementary School, Waccamaw Middle School, and West Brunswick High School have adequate capacity.

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

**Traffic:** There are no capacity deficiencies for this section of Ash-Little River Road NW (SR 1300) or Ethridge Road (SR 1308).

**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).
- Bridge Replacement 090126 Over Cawcaw Swamp (B-5996).

**Environmental Impacts:**

- There are no portions of the subject site which lie within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 3-6 out of 10 due to potential wetlands and Relative Conservation Value on the site.
- Portions of the requested parcels (17700015, 17700016, 17800090, 17700016, and 1780000301) are located within a half mile of a Voluntary Agricultural District property.

## ANALYSIS

*The R-7500 (Medium Density Residential) “district was 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.”*

- **Blueprint Brunswick 2040 Plan Place Type:** The Blueprint Brunswick 2040 Plan classifies a northern portion of the property as Open Space-Conservation 1 and the remainder of the site as Medium-Density Residential. The proposed zoning is NOT consistent with the Blueprint Brunswick 2040 Plan’s Place Types. Land Use Amendment (LUM-869) proposed to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from MDR (Medium Density Residential) and Open Space Conservation 1, Place Types, to MDR (Medium Density Residential) Place Type for Tax Parcels 17700015, 17700016, 17800090, 17700016 and 1780000301.

**Open Space-Conservation 1**, these areas consist primarily of undisturbed open space: floodways and floodplains, high-risk flood areas, publicly protected lands (e.g., state-maintained sanctuaries), CAMA setbacks, privately protected lands (i.e., conservation easements), NC Natural Heritage Conservation Program areas, and historically or culturally significant areas/properties. Though some development exists in these areas, new development is unlikely. New uses are associated with access to protected open space (i.e., game lands for hunting, nature preserves for education and passive recreation) and natural resource management. Maintaining environmental integrity or historic value are major considerations in land-disturbing activities.

*Medium-Density Residential, this area consists of—or can support—single-family detached homes on varying lot sizes. Improved open spaces in the form of neighborhood parks and recreational amenities are interspersed. Greenway trails within provide links to greenway trails in the area. Maximum impervious coverage limitations help preserve green space.*

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- **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.
  - Support the municipalities as they grow and change over time to accommodate new residents, jobs, and activities, and reduce pressure for development in the unincorporated areas of the county.
  
- **HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.**
  - Increase the County's capacity to address housing needs.
  - Address housing supply.
  - Amend local regulations to accommodate the range of desired housing types, including the following:
  - Allow for more efficient use of land with higher density development, lowering land cost per housing unit.
    - In key areas, such as the mixed-use activity centers depicted on the Future Land Use and Conservation Map, consider zoning that permits higher density housing by right to facilitate the development of small-lot, single-family homes (detached and attached) and multi-family housing development.
    - Continue to promote flexibility that reduces minimum setbacks, lot sizes, in exchange for
    - providing affordable housing, BMPs, and design elements that exceed minimum standards.
  
- **Expand housing product types. Accommodate higher density options in areas where the infrastructure can support more intense development, including:**
  - Small lot detached single-family units and attached single-family units (including townhomes, duplexes, and triplexes). Re-evaluate the duplex standards in the UDO for existing and new lots. Currently, the minimum lot area for a duplex is higher than needed to feasibly provide this product.
  - Courtyard or pocket neighborhoods – Within some zoning districts, permit the clustering of small, single-family units (detached or attached) around a common open space where minimum lot requirements cannot be met (i.e., lot area, lot width, frontage on a public street). Design standards should be established, including minimum site area for each project; minimum heated floor area of each dwelling unit; building orientation; open space size and configuration; on- and off-street parking number, location, and screening; circulation and access for fire protection.
  - Accessory Dwelling Units (ADUs) – Evaluate standards for ADUs, which are permitted by right on existing and new residential lots.
    - Develop standards to be met in the construction of ADUs on existing, developed lots, such as a limitation on the size of a ADU.
    - Develop standards to be met in the construction of ADUs on new lots, such as a limitation on the size of a ADU and location on the site.
    - Eliminate the restrictions pertaining to owner occupancy.
    - Educate Homeowners Associations (HOAs), landowners, developers, and attorneys about ways to successfully accommodate, not restrict, ADUs.

## **Staff Recommendation SUMMARY**

**Staff recommends Approval of The Proposed Rezoning To R-7500 (Medium Density Residential) with the Land Use Amendment for Tax Parcels (17700015, 17700016, 17800090, 17700016, and 178000301) based upon information provided, surrounding area, current uses, adopted Brunswick County plans and policies.**

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-869 (RR TO R-7500)



**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 COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment *is consistent with the Blueprint Brunswick 2040 CAMA Land Use Plan (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 COMPREHENSIVE PLAN**

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

- The Planning Board finds that the proposed zoning amendment  **is**  **is not** consistent with the Blueprint Brunswick 2040 CAMA Land Use Plan (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.**

NT#21121



# REZONING APPLICATION

*For Office Use Only*

Rezoning Case Z- 869 Invoice # \_\_\_\_\_

Date Received 5-12-2022

Northwest Jurisdiction  YES  NO

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

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): J. Phillip Norris, P.E.	
Mailing Address: 1429 Ash - Little River Road Ash, NC 28420	
Phone: 910-287-5900	Email: pnorris@ntengineers.com
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): S Longwood, LLC and Longwood Properties	
Mailing Address: S Longwood, LLC                      Longwood Properties, LLC PO BOX 523                              PO BOX 70247 WHITEVILLE, NC 28472      MYRTLE BEACH, SC 29572-0023	
Phone: 910-540-7727	Email: david_s_fort@yahoo.com
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): 17700015 / 17800090, 1780000301, 1780000303  <u>17700016 SA [Signature]</u>	Total Site Acreage:  962.0 ACRES
Current Zoning District(s): RR	Proposed Zoning District(s): R-7500
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: 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.</b>	

## 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:

This rezoning is consistent with existing continuous zonings and is compatible with land use trends for this part of Brunswick County that has access to public water and sewer.

## LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

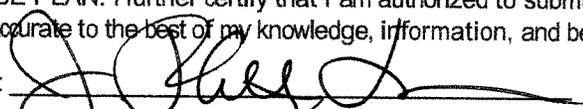
This area of Brunswick County is transitioning from a rural agricultural use to more high density residential uses. The requested rezoning is compatible with adjacent existing zonings.

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:



Date: 5/10/2023

Owner Signature:  
S. Longwood, LLC By

Daniel S. Fob Member

Date: 5/9/23

Owner Signature:  
Longwood Properties, LLC By

Katharine Fort Manager  
Member

Date: 5/9/23

**SEE ATTACHED OWNER SIGNATURE PAGES**

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> <1.0 acres (\$350)      | <input type="checkbox"/> 1.0 to <5 acres (\$400)        | <input type="checkbox"/> 5.0 to <25 acres (\$450)       |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input checked="" type="checkbox"/> 50+ acres (\$1,200) | <input type="checkbox"/> Conditional Zoning (Add \$200) |

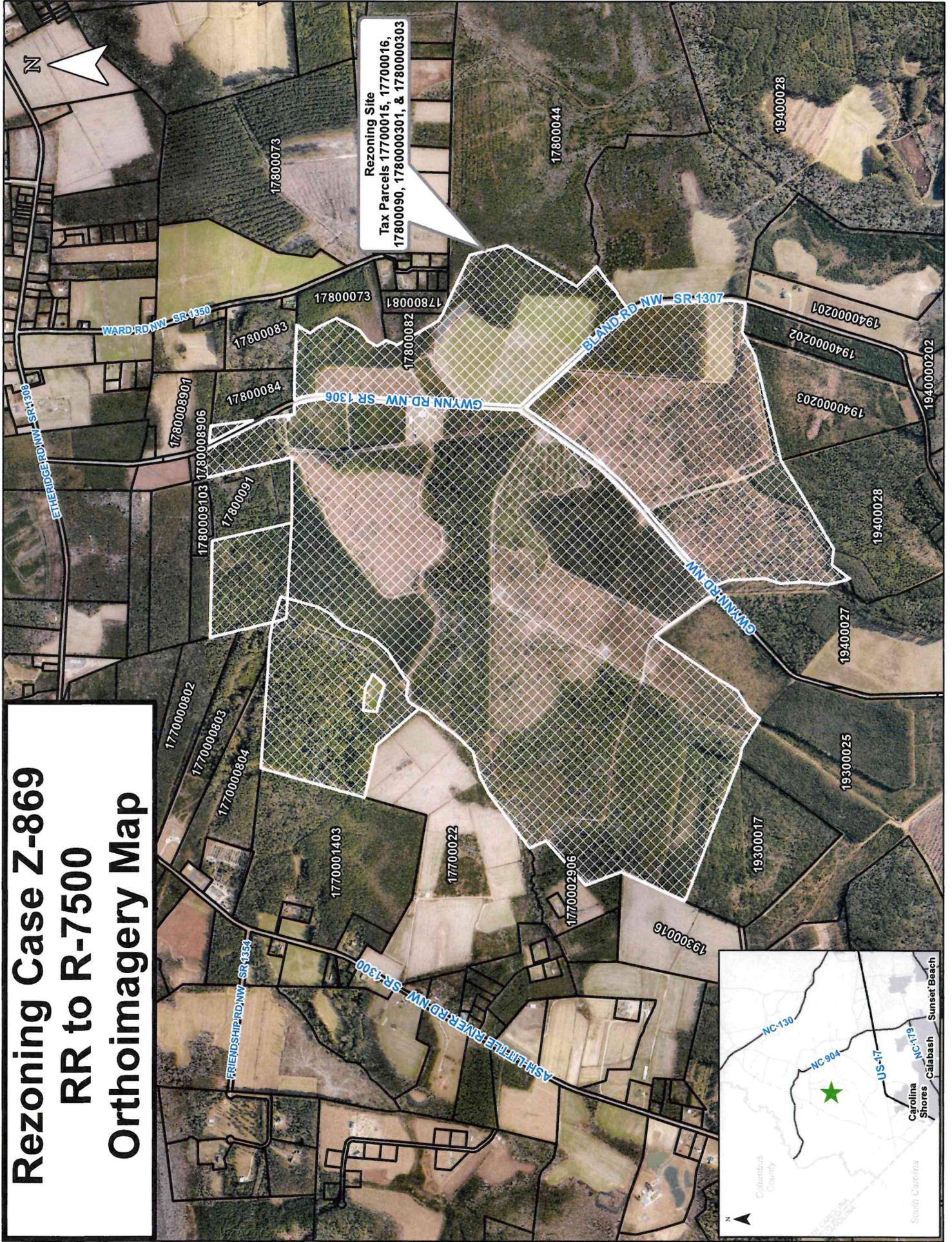
### City of Northwest Jurisdiction Fees

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650)      | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870)     |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200)       | <input type="checkbox"/> Conditional Zoning (Add \$550) |

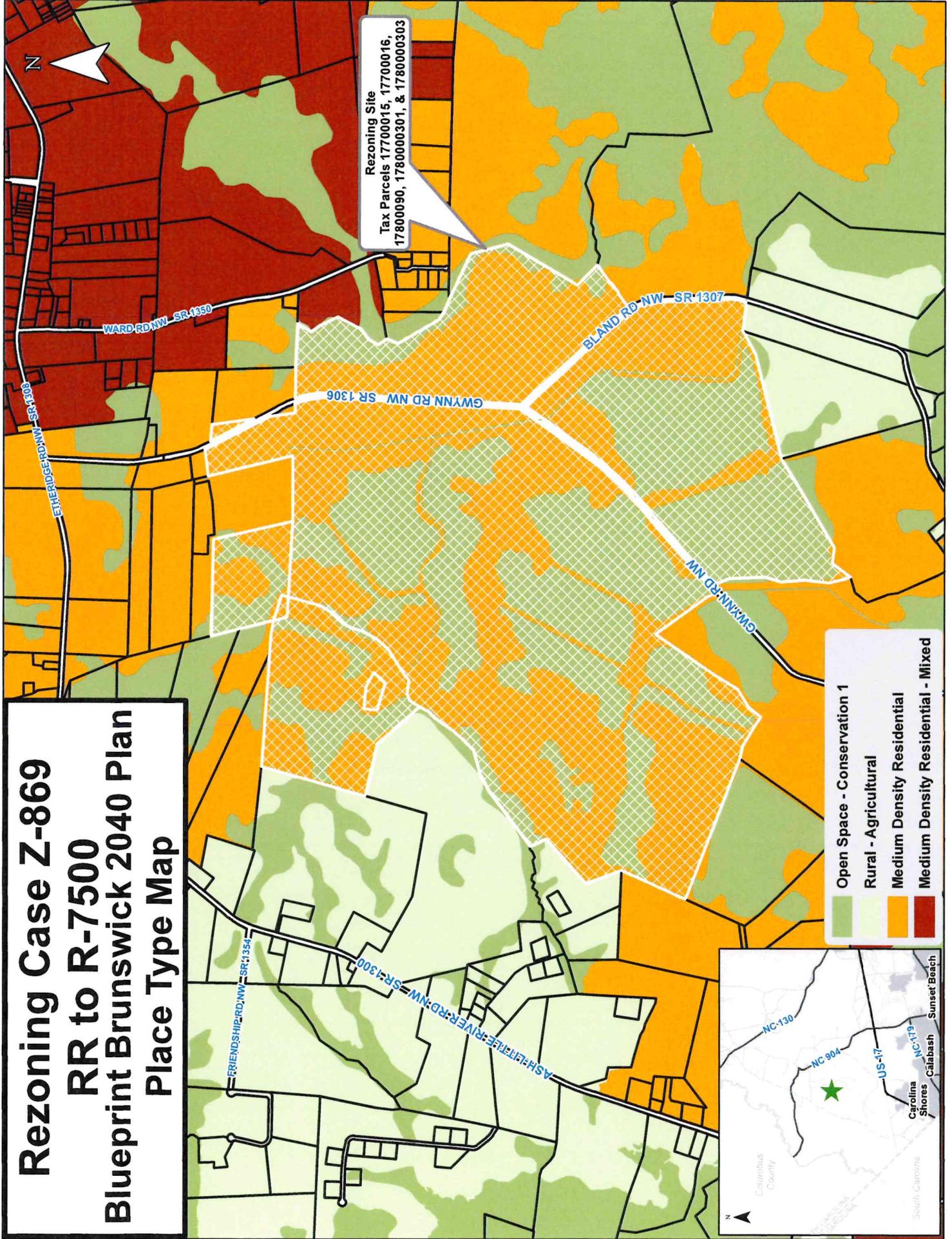
Please note that any continuance request after initial advertising will incur and additional \$500 fee for Brunswick County Jurisdiction and \$550 for City of Northwest Jurisdiction.



# Rezoning Case Z-869 RR to R-7500 Orthoimagery Map



# Rezoning Case Z-869 RR to R-7500 Blueprint Brunswick 2040 Plan Place Type Map

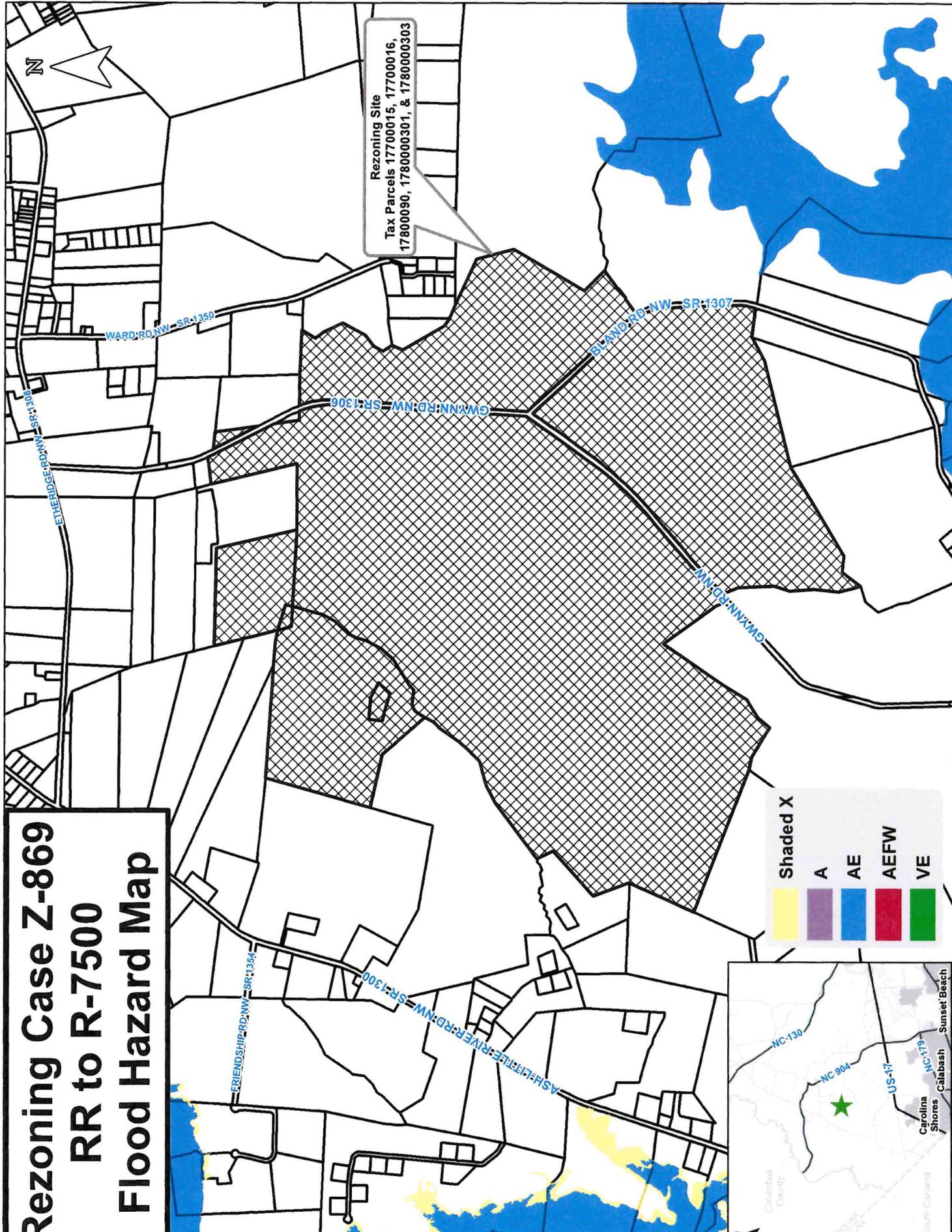
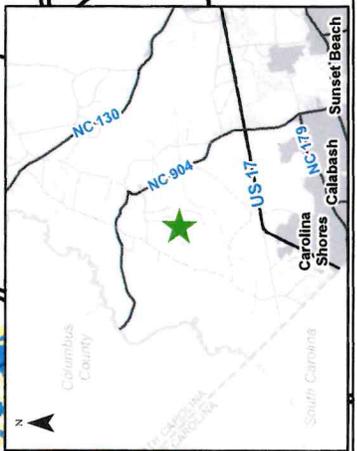


# Rezoning Case Z-869 RR to R-7500 Flood Hazard Map

Rezoning Site  
Tax Parcels 17700015, 17700016,  
17800090, 1780000301, & 1780000303

**Shaded X**

	<b>A</b>
	<b>AE</b>
	<b>AEFW</b>
	<b>VE</b>



# CASE Z-869

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
17800044	GEORGETOWN TIMBER LLC	% HEWETT LAW FIRM	632 VILLAGE ROAD STE 1	SHALLOTTE	NC	28470
17800084	JOHNSON EVELYN S		2480 FLOYD DR SW	SHALLOTTE	NC	28470
1770002906	HINES WILLIAM		PO BOX 117	LONGWOOD	NC	28452
17800081	DANIELS ONEIL	C/O FRANCES DANIELS	1652 WARD RD NW	LONGWOOD	NC	28452
19300016	SMITH SAMUEL CIRERO		2206 ASH LITTLE RIVER RD NW	ASH	NC	28420
1940000201	BABB CHARLES D		4352 BALDWIN AVENUE	LITTLE RIVER	SC	29566
1940000202	S LONGWOOD LLC		PO BOX 523	WHITEVILLE	NC	28472
19300025	S LONGWOOD LLC		PO BOX 523	WHITEVILLE	NC	28472
1770000804	S LONGWOOD LLC		PO BOX 523	WHITEVILLE	NC	28472
1940000203	S LONGWOOD LLC		PO BOX 523	WHITEVILLE	NC	28472
1780009103	WARD LISA ROBINSON		PO BOX 113	LONGWOOD	NC	28452
1770000803	TAMBOURINO HELEN L		2580 ASH LITTLE RVR RD NW	ASH	NC	28420-2004
1770000802	MOZZICATO DEBORAH L		8475 EMBER LANE	ASH	NC	28420
19300017	HUGHES R C JR ETUX	HUGHES DONNA J	2520 ASH LITTLE RIVER RD	ASH	NC	28420
17800082	DANIELS ALFRED ET	DANIELS MARY	3169 HWY 20 E	SAINT PAULS	NC	28384
1780008906	WARD JOHN DONALD ET	WARD ANNETTE	7873 ETHERIDGE RD	LONGWOOD	NC	28452
17800091	WARD ANNETTE ET	WARD JOHN D	7873 ETHERIDGE RD	LONGWOOD	NC	28452
19400027	LONGWOOD PROPERTIES LLC		PO BOX 70247	MYRTLE BEACH	SC	29572-0023
17800083	STANLEY PAUL EDWARD ETALS		1821 WARD RD NW	LONGWOOD	NC	28452-9747
19400028	KCS FARMS LLC		PO BOX 40	WHITEVILLE	NC	28472-0040
17800073	LAM LUF US LLC	C/O CAMPBELL GLOBAL LLC	8809 LENOX POINTE DR STE B	CHARLOTTE	NC	28273-3376
1780008901	CARDENAS FRANCISCO		124 CROOKED RUN DR	NEW BERN	NC	28560-1806
1770001403	KETTNER TIMOTHY D		14055 E CENTRAL AVE	BRULE	WI	54820
17700022	HUGHES GUY A HRS ETALS		129 VILLAGE RD	SHALLOTTE	NC	28470-4439

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
17800090	S LONGWOOD LLC		PO BOX 523	WHITEVILLE	NC	28472
1780000303	S LONGWOOD LLC		PO BOX 523	WHITEVILLE	NC	28472
1780000301	S LONGWOOD LLC		PO BOX 523	WHITEVILLE	NC	28472
17700015	LONGWOOD PROPERTIES LLC		PO BOX 70247	MYRTLE BEACH	SC	29572-0023
17700016	HUGHES GUY A HRS ETALS		129 VILLAGE RD	SHALLOTTE	NC	28470-4439

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	J. Phillip Norris, P.E.		1429 Ash-Little River RD	Ash	NC	28420