



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
August 14, 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 July 10th Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Rezoning Z-870

Proposed rezoning of approximately 3.4 acres located off of Seaside Road SW (NC 179) near Sunset Beach, from CLD (Commercial Low Density) and R-7500 (Medium Density Residential) to CLD for Tax Parcel 2273A154.

LAND USE PLAN MAP AMENDMENT LUM-870:

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from LDR (Low Density Residential) to MDRM (Medium Density Residential Mixed) Place Type for Tax Parcel 2273A154 located off of Seaside Road SW (NC 179) near Sunset Beach. This Land Use Plan Amendment totals approximately 3.4 acres.

B. Planned Development – PD-105

Name: Heartsease at Ocean Isle (Formally Sunset Commons)

Applicant: Heartsease @ Ocean Isle, LLC

Tax Parcel: 2270002308, 2270002321, 2270002322

Location: Seaside RD SW (NC 904)

Description: Heartsease at Ocean Isle is a proposed planned development to consist of 48 semi attached units & 88 multifamily units on 24.32 acres, creating an overall density of 5.59 dwelling units per acre. PD-29, Sunset Commons, was a planned development previously approved for this site, consisting of 48 semi-attached dwellings on 18.35 acres that created an overall density of 2.61 units per acre.

C. Planned Development – PD-108

Name: Danford Tract
Applicant: H & W Design
Tax Parcel: 1250004702 & 1250004703
Location: Danford RD SE (SR 1513)
Description: Danford Tract is a proposed planned development to consist of 76 single family lots & 190 townhouse lots on 121.34 acres, creating an overall density of 2.19 dwelling units per acre.

D. Planned Development – PD-109

Name: Groves at Olde Georgetown (modification)
Applicant: MCP Acquisitions, LLC
Tax Parcel: 1850000905
Location: Southport-Supply Road (NC 211)
Description: Olde Georgetown is a previously approved planned development. The applicant is requesting a modification to the approved plan in a portion of phase 3 of the development. This portion of phase 3 was originally approved for 157 single family lots on 49.2 acres creating an overall density of 3.19 dwelling units per acre. The applicant is proposing a modification consisting of 250 single family cottages on 49.2 acres, creating an overall density of 5.08 dwelling units per acre.

E. Text Amendment – Public Training Facilities

9) Other Business.

- Planning Board Case Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
July 10, 2023

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

MEMBERS PRESENT

Eric Dunham, Chair
Richard Leary
Jason Gaver
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair
William Bittenbender
Ron Medlin
Clifton Cheek

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Ron Meredith, Project Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Justin Bishop, Malpass Engineering & Surveying
Jody Bland, Norris & Tunstall Engineering

Jeff Malpass, Malpass Engineering & Surveying
Robin Edwardsen

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:01 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Ms. Joy Easley, Mr. Ron Medlin, Mr. William Bittenbender, and Mr. Clifton Cheek were absent.

IV. CONSIDERATION OF MINUTES FROM THE 12-JUN-23 WORK SESSION AND REGULAR MEETING.

Mr. Leary made a motion to approve the 12-Jun-23 Work Session and Regular meeting 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-106

Name: Galloway Landing Planned Development
Applicant: Malpass Engineering
Tax Parcel(s): 15300001
Location: Galloway Road NE (SR 1401)
Description: Galloway Landing is a proposed planned development consisting of 485 single family lots and 260 townhouse lots on 256.53 acres creating an overall density of 2.90 dwelling units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the 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 number of wetlands on the site? Mr. Meredith deferred the question to the applicant.

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

Mr. Justin Bishop, representative for Malpass Engineering and Surveying, addressed the Board. Mr. Bishop reiterated the proposed project will consist of 485 single family lots and 260 townhome lots. The roads will be private and the project will connect to County water and sewer. He further stated that the project has 130.06 acres of dedicated open space and 38.48 acres are required. They are proposing 13.65 acres of recreational space of which 5.77 acres are required. Mr. Bishop said they are providing an additional periphery buffer adjacent to the IG (Industrial General) zoned property.

Mr. Dunham asked Mr. Bishop the number of wetlands on the site? Mr. Bishop identified the wetlands on a visual map. Mr. Dunham asked why a neighborhood meeting was not held? Mr. Bishop said the developer chose not to have a neighborhood meeting. He stated most of the neighboring properties are currently vacant and the County owns the property across the creek. Mr. Meredith interjected that there are approximately 67.95 acres of wetlands on the site. He further stated that 62.40 acres are 404 Federal Wetlands and 5.55 acres are isolated wetlands.

Mr. Leary asked Mr. Bishop if they considered developing the project to the 100-year storm event? Mr. Bishop said Brigit Flora, County Stormwater, indicated in the TRC (Technical Review Committee) that the project should be designed to the 100-year storm event? Mr. Bishop said they are amenable to designing the project to the 100-year storm event. Mr. Leary asked how the current plan will be affected if the project is designed to the 100-year storm event? Mr. Bishop said they may loss a few lots if a retention pond has to be enlarged.

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

Mr. Leary made a motion to approve PD-106 (Galloway Landing Planned Development) with the three (3) conditions in the Staff Report and he added a fourth condition stating that the project be designed to the 100-year storm event and the motion was unanimously carried.

B. Rezoning Z-868 – Paul McDonough (%Norris & Tunstall Consulting Engineering).

Request rezoning of approximately 22.60 acres located off Ash-Little River Road NW (SR 1300) near Ash from SBR-6000(Site Built High Density Residential) and RR (Rural Low Density Residential) to SBR-6000 (Site Built High Density Residential) 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 Parcels 2090005402 and 2090005401 located off Ash-Little River Road NW (SR 1300) near Ash, NC. This land use plan amendment totals approximately 22.60 acres.

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

Mr. Meredith said staff recommends approval to SBR-6000 (Site Built High Density Residential) in conjunction with an amendment to the Blueprint Brunswick CAMA Land Use Plan Map for Tax Parcels 2090005402 and 2090005401 located off Ash-Little River Road NW (SR 1300) to HDR (High Density Residential) Place Type.

Mr. Dunham asked staff how the parcels gain access off Ash-Little River Road NW (SR 1300)? Mr. Meredith said the properties appear to be land-locked, but the applicant can better address how the subject properties gain access from Ash-Little River Road NW (SR 1300).

Mr. Leary clarified that a portion of Tax Parcel 2090005401 is currently zoned SBR-6000 (Site Built High Density Residential) and all of Tax Parcel 2090005402 is currently zoned RR (Rural Low Density Residential) and Ms. Dixon concurred.

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

Mr. Jody Bland, Norris & Tunstall Engineering, addressed the Board. He stated that there is a home on the split- zoned parcel (2090005401) and is an easement through the SBR-6000 property that will have connection off Ash-Little River Road NW (SR 1300). He stated that the applicant wanted to keep the subject property consistent with the adjacent SBR-6000 zoning because it will be the highest and best use of the property.

Mr. Dunham asked Mr. Bland if there are wetlands on the property? Mr. Bland said there is a wetland pocket in the lower portion of the center parcel, but no wetland delineation has been done.

Mr. Robin Edwardsen addressed the Board. He asked if all the cases are being combined? Mr. Dunham said each case is being considered separately.

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

Mr. Leary made a motion to approve Tax Parcels 2090005402 and 2090005401 to SBR-6000 (Site Built High Density Residential) located off Ash-Little River Road NW (SR 1300) with an amendment to the Blueprint Brunswick 2040 Plan Map for Tax Parcels 2090005402 and 2090005401 located off Ash-Little River Road NW (SR 1300) to HDR (High Density Residential) and the motion was unanimously carried.

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

APPROVE – NOT CONSISTENT WITH BLUEPRINT BRUNSWICK 2040 COMPREHENSIVE LAND USE 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 proposed zoning amendment is not consistent. However, a land use plan map amendment has been requested to HDR (High Density Residential).

- 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:

It is consistent with neighboring properties.

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

There is similar zoning nearby.

Mr. Dunham stated that any person with standing may appeal the decision of the Planning Board. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

C. Rezoning Z-869 – S. Longwood, LLC and Longwood Properties (%J. Phillip Norris).

Request rezoning of approximately 964.88 acres located off Gwynn Road NW (SR 1306) near Ash from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcels 17700015, 17700016, 17800090, 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) for Parcels 17700015, 17700016, 17800090, and 1780000301 located off Gwynn Road NW (SR 1306) near Ash, NC. This land use plan amendment totals approximately 964.88 acres.

Mr. Ron Meredith addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Meredith stated that staff added Tax Parcel 17700016 in an effort to maintain consistency with the rezoning request. He further stated that staff contacted that property owner and they were agreeable to their property being added to the zoning change.

Mr. Meredith said staff recommends approval to R-7500 (Medium Density Residential) for Tax Parcels 17700015, 17700016, 17800090 and 1780000301 located off Gwynn Road NW (SR 1306) in conjunction with an amendment to the Blueprint Brunswick 2040 Plan Map located off Gwynn Road NW (SR 1306) to MDR (Medium Density Residential) Place Type.

Mr. Leary asked staff about the surrounding areas being zoned RR (Rural Low Density Residential) even though staff is recommending approval with a land use amendment. Mr. Meredith said the place types are not parcel specific; rather, the land use plan is based on impervious surface or wetlands as well as other factors. He further stated that the Blueprint Brunswick 2040 CAMA Land Use Plan is different than what the Board is used to with regards to consistency. Ms. Dixon added that the North Carolina General Statutes allows for the land use plan to consider flood zones, soil types and wetlands, which does not make it parcel specific. Ms. Dixon further stated that this is a large parcel and that was a determining factor for staff to recommend approval with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map.

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

Mr. Jody Bland, representative for Norris & Tunstall Engineering, addressed the Board. He stated that they have worked with staff on this zoning change and they felt like this will be a good transition from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential).

Mr. Robin Edwardsen addressed the Board. Mr. Edwardsen expressed concerned with the Blueprint Brunswick 2040 Land Use Plan being changed to accommodate the subject property. He was also concerned with the applicant asking for a variance from the Blueprint Brunswick 2040 CAMA Land Use Plan. He said this Plan is supposed to guide Brunswick County for at least a decade. Mr. Edwardsen said the Board needs to think about the best interests for the public going forward. He felt that if the Board approves this zoning request, it will open the door for surrounding properties to submit similar zoning changes. He urged the Board to deny this request because it is not consistent with the Blueprint Brunswick 2040 CAMA Land Use Plan. Mr. Dunham said some of the property is currently consistent with the Blueprint Brunswick 2040 Land Use Plan and the applicant is requesting that the entire property be consistent. Ms. Dixon interjected that a large portion of the land use classification is MDR (Medium Density Residential), which is consistent with the requested zoning change. She stated that there are some portions of the property that are classified as conservation. Mr. Edwardsen asked staff if this is a conditional zoning request? Mr. Meredith said this is a conventional zoning request and conditions cannot be placed on conventional zoning request. Mr. Edwardsen reiterated his concerns if this zoning change is granted. Mr. Dunham said the land classification allows for the requested zoning change.

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

Mr. Leary asked staff the difference between the RR (Rural Low Density Residential) and R-7500 (Medium Density Residential) zoning districts? Mr. Meredith said they both are residential zoning districts, but the minimum density requirements differs and the RR (Rural Low Density Residential) zoning allows for some commercial uses that are friendly to agricultural uses. Ms. Dixon added that a major difference is singlewide mobile homes are not allowed in the R-7500 zoning district, but they are allowed in the RR zoning district.

Mr. Leary made a motion to approve Tax Parcels 17700015, 17700016, 17800090, and 1780000301 to R-7500 (Medium Density Residential) located off Ash-Little Road NW (SR 1300) with an amendment to the Blueprint Brunswick 2040 Plan Map for Tax Parcels 17700015, 17700016, 17800090, and 1780000301 located off Ash-Little Road NW (SR 1300) to MDR (Medium Density Residential) and the motion was unanimously carried.

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

APPROVE – NOT CONSISTENT WITH BLUEPRINT BRUNSWICK 2040 COMPREHENSIVE LAND USE 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 proposed zoning amendment is not consistent. However, a land use plan map amendment has been requested to MDR (Medium Density Residential).

- 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 parcel is partially consistent with the Blueprint Brunswick 2040 CAMA Land Use Plan, but other parts are classified as Open Space Conservation Place Type.

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

The change will comply with that portion of the land use plan that is MDR (Medium Density Residential).

Mr. Dunham stated that any person with standing may appeal the decision of the Planning Board. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

VIII. OTHER BUSINESS.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that PD-104 (Forest View Townhomes Planned Development) was approved at the Planning Board's 12-Jun-23 meeting and there were no written appeals within the allotted time, so the Board's decision stands. Ms. Dixon said a public hearing has been scheduled at the Board of Commissioners' regular meeting on 17-Jul-23 for consideration of the Town of Ocean Isle Beach's ETJ (Extraterritorial Jurisdiction) Expansion request.

IX. ADJOURNMENT.

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

REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner
Rezoning Case#: Z-870
August 14, 2023

APPLICATION SUMMARY

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

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

Tax Parcel
2273A154

Current Zoning
C-LD (Commercial Low Density) and R-7500 (Medium Density Residential)

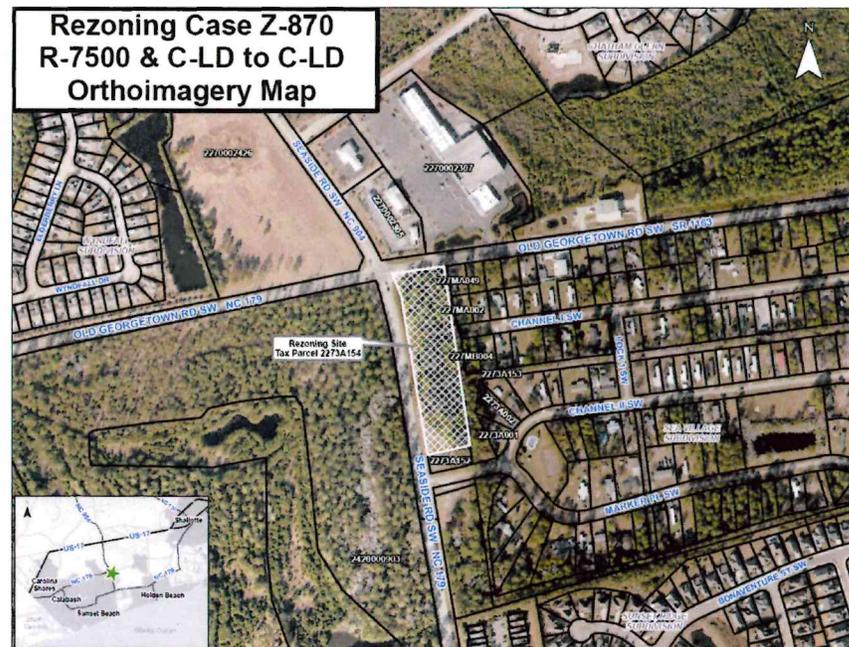
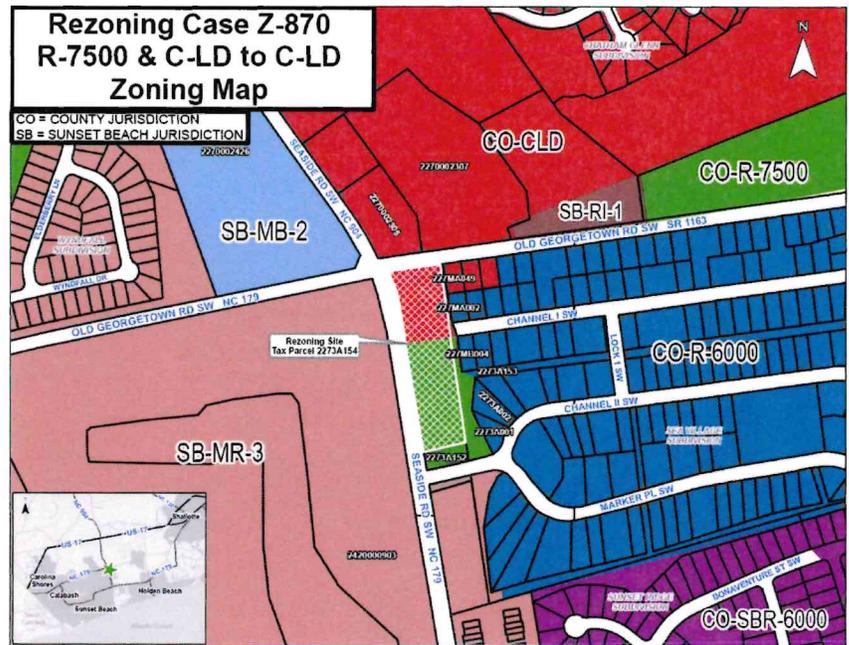
Proposed Zoning
C-LD (Commercial Low Density)

Surrounding Zoning
R-7500 (Medium Density Residential), R-6000 (High Density Residential), Sunset Beach MR-3 (Mainland residential), Sunset Beach MB-2 (Mainland Business 2), and C-LD (Commercial Low Density)

Current Use
Undeveloped

Surrounding Land Uses
Residential, Undeveloped, Commercial

Size 3.40 Acres



SITE CONSIDERATIONS

Zoning History: The parcel was split-zoned as C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) in 1994 with the adoption of the Unified Development Ordinance. In November of 2001, the Brunswick County Board of Commissioners denied an application for the remaining area of the parcel to be rezoned to C-LD (Commercial Low Density) removing the split zoning districts (Case # Z-318).

Buffers: If rezoned to C-LD (Commercial Low Density) all uses will require a 0.4 opaque buffer if vacant and a 0.6 opaque buffer if developed.

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

Utilities:

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

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

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

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

NCDOT Road Improvement Projects in Area:

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

Environmental Impacts:

- The requested parcel, identified as tax parcel PID 2273A154, is not located within a Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 0-6 out of 10 due to potential wetlands on the site.
- The requested parcel, identified as tax parcel PID 2273A154, is not located within a half mile of a Voluntary Agricultural District property.

ANALYSIS

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

Blueprint Brunswick 2040 Plan Place Type: LDR (Low Density Residential)

- The proposed zoning is not consistent with the Blueprint Brunswick 2040 Plan's Place Types
- Land Use Amendment (LUM-870) proposed to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from LDR (Low Density Residential), Place Type, to MDR-M (Medium Density Residential- Mixed) Place Type for Tax Parcel 2273A154.

Applicable Blueprint Brunswick 2040 Plan Policies:

- LU-2. Support development in areas that are best suited for future development.
- LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
- HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
- Expand housing product types. Accommodate higher density options in areas where the infrastructure can support more intense development, including:

Staff Recommendation SUMMARY

Staff recommends Approval of The Proposed Rezoning To C-LD (Commercial Low Density) with the Land Use Amendment for Tax Parcels 2273A154 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-870 (C-LD & R-7500 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 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-870 R-7500 & C-LD to C-LD

Zoning Map

CO = COUNTY JURISDICTION
SB = SUNSET BEACH JURISDICTION

2270002426

2270002307

2270002305

227MA049

227MA002

227MB004

2273A153

2273A002

2273A001

2273A152

2420000903

N

CHATHAM GLENN
SUBDIVISION

CO-CLD

SB-RI-1

CO-R-7500

OLD GEORGETOWN RD SW SR 1163

OLD GEORGETOWN RD SW NC 179

LOCK 1 SW

CHANNEL I SW

CO-R-6000

CHANNEL II SW

SEA VILLAGE
SUBDIVISION

MARKER PL SW

BONAVENTURE ST SW

SUNSET RIDGE
SUBDIVISION

CO-SBR-6000

SB-MB-2

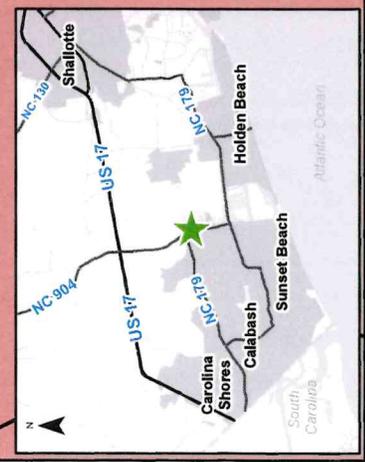
WYNDFALL DR

WYNDFALL
SUBDIVISION

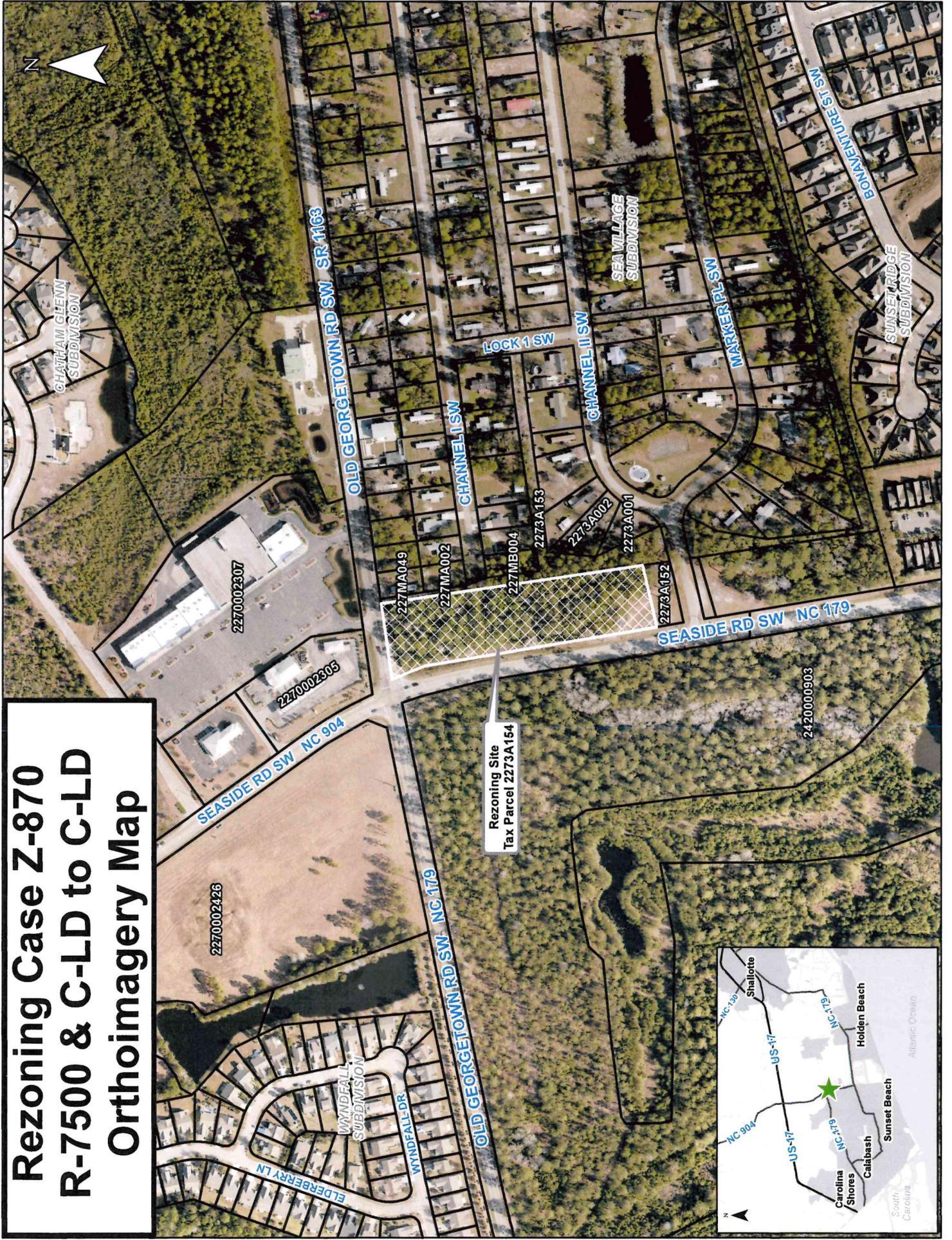
SB-MR-3

SEASIDE RD SW NC 179

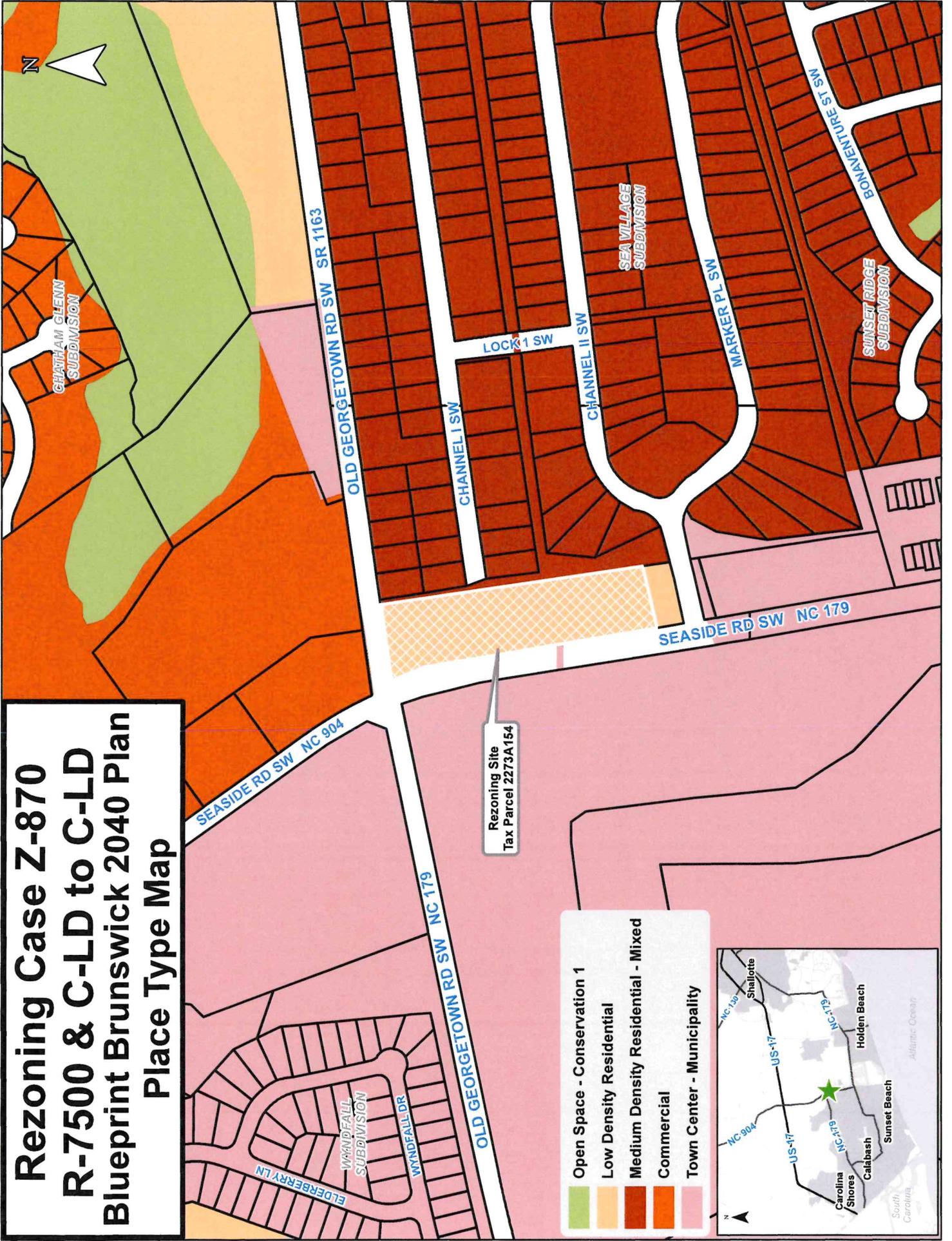
Rezoning Site
Tax Parcel 2273A154



Rezoning Case Z-870 R-7500 & C-LD to C-LD Orthoimagery Map



Rezoning Case Z-870 R-7500 & C-LD to C-LD Blueprint Brunswick 2040 Plan Place Type Map

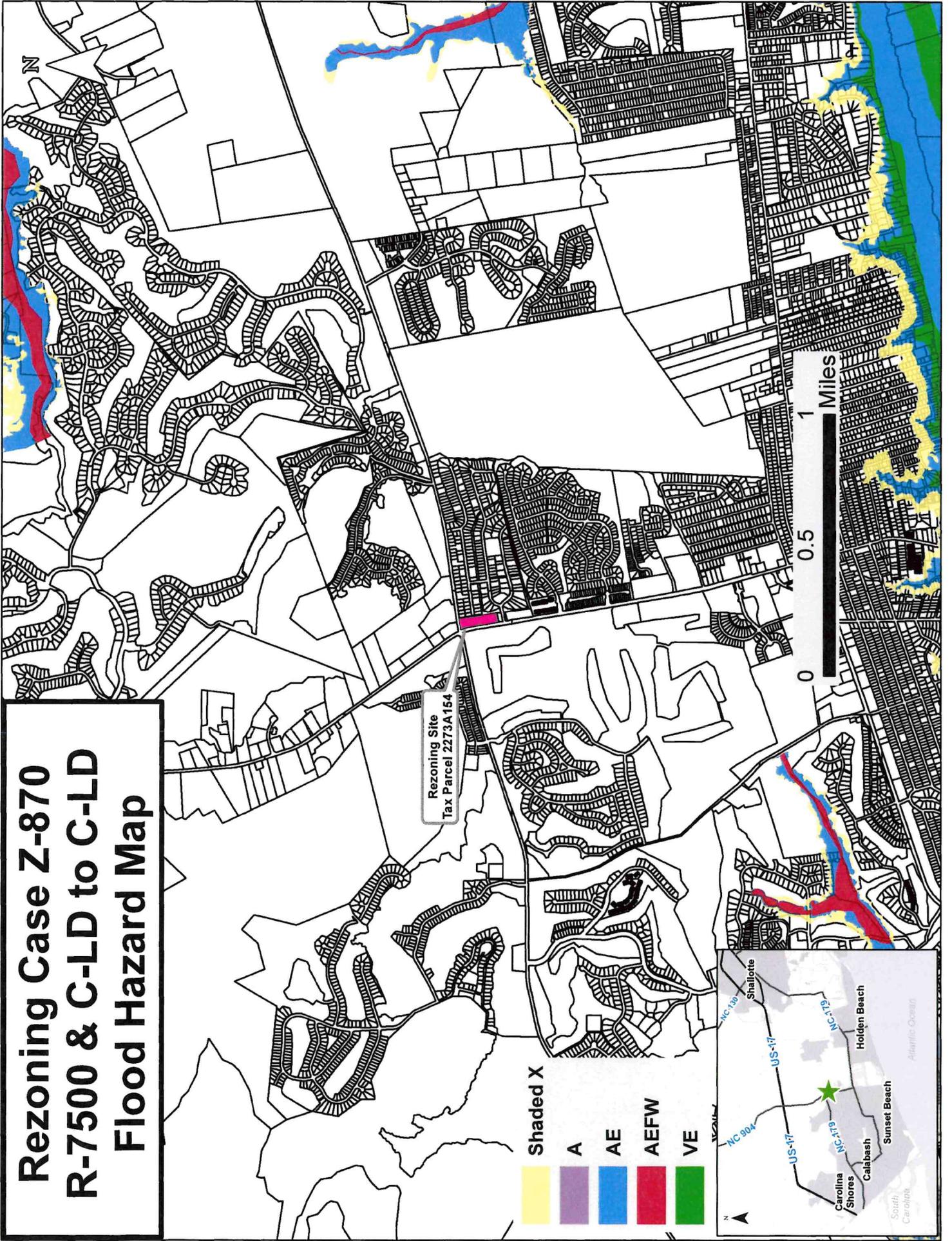


Rezoning Site
Tax Parcel 2273A154

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



Rezoning Case Z-870 R-7500 & C-LD to C-LD Flood Hazard Map



Rezoning Site
Tax Parcel 2273A154

0 0.5 1 Miles





REZONING APPLICATION

For Office Use Only	
Rezoning Case Z- <u>870</u>	Invoice # _____
Date Received <u>6-16-23</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.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Sheila K. McLamb</u>	
Mailing Address: <u>305 Larkspur Lane</u> <u>Calabash, NC 28467</u>	
Phone: <u>910.619.3515</u>	Email: <u>McLambLaw@atmc.net</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>Ocean Side Corporation</u>	
Mailing Address: <u>same as above</u>	
Phone: <u>same</u>	Email: <u>same</u>
PROPERTY INFORMATION	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): <u>2273A154</u> <u>P/O 3.40</u>	Total Site Acreage: <u>≈ 2.0</u>
Current Zoning District(s): <u>R-7500</u>	Proposed Zoning District(s): <u>CLD</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>	
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.	

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.

Rezoning is consistent with the character of the area.

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

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

APPLICANT/OWNER SIGNATURE

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: 5-18-23
Owner Signature: [Signature], President Date: _____
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

CASE Z-870

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2273A153	OCEAN SIDE CORPORATION		PO BOX 4640	CALABASH	NC	28467
2270002426	SIERRA PACIFIC INVESTMENT ENT LLC		1545 STONE CANYON ROAD	LOS ANGELES	CA	90077
2420000903	ANGELS TRACE INVESTMENTS LLC		131 OCEAN BOULEVARD WEST	HOLDEN BEACH	NC	28462
2273A152	SEA VILLAGE PROP OWN ASSO		P O BOX 6094	OCEAN ISLE BEACH	NC	28469
2270002307	CD OCEAN ISLE LLC		1220 LAVADA PL	BRENTWOOD	TN	37027-7036
2270002305	HOGAN PROPERTIES LLC		32 THE PENINSULA	OCEAN ISL BCH	NC	28469-7664
227MA002	AUSTIN KELLY L		14574 STATE ROUTE 520	GLENMONT	OH	44628-9756
227MA049	R & N RENTAL PROPERTIES LLC		6187 NC HIGHWAY 242 SOUTH	DUNN	NC	28334
2273A002	WEBB MICKEY RAY		7173 CHANNEL II SW	OCEAN ISL BCH	NC	28469-5407
2273A001	WEBB MICKEY RAY		7173 CHANNEL II SW	OCEAN ISL BCH	NC	28469-5407
227MB004	DAVID L HOOKER REV LIV TRUST		601 EASTCHESTER DR STE E	HIGH POINT	NC	27262-7645

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2273A154	OCEAN SIDE CORPORATION		PO BOX 4640	CALABASH	NC	28467

APPLICANT(S)

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-105

Applicant: Heartsease @ Ocean Isle, LLC

Project Name: Heartsease Planned Development (formerly Sunset Commons)

Property Location: Seaside Road (NC 904)

Parcel Numbers: 2270002308, 2270002321, 2270002322

Zoning District: CLD (Commercial Low Density)
CLD Density Maximum – 13.6 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.”

Zoning History: There have been no recent zoning changes to the subject properties or in the immediate area.

Surrounding Zoning **North:** CLD
South: CLD
East: CLD
West: SB-MB-2 (Sunset Beach Jurisdiction)

Proposed Use: Heartsease at Ocean Isle is a proposed planned development to consist of 48 duplex units & 88 multifamily units on 24.32 acres, creating an overall density of 5.59 dwelling units per acre. PD-29, Sunset Commons, was a planned development previously approved for this site, consisting of 48 semi-attached dwellings on 18.35 acres that created an overall density of 2.61 units per acre.

Approval Criteria

- The majority of surrounding uses consists of commercial, single family residential, and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Commercial and OSC1 (Open Space Conservation 1).
- Parking will be off street with a minimum of 2 driveway parking spaces per semi attached lot. The multifamily units will have 1.82 parking spaces per lot (current UDO minimum is 1.75).
- 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 6.08 acres. The developer is proposing 12.22 acres of dedicated open space. The developer is also proposing 3.37 acres of recreation space of which 0.91 acres are required.

- The proposed project will generate approximately 863 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 12.22 acres of open space where as 6.08 acres are required.
 2. The developer is proposing 3.37 acres of recreation space where as 0.91 acres are required.
 3. The stormwater system will be constructed to the 25-year storm event.
 4. All lots are located outside of the wetlands and flood zones.
 5. A 20' landscaped buffer between the multifamily and semi attached homes.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in setbacks.
 2. Reduction in lot dimensions.
- 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 held a voluntary neighborhood meeting on July 7, 2023.

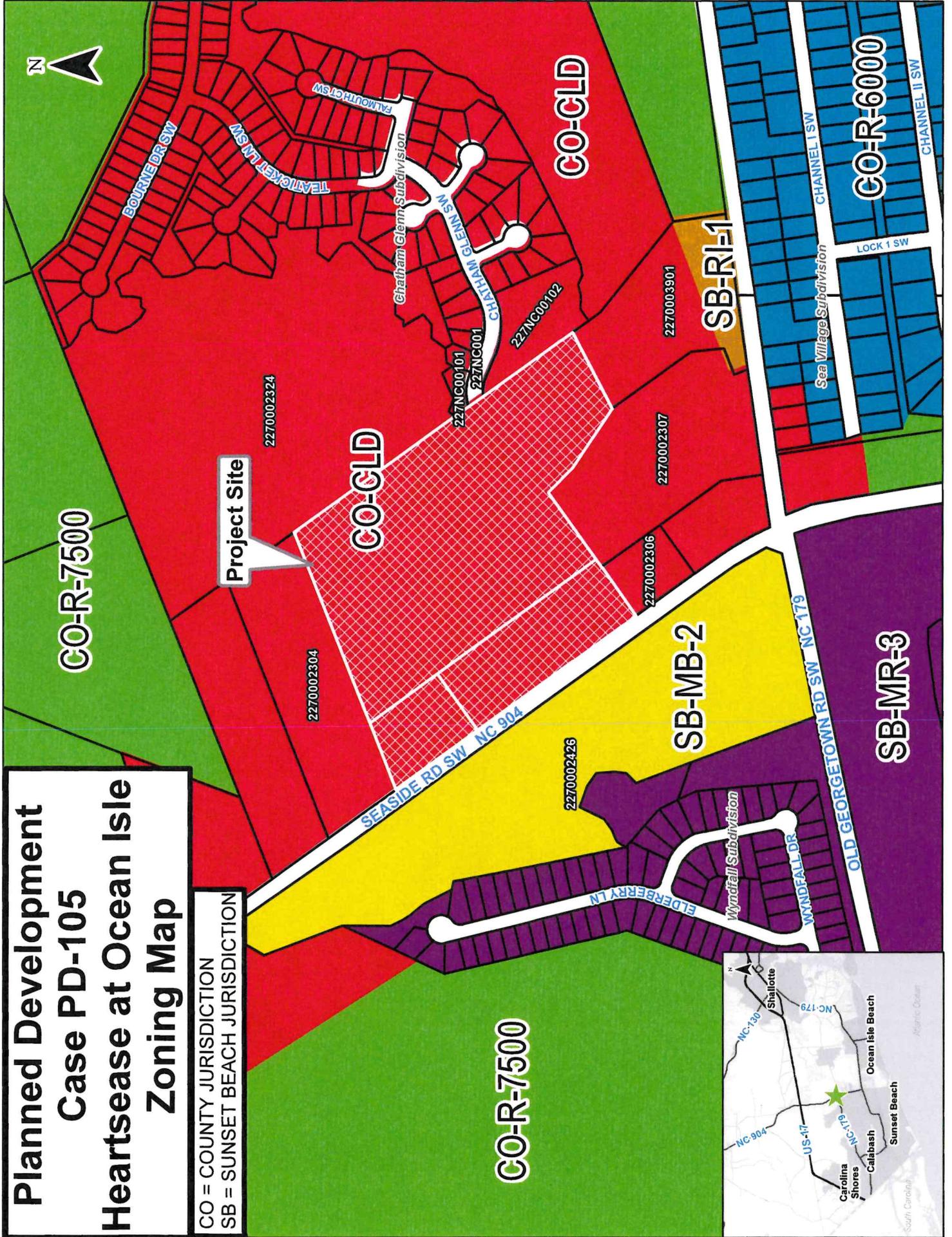
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

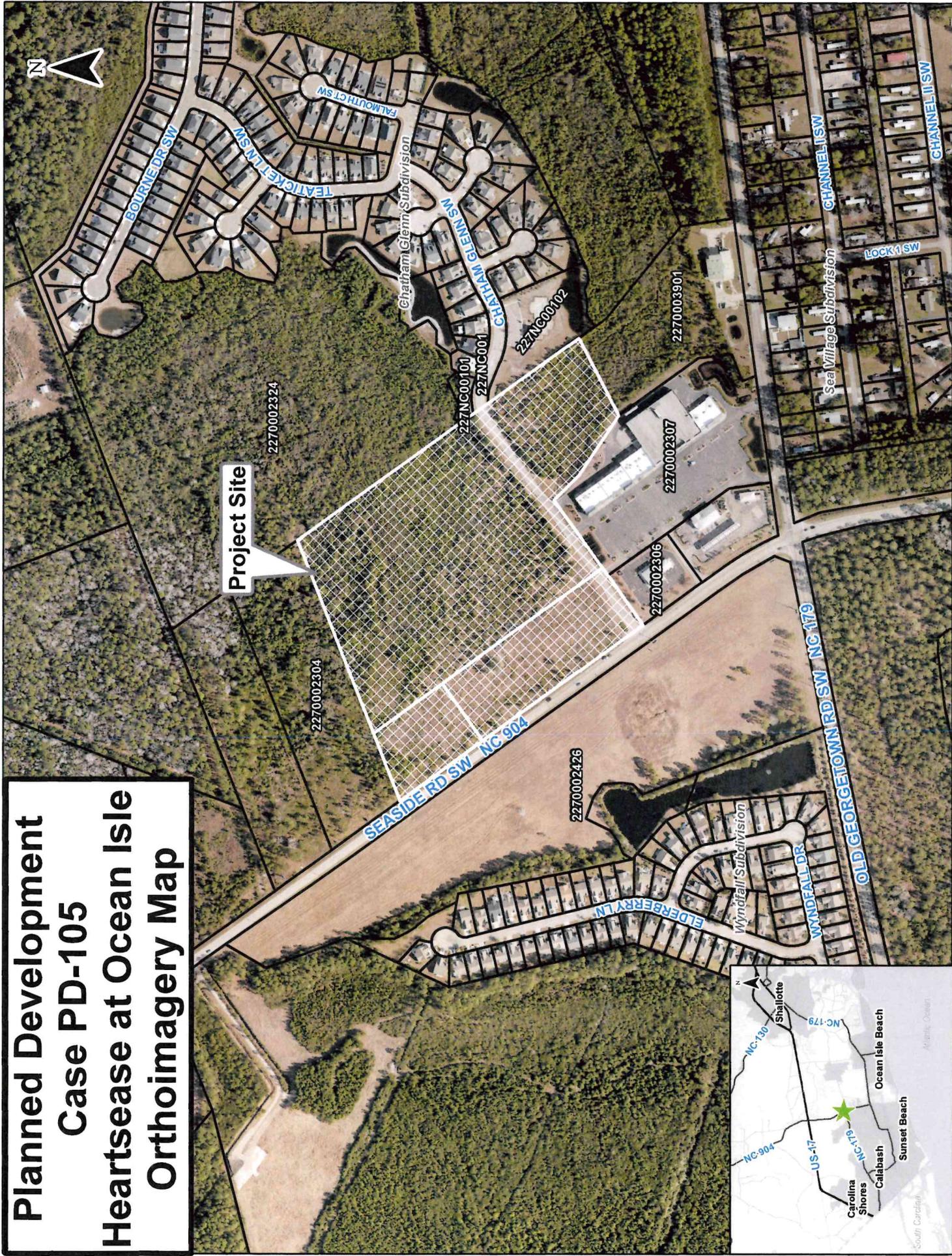
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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-105 Heartsease at Ocean Isle Zoning Map

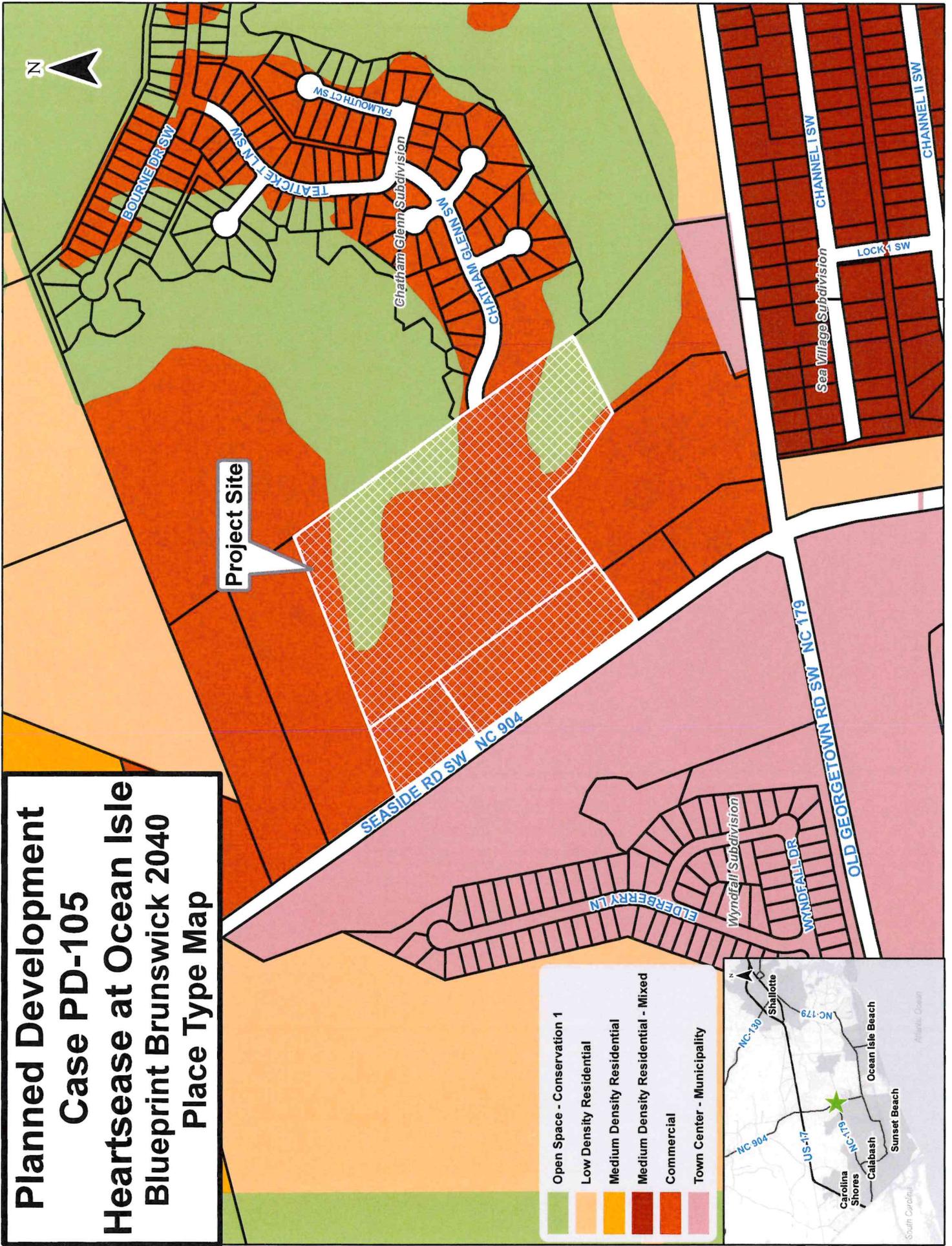
CO = COUNTY JURISDICTION
SB = SUNSET BEACH JURISDICTION



Planned Development Case PD-105 Heartsease at Ocean Isle Orthoimagery Map



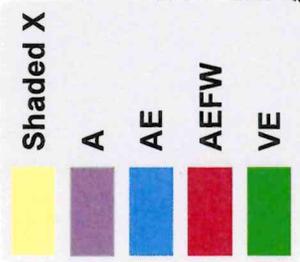
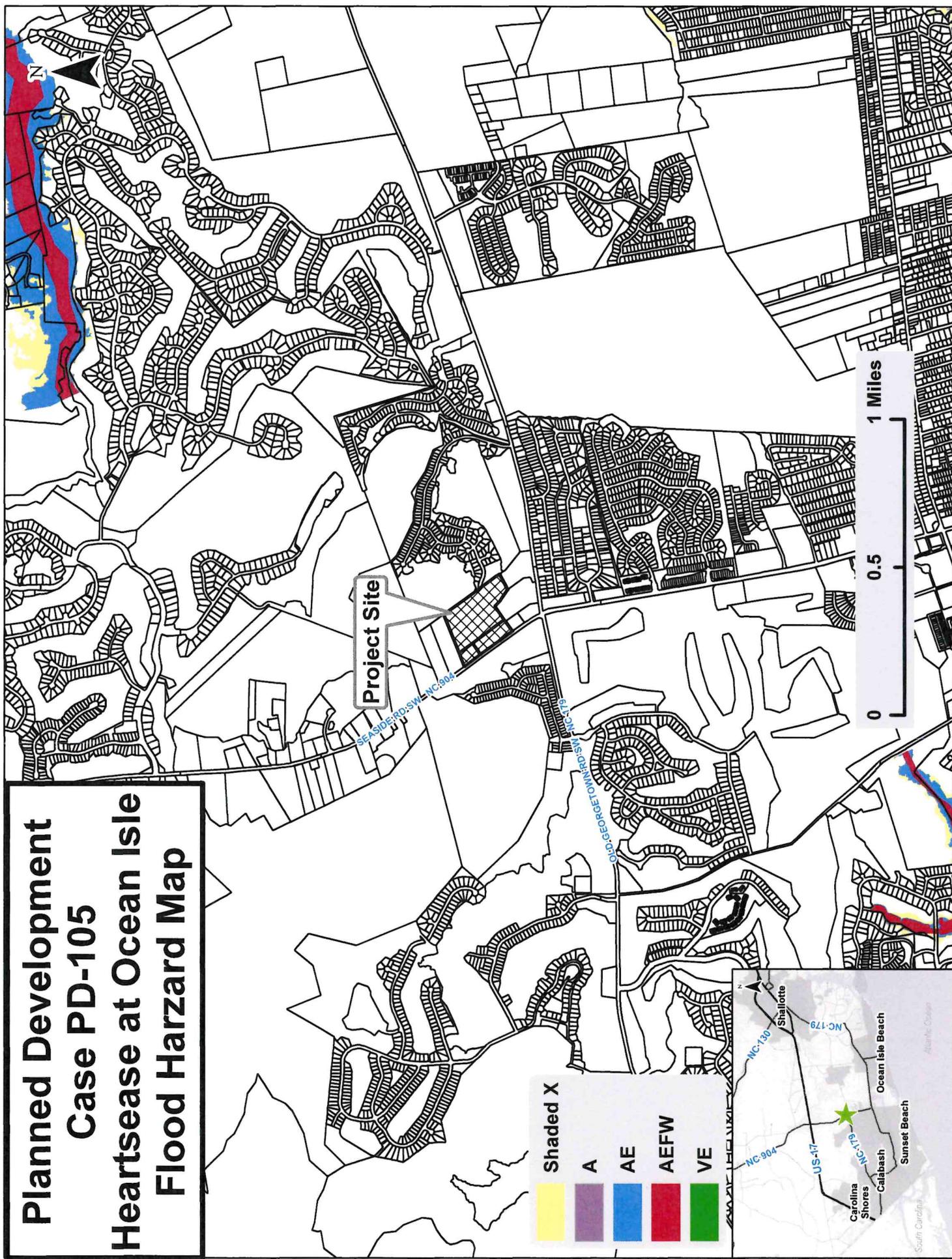
Planned Development Case PD-105 Heartsease at Ocean Isle Blueprint Brunswick 2040 Place Type Map



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



Planned Development Case PD-105 Heartsease at Ocean Isle Flood Hazard Map





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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June 2, 2023

Andy Smith
Front Street Design and Consulting, LLC
1005 C St. Andrews Blvd.
Charleston, SC 29407

**RE: Heartsease Planned Development (formerly Sunset Commons)
File # PD-105**

Dear Mr. Smith,

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

- Planning Staff is requesting additional parking for the multifamily units to get as close to the 2.0 parking spaces per unit as possible. Some possible areas of parking expansion are relocating the mail kiosk to the amenity center and reconfiguring the parking island and expanding the parking lot adjacent to the northernmost stormwater pond.
- Please note that an updated driveway permit from NCDOT would be required for Chatham Glen SW.
- Please note that the amenity and multifamily areas shall be subject to site specific review.
- Please indicate if there is to be any buffer or fencing between the semi attached homes and the multifamily area.
- 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

- State and County Stormwater Permits will be required.
- Please add a note to the plan that a NCDEQ Erosion Control Permit is required before clearing and/or grading can begin.
- Please add a note to the plans that the post-development 1-year, 10-year, and 25-year 24-hour storm events will be controlled to pre-development conditions on the site.

Comments from Engineering

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

- No water or sewer systems shown on the submitted site plan.
- Note on plans states that water and sewer will be built to county specifications.



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- County 8-inch gravity sewer and county water is available on Chatham Glenn SW – project must utilize an extension of the gravity sewer system per the county Sewer Use Ordinance. County water is also available on Seaside Road.
- Each unit must have its own gravity sewer lateral and a water lateral with a double meter box.
- Fire Hydrant spacing to be a maximum of 800 LF or as directed by the Office of the County Fire Marshal.
- Chatham Glenn SW is not a NCDOT ROW; Seaside Road is a NCDOT ROW (SR 904); any work within the ROW of Seaside Road will require an NCDOT Encroachment Permit.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – 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.

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,

Marc A. Pages
Brunswick County Principal Planner



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.

Property Owner	Name	Duck Pond Ventures, LLC	Phone	(919) 349-7857
	Address	5430 Wade Park Blvd.	Fax	N/A
	City, St, Zip	Raleigh, NC 27607	Email	dkoller@lee-rsassociates.com

Applicant or Representative	Name	Heartsease @ Ocean Isle, LLC	Phone	(843) 588-5021
	Address	1005C St Andrews Blvd.	Fax	N/A
	City, St, Zip	Charleston, SC 29407	Email	awdy@eyccottpanies.com

Property Information	Address	N/A
	Tax Parcel(s)	227000 2308
	"	" 2321
	Acreage	24.3 Acres.
	Current Zoning	PP/C-LD
Public Utilities Available?	Water Y Sewer Y	

Project Information	Project Name	Heartsease AT OCEAN ISLE
	Modification or Expansion Of Existing PD?	<input checked="" type="radio"/> Yes <input type="radio"/> No
	Single Family Acres	Ø Lots Ø
	Multi-Family Acres	2.98 Units 136
	Commercial Acres	Ø
Total site 24.36 Acres.		

Authorization	Property Owner Signature		Date	May, 9th 2023
	Applicant/Representative Signature		Date	05/04/23

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

NEIGHBORHOOD MEETING VERIFICATION FORM

DATE OF MEETING: 07/07/23 CASE # OR PROJECT NAME: HEARTSEASE AT OCEAN ISLE

LOCATION OF MEETING: VIRTUALLY VIA MICROSOFT TEAMS

ATTENDEES

NUMBER OF ATTENDEES: 6

LIST OF ATTENDEES (INITIALS INDICATED USED IN MEETING NOTES):

- | | |
|--|-----------|
| 1. <u>ANDY SMITH, APPLICANT TEAM (AS)</u> | 11. _____ |
| 2. <u>JIM CARAVELLO, APPLICANT TEAM (JC)</u> | 12. _____ |
| 3. <u>DAN KOELLER, APPLICANT TEAM (DK)</u> | 13. _____ |
| 4. <u>JUSTIN CUTLER,</u> | 14. _____ |
| <u>ADJOINING OWNER (JUC)</u> | 15. _____ |
| 5. <u>BOBBY LASATER, APPLICANT TEAM (BL)</u> | 16. _____ |
| 6. <u>MARC PAGES, COUNTY STAFF (MP)</u> | 17. _____ |
| 7. _____ | 18. _____ |
| 8. _____ | 19. _____ |
| 9. _____ | 20. _____ |
| 10. _____ | |

MEETING SUMMARY (INCLUDE ALL ATTENDEES COMMENTS & RESPONSES):

- AS BEGAN THE MEETING WITH INTRODUCTION OF PROJECT TEAM AND THOSE ON THE CALL. AS ALSO DISCUSSED THE STATUS OF THE APPLICATION, INCLUDING THE PLAN BEING SUBMITTED AND REVIEWED BY THE COUNTY'S T.R.C. AND RESUBMITTED WITH REVISIONS, AND CURRENT SCHEDULE TO GO TO PLANNING COMMISSION ON AUGUST 14TH FOR A HEARING.
- AS WENT THROUGH THE PROJECT SHOWING EXISTING CONDITIONS, SITE AERIAL, EXISTING APPROVED PD PLAN AND PROPOSED MODIFICATION TO THE PD WITH ADDING THE FRONT TWO LOTS AND 88 UNITS IN 11 - 2 STORY 8 UNIT APARTMENT BUILDINGS). AS THEN OPENED MEETING TO QUESTIONS
- MP ASKED ABOUT AN EXISTING MAINTENANCE AGREEMENT FOR THE PRIVATE PORTION OF CHATHAM GLENN SW. DK INDICATED THAT THERE IS NOT A CURRENT AGREEMENT BUT INDICATED THAT PRIVATE DISCUSSIONS WOULD BE HELD OUTSIDE THE ZONING PROCESS.
- JUC ASKED IF THE APPLICANT TEAM PLANNED MAKE MODIFICATIONS TO THE CCR'S FOR THE PROPERTY INDICATING THAT THE CURRENT CCR'S DO NOT ALLOW ANIMALS. DK INDICATED THAT THE DISCUSSION OF THE CCR'S AND PROPOSED MODIFICATIONS SHOULD BE HELD OFFLINE OF THE CURRENT DISCUSSION.

- JUC INDICATED THAT IN THE PAST THE SITE HAS BEEN PRESENTED AS COMMERCIAL. MP INDICATED THAT THE LOTS WOULD MAINTAIN ITS BASE COMMERCIAL ZONING, BUT THE COUNTY'S UDO ALLOWS RESIDENTIAL UNITS IN THE CURRENT COMMERCIAL ZONING.
- JUC ASKED ABOUT DEDICATING THE PORTION OF CHATHAM GLENN THAT IS PRIVATE TO THE COUNTY. MP INDICATES THAT THE COUNTY DOES NOT ACCEPT MAINTENANCE OF ROADS, ONLY NCDOT, BUT IN THE END THE DEDICATION OR NOT OF THE ROAD IS UP TO THE DEVELOPER.
- JUC ASKED ABOUT STORMWATER PLANS, AS INDICATED THE STATUS OF THE STORMWATER APPROVALS. DK INDICATED THAT THIS WOULD BE PART OF THE OFFLINE DISCUSSION.
- JUC ASKED ABOUT THE DENSITY OF THE APARTMENTS. THE GROUP DISCUSSED THAT THE SITE WILL BE COMBINED AND THE DENSITY WOULD BE BASED ON THE GROSS SITE.
- JUC ASKED WHY DK DESCRIBED THE APARTMENTS AS BOUTIQUE APARTMENTS. DK REPLIED THAT THE BUILDINGS ARE SMALL (8 UNIT VS 24 UNIT) BUILDINGS WITH EACH APARTMENTS HAVING INDIVIDUAL ENTRANCES. JC INDICATED THAT APARTMENTS WERE NOT AS DENSE AS A NORMAL MULTIFAMILY DEAL. JC OFFERED TO SEND TO JUC THE WEBSITE FOR THE PREVIOUSLY DEVELOPED MAPLE VILLAGE PROJECT, WHICH HAS THE SAME BUILDINGS, AND HEARTSEASE AT SHALLOTTE, A PROJECT THIS DEVELOPER HAS COMPLETED IN BRUNSWICK COUNTY.
- JUC ASKED IF THE PLAN WAS TO BE A MERCHANT DEVELOPER ON THIS SITE. JC INDICATED THAT THE PLAN WAS TO HOLD THE DEVELOPMENT IN THE DEVELOPER'S PORTFOLIO.
- JUC INDICATED THAT HE WAS EXCITED TO SEE THE DEVELOPMENT GOING FORWARD. DK INDICATED THAT HE WOULD SET UP A DISCUSSION WITH JUC ABOUT THE OFFLINE ITEMS.
- THE MEETING WAS CONCLUDED.

IF MORE SPACE IS NEEDED ADD ADDITIONAL SHEETS

CASE PD-105

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2270002426	SIERRA PACIFIC INVESTMENT ENT LLC		1545 STONE CANYON ROAD	LOS ANGELES	CA	90077
2270002306	STATE EMPLOYEES CREDIT UNION		PO BOX 26807	RALEIGH	NC	27611-7665
227NC00102	CHATHAM GLENN POA INC	C/O WACCAMAW MANAGEMENT	605 BRIARWOOD DR STE C	MYRTLE BEACH	SC	29572-5745
227NC00101	CHATHAM GLENN POA INC	C/O WACCAMAW MANAGEMENT	605 BRIARWOOD DR STE C	MYRTLE BEACH	SC	29572-5745
2270003901	TOWN OF SUNSET BEACH		700 SUNSET BLVD N	SUNSET BEACH	NC	28468-4337
2270002307	CD OCEAN ISLE LLC		1220 LAVADA PL	BRENTWOOD	TN	37027-7036
2270002324	LENNAR CAROLINAS LLC	ATTN JASON BYHAM	1941 SAVAGE RD SUITE 100C	CHARLESTON	SC	29407-4704
227NC001	LENNAR CAROLINAS LLC	ATTN JASON BYHAM	1941 SAVAGE RD SUITE 100C	CHARLESTON	SC	29407-4704
2270002304	WILLIAMS JOHNIE EASTON ETUX	WILLIAMS DIANNE G	1938 NORWOOD ST SW	OCEAN ISL BCH	NC	28469-5605

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2270002321	DUCK POND VENTURES LLC		5430 WADE PARK BLVD SUITE 400	RALEIGH	NC	27607-4190
2270002308	DUCK POND VENTURES LLC		5430 WADE PARK BLVD SUITE 400	RALEIGH	NC	27607-4190
2270002322	DUCK POND VENTURES LLC		5430 WADE PARK BLVD SUITE 400	RALEIGH	NC	27607-4190

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	HEARTSEASE @ OCEAN ISLE, LLC		1005C ST ANDREWS BLVD	CHARLESTON	SC	29407

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-108

Applicant: H & W Design

Project Name: Danford Tract Planned Development

Property Location: Danford Road (SR 1513)

Parcel Numbers: 1250004702 & 1250004703

Zoning District: R-7500 (Medium Density Residential)
R-7500 Density Maximum – 5.8 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.”

Zoning History: There have been no recent zoning changes to the subject properties or in the immediate area.

Surrounding Zoning **North:** BO-A/F (Bolivia Jurisdiction)
South: RR
East: R-7500
West: BO-A/F

Proposed Use: Danford Tract is a proposed planned development to consist of 76 single family lots & 190 townhouse lots on 121.34 acres, creating an overall density of 2.19 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 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. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 24.26 acres. The developer is proposing 48.2 acres of dedicated open space. The developer is also proposing 4.5 acres of recreation space of which 3.64 acres are required.
- The proposed project will generate approximately 1,830 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.

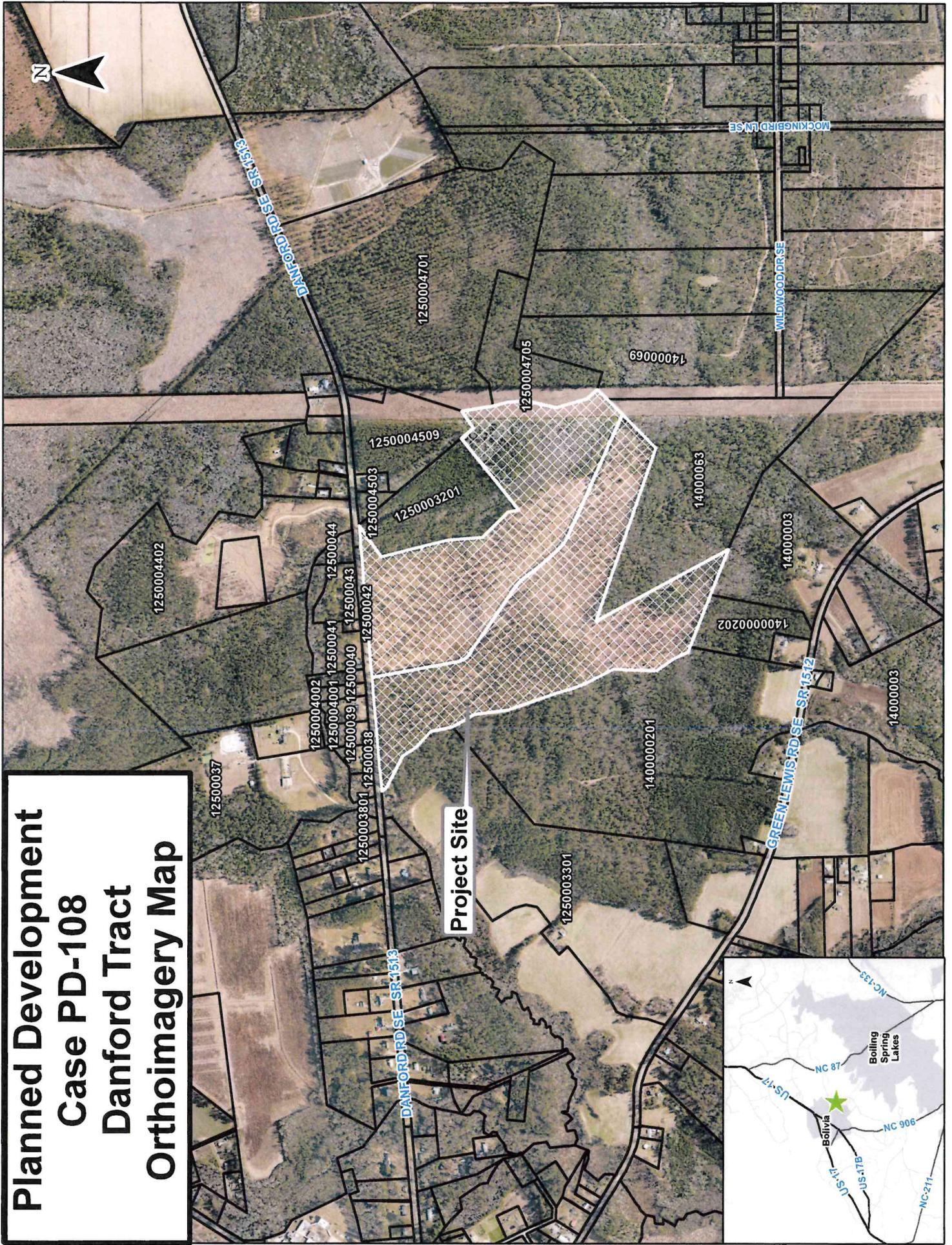
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 48.2 acres of open space where as 24.26 acres are required.
 2. The developer is proposing 4.5 acres of recreation space where as 3.64 acres are required.
 3. Sidewalks to be installed on one side of interior roads.
 4. The stormwater system will be constructed to the 100-year storm event.
 5. All lots are located outside of the AE Flood Zone and wetlands.
- 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 July 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.

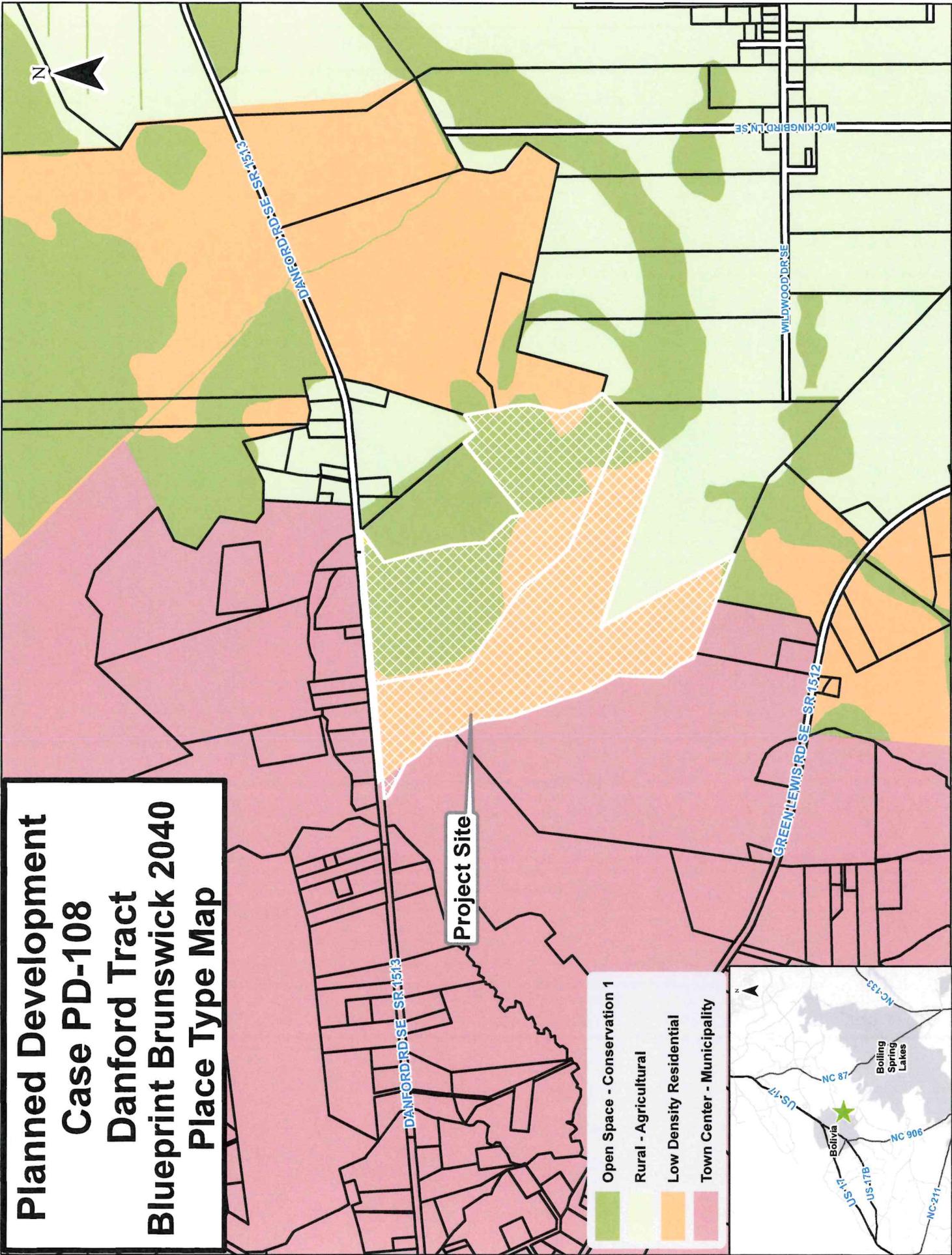
Staff recommends approval based on the following conditions:

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.

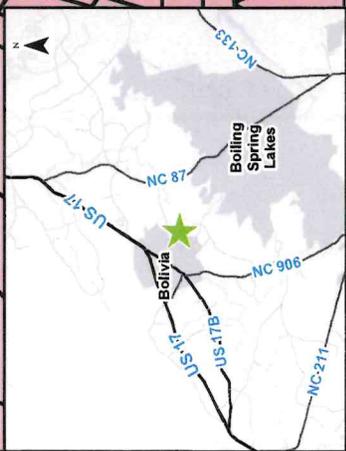
Planned Development Case PD-108 Danford Tract Orthoimagery Map



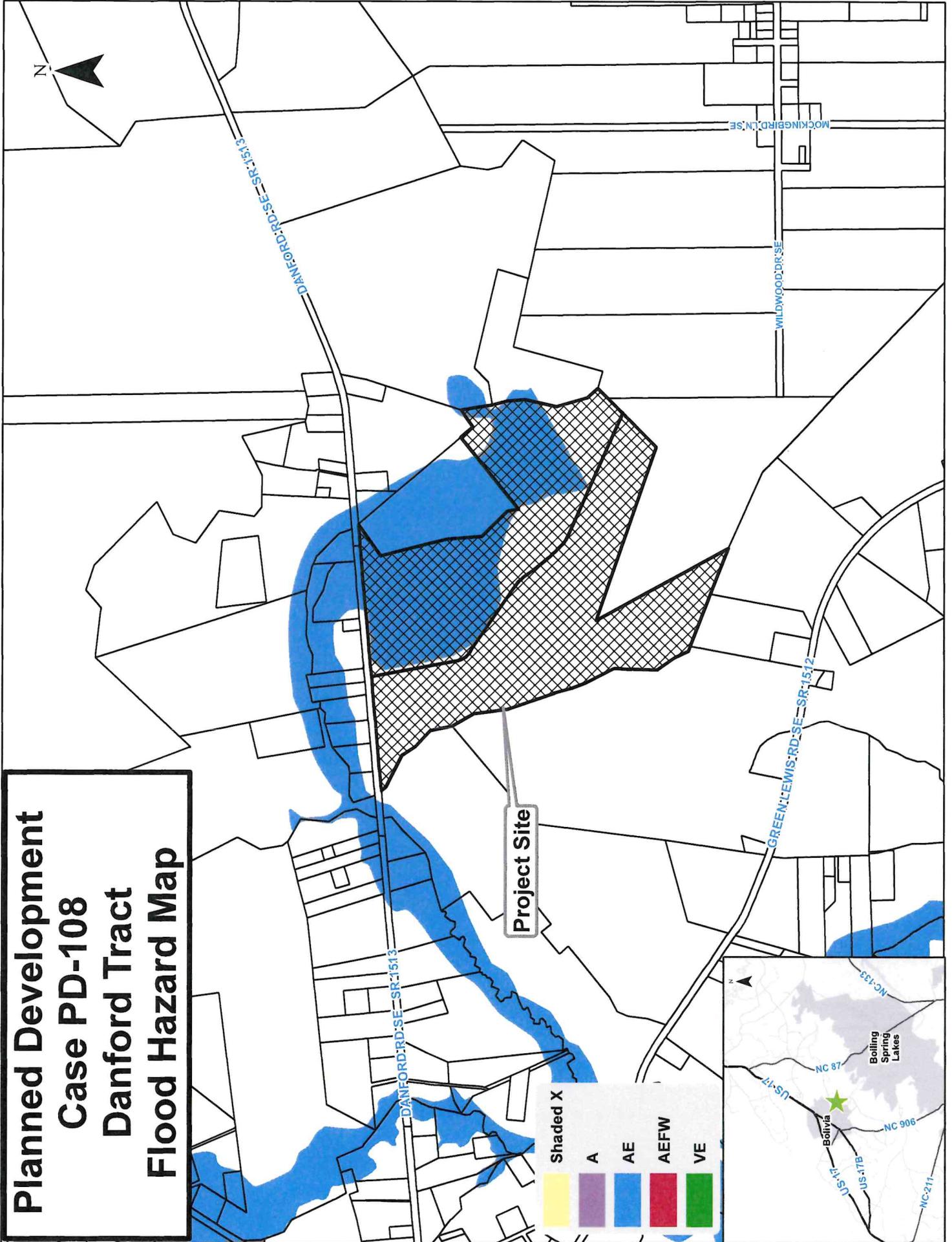
Planned Development Case PD-108 Danford Tract Blueprint Brunswick 2040 Place Type Map



- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Town Center - Municipality

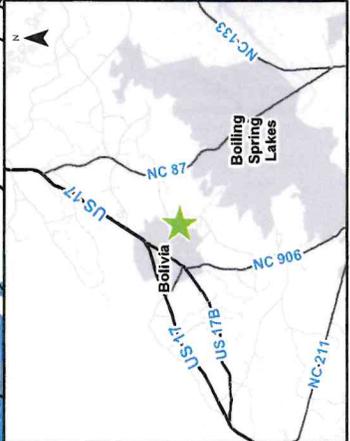


Planned Development Case PD-108 Danford Tract Flood Hazard Map



Project Site

- Shaded X
- A
- AE
- AEFW
- VE





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

July 6, 2023

H & W Design
2512 Independence Blvd
Wilmington, NC 28412

**RE: Danford Tract Planned Development
File # PD-108**

Dear Mr. Weeks,

The Technical Review Committee (TRC) at their July 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

- Please specify the “future development” use.
- It appears that the project has more open space than what is indicated in the site data. Please revise if so.
- Please indicate or label any amenity buildings or mail kiosks on the property.
- Please note that the existing trees within the peripheral buffer will be preserved and supplemental landscaping will be installed where necessary.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- A Brunswick County Stormwater Permit will be required.
- General Note #16 states that the stormwater management system will be designed to control up to the 100-year/24-hour storm to pre-development standards.
- The development will require a State Sediment and Erosion Control Permit and a State Stormwater Permit. The County Stormwater Permit will be issued upon receipt of a copy of both permits by the applicant.

Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- 24 inch county water main on Danford Road at this location.
- Site plan and utility plans show proposed gravity sewer collection system, a sewer pump station, and water mains.
- Nearest existing sewer force main for proposed pump station connection point is on Old Ocean Highway at the intersection with Danford Road.
- Fire hydrant required at project entrance and then every maximum 800LF or as required by the County Fire Marshal.



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- Double water meter boxes on each lot will be required.
- NCDOT Encroachment permit required for work within the ROW of Danford Road.
- At this time, with the proposed sewer pump station location, on the preliminary utility plan, odor control unit would not be required.
- All water, sewer, and pump station to meet county specification.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – 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.

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



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.

Property Owner	Name	JONES LAND DEVELOPMENT LLC	Phone	
	Address	8620 RIVER RD.	Fax	
	City, St, Zip	WILMINGTON NC 28412	Email	

Applicant or Representative	Name	H+W DESIGN	Phone	910-470-9383
	Address	2512 INDEPENDENCE BLDG SUITE 200	Fax	
	City, St, Zip	WILMINGTON, NC 28412	Email	DWEEKS@H-WDESIGN.COM

Property Information	Address	LANFORD ROAD	Project Information	Project Name	DANFORD RD
	Tax Parcel(s)	1250004702 1258004703		Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Acreage	121.34		Single Family Acres	13.3 Lots 76
	Current Zoning	R2500		Multi-Family Acres	14.2 Units 190
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>		Commercial Acres	0

Authorization	Property Owner Signature		Date	6-13-23
	Applicant/Representative Signature		Date	6/12/2023

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

CASE PD-108

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1250003301	MERCER RALPH THOMAS		268 GREEN LEWIS ROAD SE	BOLIVIA	NC	28422
1250004503	RENN STEPHEN J		1204 CYPRESS DRIVE	WILMINGTON	NC	28401
1250003201	FINLEY PROPERTIES LLC		211 NORTH 5TH AVE	WILMINGTON	NC	28401
1250004001	TRAPP TIMOTHY J		413 DANFORD ROAD SE	BOLIVIA	NC	28422
1250004509	ICKERT LINDA ETVIR	ICKERT WALTER	68 PILOT POINT RD	RIDGELAND	SC	29936
12500038	BOWLING WILLIAM DEAN ET	BOWLING TINA LOUISE	371 DANFORD RD SE	BOLIVIA	NC	28422-8511
14000063	KNOX ELBERT DWIGHT		PO BOX 104	BOLIVIA	NC	28422-104
12500037	HONALEE FARMS LLC		4200 HONALEE STABLES DR SE	BOLIVIA	NC	28422-9055
1400000201	NEWMAN KIMBERLY M ETVIR	NEWMAN JOSEPH M	3960 RIVER ROAD SE	WINNABOW	NC	28479
12500040	BRAXTON JOHNATHON ETUX	BRAXTON CRYSTAL	PO BOX 223	BOLIVIA	NC	28422-0223
14000069	JONES KEENAN E ET	JONES TERESA	2173 E. LAKE KEZIAH DR	BOILING SPRING LA	NC	28461
1250004705	WILDWOOD ACRES INC	C/O PRATT MICHAEL K	231 PLEASANT HILL DR	BREWARD	NC	28712-9836
1250004002	AUSTIN CAMILLE A		PO BOX 38	VIENNA	GA	31092-0038
12500039	SMITH GLADYS		8355 RIVER RD	SOUTHPORT	NC	28461-8909
12500043	BOWLING WM B		497 DANFORD RD SE	BOLIVIA	NC	28422-8513
1250004701	SMITH GLENN FREDERICK ETUX	SMITH BEELER ANN	1007 MULBERRY RD	CLAYTON	NC	27520-2131
1250003801	BOWLING WILLIAM DEAN		371 DANFORD RD SE	BOLIVIA	NC	28422-8511
14000003	KNOX ELBERT DWIGHT AND	MURRAY ALETA KNOX	PO BOX 104	BOLIVIA	NC	28422-0104
12500042	BOWLING JACOB		473 DANFORD RD SE	BOLIVIA	NC	28422-8513
12500041	BOWLING ROOSEVELT ET	BOWLING ELLA	497 DANFORD RD SE	BOLIVIA	NC	28422-8513
12500044	GOLDFUSS HEATHER L		131 NW 24TH ST	OAK ISLAND	NC	28465-7510
1250004402	GOLDFUSS HEATHER L		131 NW 24TH ST	OAK ISLAND	NC	28465-7510
1400000202	KNOX ALETA A		499 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8045
	TOWN OF BOLIVIA		PO BOX 93	BOLIVIA	NC	28422-0093

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1250004703	J & S LAND DEVELOPMENT LLC		8630 RIVER RD	WILMINGTON	NC	28412-3334
1250004702	J & S LAND DEVELOPMENT LLC		8630 RIVER RD	WILMINGTON	NC	28412-3334

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	H + W DESIGN		2512 INDEPENDENCE BLVD SUITE 200	WILMINGTON	NC	28412

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-109

Applicant: MCP Acquisitions, LLC

Project Name: Groves at Olde Georgetown (modification) Planned Development – a.k.a. Carolina Crossing

Property Location: Southport-Supply Road (NC 211)

Parcel Numbers: 1850000905

Zoning District: SBR-6000 (Site Built High Density Residential)
SBR-6000 Density Maximum – 7.3 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.”

Zoning History: The subject parcel was rezoned from R-6000 to SBR-6000 as part of the mass rezonings from the 2007 UDO adoption.

Surrounding Zoning **North:** SBR-6000, R-6000, CLD
South: SBR-6000
East: SBR-6000
West: SBR-6000, R-6000

Proposed Use: Olde Georgetown is a previously approved planned development. The applicant is requesting a modification to the approved plan in a portion of phase 3 of the development. This portion of phase 3 was originally approved for 157 single family lots on 49.2 acres creating an overall density of 3.19 dwelling units per acre. The applicant is proposing a modification consisting of 250 single family cottages on 49.2 acres, creating an overall density of 5.08 dwelling units per acre.

Olde Georgetown was originally approved in 2006 for 1,226 single family lots on 605.4 acres for a density of 2.03 dwelling units per acre. With this proposed modification, the project will have 1,319 single family lots/cottages on the same acreage for an overall density of 2.18 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 Medium Density Residential Mixed and OSC1 (Open Space Conservation 1).
- Each residential unit shall have a minimum of 2 non garage parking spaces.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.

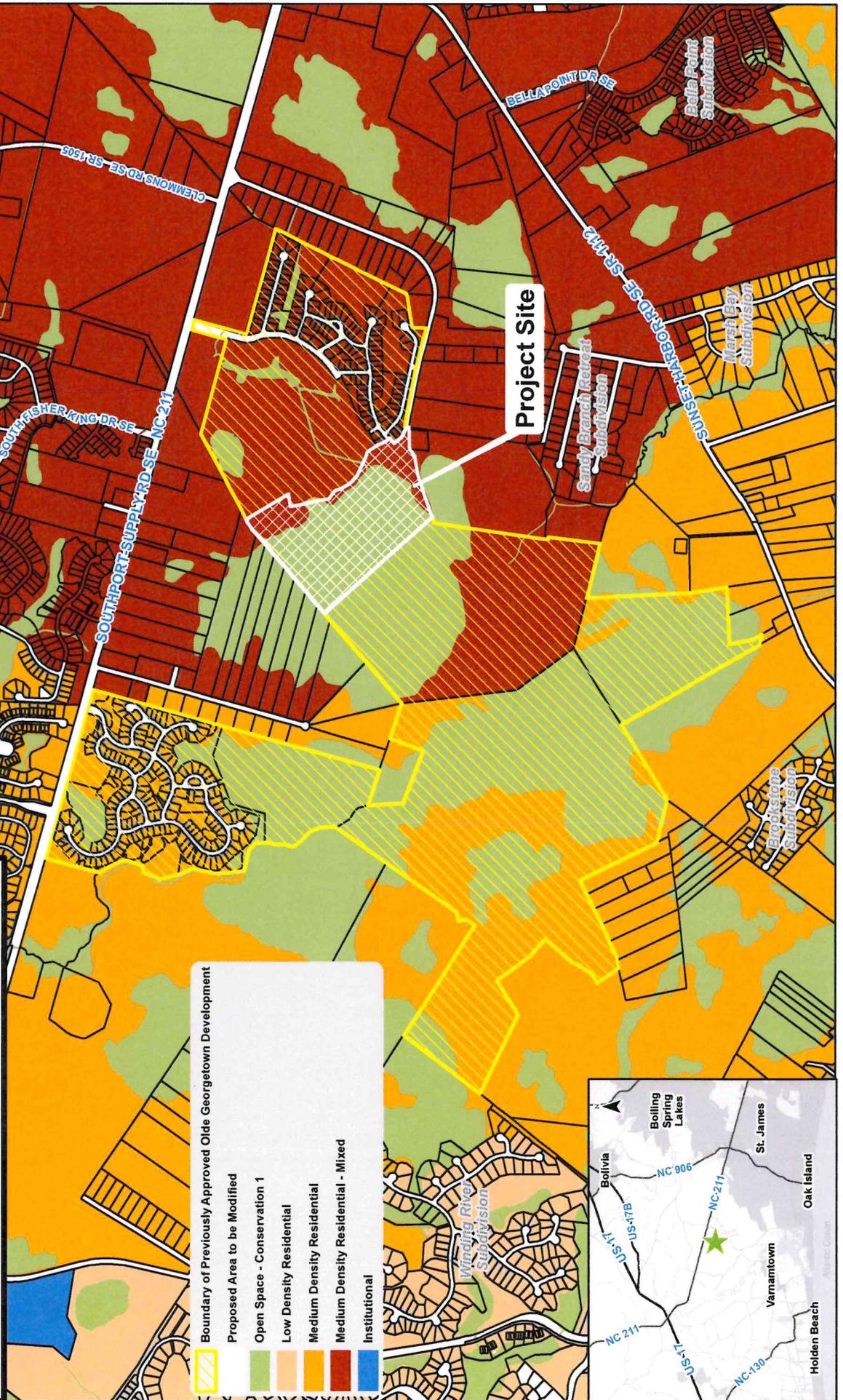
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for this phase of the development is approximately 12.3 acres. The developer is proposing 29.3 acres of dedicated open space. The developer is also proposing 3.2 acres of recreation space of which 1.85 acres are required.
- The proposed project will generate approximately 12,622 vehicle trips per 24-hour weekday volume. A TIA has completed and an updated driveway permit from NCDOT will be required. Intersection improvements have been installed but additional improvements may be required by NCDOT as part of the updated driveway permit application process.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 29.3 acres of open space where as 12.3 acres are required.
 2. The developer is proposing 3.2 acres of recreation space where as 1.85 acres are required.
 3. The stormwater system will be constructed to the 25-year storm event.
 4. Cluster design layout with cottages.
 5. Sidewalks throughout.
 6. Buffer between single family lots and cottages.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on July 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.

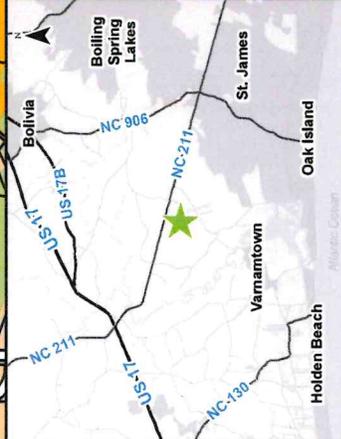
Staff recommends approval based on the following conditions:

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.
4. Smithtown Road connection to be installed with an emergency accessible gate.

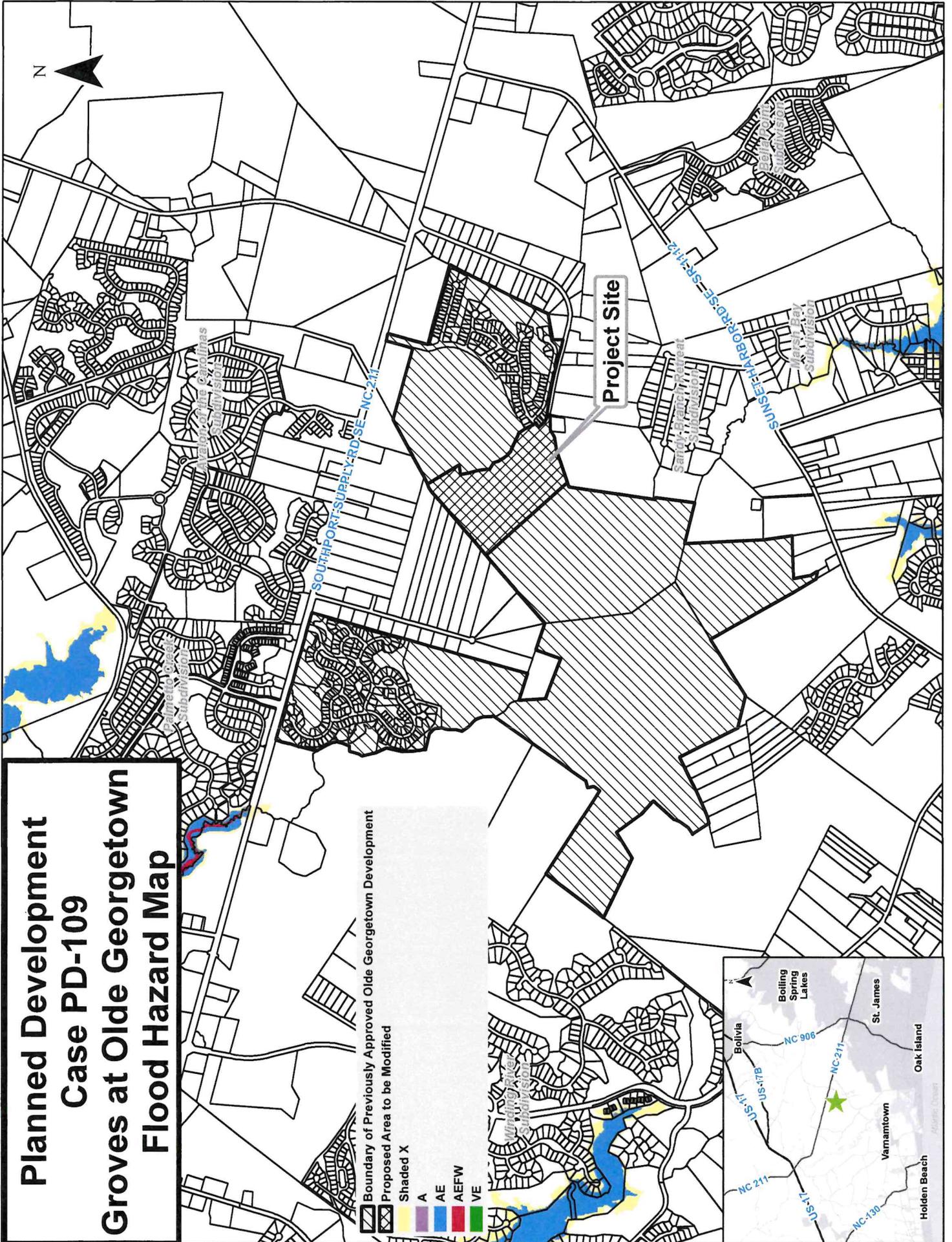
Planned Development Case PD-109 Groves at Olde Georgetown Blueprint Brunswick 2040 Place Type Map



-  Boundary of Previously Approved Olde Georgetown Development
-  Proposed Area to be Modified
-  Open Space - Conservation 1
-  Low Density Residential
-  Medium Density Residential
-  Medium Density Residential - Mixed
-  Institutional



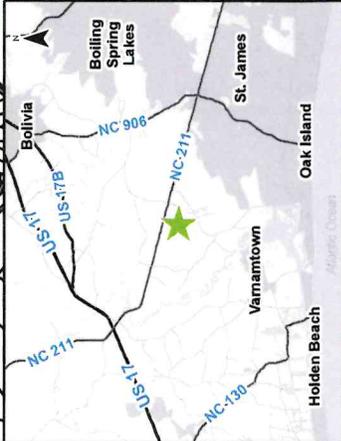
Planned Development Case PD-109 Groves at Olde Georgetown Flood Hazard Map

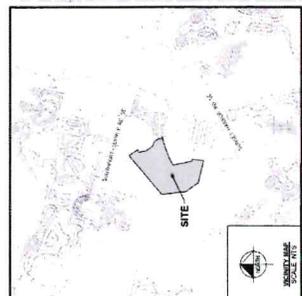


N

Project Site

- Boundary of Previously Approved Olde Georgetown Development
- Proposed Area to be Modified
- Shaded X
- A
- AE
- AEFW
- VE





GROVES AT OLD GEORGETOWN

PLANNED DEVELOPMENT RENDERING



JULY 14, 2023

NEIGHBORHOOD COMMUNITY MEETING REPORT

Subject: Neighborhood Community Meeting – Amendment to a Planned Development application filed by Mandrake Capital Partners for approximately 49 acres located on parcel 1850000905 south of Highway 211 at the terminus of Copper Cay Drive SE

Date and Time of Meeting: Tuesday, July 25, 2023 from 6:00PM – 7:00PM

Place of Meeting: Lockwood Folly District Park
Picnic Shelter #3
430 Green Swamp Rd NW, Supply, NC 28462

Applicant: Mandrake Capital Partners

Meeting notifications for the neighborhood community meeting were mailed July 14th, 2023 by USPS to the persons and organizations attached on Exhibit "A". A copy of the notification is also attached as Exhibit "B". Signs were also posted on the property advertising the neighborhood meeting information. Pictures of the posted signs are shown as Exhibit "C1" and "C2".

Persons in attendance included those shown on Exhibit "D", as well as Dillan O'Connor with Mandrake Capital Partners, Sara Shirley with Kimley-Horn and Marc Pages with Brunswick County Planning Department.

Questions asked and answered during the meeting included:

- 1) Is there a vehicular entrance from existing Smithtown Road to the proposed development?

Representatives explained that Smithtown Road would remain as it is today; a dead-end cul-de-sac road that would not connect into the proposed property. The ROW does not appear to connect directly to the proposed development and no easements would be pursued to make that connection.

- 2) Where are the proposed entrances onto existing roads?

Plans of the property showed the main proposed entrance connection onto Highway 211, through the existing Phase 1B and 1A on Camarosa Boulevard SE, following the previously submitted and approved Planned Development (PD) plan. An additional connection to terminus of Copper Cay Drive SE was also shown.

- 3) General explanation of the existing PD and differences with the proposed development.

A plan showing the previously approved PD with the proposed development superimposed was also shown at the meeting to give context to the site. It was explained that previous phase 3 was approved for 405 homes, and the proposed Phase 3 shows 250. If there is a future request for additional homes in Phase 3, it would have to come back through the PD process for approval.

Exhibit "D"

Olde Georgetown Neighborhood Meeting
7-25-23 @ 6 pm.

Scott PEREZ 2286 Smithtown Rd Bolivia
Steve Bishop 2260 Smithtown Rd Bolivia
Lee Simmons ; Dan Carlson 2386 Smithtown Rd. Bolivia
Tyrone ; Janice Deas 1405 - Twin town
Bolivia

SCOTT PEREZ DEPUTYSPEREZ@GMAIL.COM



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

July 6, 2023

Kimley-Horn
Attn: Sara Shirley
200 South Tryon St. Suite 200
Charlotte, NC 28202

**RE: The Groves at Olde Georgetown Planned Development
File # PD-109**

Dear Ms. Shirley,

The Technical Review Committee (TRC) at their July 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

- Please submit an updated overall site plan for all of Olde Georgetown PD. Because Phases II, IV and V are not part of the submittal, these areas may be hatched or lightened but we do want to see the road connections to these areas. Please differentiate what is recorded and proposed.
- Please update the overall site data for all of Phases I and III.
- Please indicate or label any amenity buildings or mail kiosks on the property.
- Please specify the various A.O.S. uses.
- Please specify that the parking spaces are all non-garage spaces.
- Please provide a street detail with right-of-way, asphalt, and sidewalk dimensions.
- Please note that the stormwater system shall be designed to meet the 25-year storm event.
- Please note on the plan that all street lighting must meet UDO Section 6.9.
- Please note that a neighborhood meeting is required per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- A Brunswick County Stormwater Permit will be required. The post-development peak discharge rate of the 1-year, 10-year, and 25-year storms for this project shall not exceed the predevelopment peak runoff discharge rate for the same storms.
- The development will require a State Sediment and Erosion Control Permit and a State Stormwater Permit. The County Stormwater Permit will be issued upon receipt of a copy of both permits by the applicant.

Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- Existing twelve inch county water main available.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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- Existing four inch county low pressure sewer main available.
- A simplex grinder pump station will be required for each unit since this is a low pressure sewer system.
- Fire hydrant spacing to be 800 LF max or as specified by the County Fire Marshal.
- A double water meter box for each unit will be required.
- Submitted plans did not contain any water or sewer system layout.
- All water and sewer extensions must meet county specifications.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – 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.

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



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 # PD-109 Invoice # _____

Date Received: 6/16/23

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.

Property Owner	Name	H & H Constructors of Fayetteville, LLC	Phone	
	Address	14701 Philips Hwy	Fax	
	City, St, Zip	Jacksonville, FL 32256-3743	Email	

Applicant or Representative	Name	Dillon O'Conner	Phone	770.570.7831
		c/o MCP Acquisitions, LLC		
	Address	401 West 57th Street, Suite 1420	Fax	N/A
	City, St, Zip	New York, NY 10019	Email	doconner@mandrakecapital.com

Property Information	Address	terminus of Vincent Lane SE
	Tax Parcel(s)	1850000905
	Acreage	135.35 ac (GIS)
		CO-SBR-6000
	Current Zoning	(part of previously zoned Olde Georgetown PUD)
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input type="checkbox"/> Sewer

Project Information	Project Name	Groves at Olde Georgetown
	Modification or Expansion Of Existing PD?	<input checked="" type="radio"/> Yes <input type="radio"/> No
	Single Family Acres	250 Homes Lots
	Multi-Family Acres	Units
	Commercial Acres	

Authorization	Property Owner Signature _____	Date _____
	Applicant/Representative Signature _____	Date _____

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

CASE PD-109

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1850001019	LOERZEL LYNN		327 NE 60TH STREET	OAK ISLAND	NC	28465
186IA030	MILLER JOYCE		2153 SMITHTOWN RD SE	BOLIVIA	NC	28422
1850001023	SWANKEY BRENDA L		9 SUANDA LANE	POESTENKILL	NY	12140
185FA00101	PALMETTO CREEK POA INC		1630 MILITARY CUTOFF ROAD STE 108	WILMINGTON	NC	28403
186IA034	MILLIGAN JAMES D		2111 SMITHTOWN RD	BOLIVIA	NC	28422
20100035	SIKKA DEVELOPMENT CORPORATION		PO BOX 7365	WILMINGTON	NC	28406
1850000903	211 LAND PARTNERS LLC		9700 DAYTON CT	RALEIGH	NC	27617
1850001003	SUPPLY XVII LLC		PO BOX 16709	WILMINGTON	NC	28408
20100050	CROUCH JEFFREY A ETUX	CROCH LEANNE P	3302 E. YACHT DR	OAK ISLAND	NC	28465
2010001003	BOLING PHILIP ETUX	BOLING DAWN	561 LOCKWOOD FOLLY ROAD	BOLIVIA	NC	28422
185FS006	KG PLAZA LLC		8640 RIVER RD	WILMINGTON	NC	28412-3334
185FS005	KG PLAZA LLC		8640 RIVER RD	WILMINGTON	NC	28412-3334
185FS013	KG PLAZA LLC		8640 RIVER RD	WILMINGTON	NC	28412-3334
1850002005	KG PLAZA LLC		8640 RIVER RD	WILMINGTON	NC	28412-3334
1850001021	WATERS GWEN M ETVR	WATERS WILLIAM D	197 FACTORY HOLLOW RD	VALLEY FALLS	NY	12185-2905
1850001020	WATERS GWEN M ETVR	WATERS WILLIAM D	197 FACTORY HOLLOW RD	VALLEY FALLS	NY	12185-2905
1850000101	BELL WALKER		2290 SMITHTOWN ROAD SE	BOLIVIA	NC	28422
1850001015	LISK JOHNNY R		807 CAPE HARBOR DR	SOUTHPORT	NC	28461-3535
1850001014	LISK JOHNNY R		807 CAPE HARBOR DR	SOUTHPORT	NC	28461-3535
186IA032	HERNANDEZ JOSE ANTONIO MARTINEZ ETUX	YESCAS ESTHER LOPEZ	4852 SOUTHPORT SUPPLY RD SE	SOUTHPORT	NC	28461-8740
186IA031	HERNANDEZ JOSE ANTONIO MARTINEZ ETUX	YESCAS ESTHER LOPEZ	4852 SOUTHPORT SUPPLY RD SE	SOUTHPORT	NC	28461-8740
185000001	PEREZ JOCELYN ANNE ETVR	PEREZ BARRY SCOTT	2286 SMITHTOWN RD SE	BOLIVIA	NC	28422-7632
186IA027	GONZALEZ TERRY WEST		2183 SMITHTOWN RD SE	BOLIVIA	NC	28422
1850001017	THOMPSON RYAN ETUX	THOMPSON MICHELLE	1788 DEER TROT RD SE	BOLIVIA	NC	28422-7684
186IA033	POTTINGER HOWARD DWIGHT ETUX	POTTINGER JANET L	2119 SMITHTOWN RD SE	BOLIVIA	NC	28422-7631
1850001025	WATERS WILLIAM D ETUX	WATERS GWEN M	197 FACTORY HOLLOW RD	VALLEY FALLS	NY	12185-2905
186IA035	DENELY CHARLES		2099 SMITHTOWN RD SE	BOLIVIA	NC	28422-7629
186IA023	ST GEORGE THOMAS ETUX	ST GEORGE LAUREN	2225 SMITHTOWN RD SE	BOLIVIA	NC	28422-7633
1850001417	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
185000003	SIMMONS LEE H ETVR	CARLSON DANIEL F	2386 SMITHTOWN RD SE	BOLIVIA	NC	28422-7634
185000005	SIMMONS LEE H ETVR	CARLSON DANIEL F	2386 SMITHTOWN RD SE	BOLIVIA	NC	28422-7634
2010001002	COX LAMONT F		2157 SUNSET HARBOR RD SE	BOLIVIA	NC	28422-7909
18600024	HEWETT BOBBY CURTIS ETUX	HEWETT CATHY MARTIN	PO BOX 65	BOLIVIA	NC	28422-0065
186IA022	REICH MARK D AND	REICH GARRY	2127 SOMERS AVE	BURLINGTON	NC	27215-3335
2010000407	BROWN JOHN D (LT) ET BROWN BETTY R (LT)	C/O MELYNDA BROWN ETALS	1307 ATLANTIC AVE	SOUTHPORT	NC	28461
1850001022	HOWARD TIMOTHY WAYNE ET	HOWARD GLORIA FAYE	PO BOX 272	BOLIVIA	NC	28422
1850002003	EXUM ROBERT C G ETUX	EXUM KIMBERLY H	PO BOX 1967	WILMINGTON	NC	28402
1850001016	ST GEORGE TOMMY P ET	ST GEORGE CHERYL	PO BOX 735	SUPPLY	NC	28462
186IA025	HOCKETT KEVIN O ETUX	HOCKETT KAREN B	2203 SMITHTOWN RD SE	BOLIVIA	NC	28422-7633
186IA026	HOCKETT KEVIN O ETUX	HOCKETT KAREN B	2203 SMITHTOWN RD SE	BOLIVIA	NC	28422-7633

PARCEL ID	NAME	NAME 2	OWNER(S)	ADDRESS	CITY	STATE	ZIP
1850000602	METTS HARTFORD			303 NE 187TH ST APT 707	MIAMI	FL	33179-4503
201000008	COX CHARLES HEIRS	C/O SONYA LENNON-BUTLER		1022 QUIVER LN	DURHAM	NC	27703-6595
185FS012	AMERICAN HOMESWITH NC LLC			3900 BARRETT DR STE 101	RALEIGH	NC	27609-6614
1850001024	FILLIPONE ASHLEY E AND	THEAKOS JEANNINE E		PO BOX 151	CROPSEVILLE	NY	12052-0151
2010000403	BERNARD EDWARD ET BERNARD MARJORIE ETALS	C/O MIRIAM SMITH		910 THORTON DR	CEDAR HILL	TX	75104-6866
185FP00103	AVALON SOUTH OWNERS ASSOCIATION	C/O PREMIER MANAGEMENT		PO BOX 34212	CHARLOTTE	NC	28234-4212
186/A02401	MILLIKEN JENNY L			2215 SMITHTOWN RD SE	BOLIVIA	NC	28422-7633
1850000901	CLINE STACY M			6 JAMAICA DR	CHARLESTON	SC	29407-7435
2010001302	GREER ZERIE A			2153 SUNSET HARBOR RD SE	BOLIVIA	NC	28422
2010001001	FINEMAN MELISSA LEIGH			1113 TWIN LAKES DR	SOUTHPORT	NC	28461-9717
2010001305	HUBBARD MICHAEL R AND	HUBBARD CAROLYN H		2170 WINTER GARDEN LN SE	BOLIVIA	NC	28422
1850001012	ARCHER LOREN C			1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
1850001013	ARCHER LOREN C			1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
1850001011	ARCHER LOREN C			1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
1850001010	ARCHER LOREN C			1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
1850001001	MID ATLANTIC STONE INC			3701 E BOILING SPRING RD	MYRTLE BEACH	SC	29579-0003
1850001036	OWENS ARTHUR GLENN ETALS			1234 GILBERT RD SE	BOLIVIA	NC	28422-8750
2010000409	HEWETT JESSIE ETALS			606 S 13TH ST	WILMINGTON	NC	28401-5411
1850001008	ARCHER LOREN			1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
2010000401	WILLIAMSON MCNEILL			3701 E BOILING SPRING RD	WINNABOW	NC	28479-5627
186/A029	BAUMGARDNER TANYA			2173 SMITHTOWN RD SE	BOLIVIA	NC	28422-7631
2010000413	BELL RICHARD HEIRS ETALS	C/O BELL EDGAR		2286 SMITHTOWN RD SE	BOLIVIA	NC	28422-7632
2010000412	BELL RICHARD HEIRS ETALS	C/O BELL EDGAR		2286 SMITHTOWN RD SE	BOLIVIA	NC	28422-7632
185000004	GREGORY MICHAEL			211 GEORGE T BRYANT RD SE	BOLIVIA	NC	28422-8979
1850000603	JTV INVESTMENTS LLC			1015 ASHES DR STE 202	WILMINGTON	NC	28405-8338
1850002007	PALMETTO CREEK POA INC			PO BOX 1967	WILMINGTON	NC	28402-1967
1850001009	GREENE ADAM ETUX	GREENE LEIGH SMITH		107 SW 9TH ST	OAK ISLAND	NC	28465-7112
1850001039	GREENE ADAM ETUX	GREENE LEIGH SMITH		107 SW 9TH ST	OAK ISLAND	NC	28465-7112
1850001038	GREENE ADAM ETUX	GREENE LEIGH SMITH		107 SW 9TH ST	OAK ISLAND	NC	28465-7112
1850000904	H & H CONSTRUCTORS OF FAYETTEVILLE LLC			14701 PHILIPS HWY SUITE 300	JACKSONVILLE	FL	32256-3743
1850001707	SUNSET APTS LLC AND	CF MASTER LIMITED PARTNERSHIP		2627 BREKONRIDGE CENTRE DR	MONROE	NC	28110-5629
18500012	SUNSET APTS LLC AND	CF MASTER LIMITED PARTNERSHIP		2627 BREKONRIDGE CENTRE DR	MONROE	NC	28110-5629
1850001027	MADDOCKS EMERY AND	SWANKEY BRENDA L		578 SNAKE HILL RD	POESTENKILL	NY	12140-3321
2010000416	COX HARRY M			2079 ZION HILL RD SE	BOLIVIA	NC	28422-8107
18500002	BARRETT RAMSAY A ETUX	BARRETT DEBRA J		298 MAIN ST	WELLSVILLE	PA	17365-9608
1850001018	WHITBY ROBERT GABRIEL			PO BOX 622	SUPPLY	NC	28462-0622

PARCEL ID	NAME	NAME 2	OWNER(S)	ADDRESS	CITY	STATE	ZIP
1850000905	H & H CONSTRUCTORS OF FAYETTEVILLE LLC			14701 PHILIPS HWY SUITE 300	JACKSONVILLE	FL	32256-3743

PARCEL ID	NAME	NAME 2	APPLICANT(S)	ADDRESS	CITY	STATE	ZIP
	DILLON O'CONNOR			401 WEST 57TH STREET, SUITE 1420	NEW YORK	NY	10019
			C/O MCP ACQUISITIONS, LLC				

Brunswick County Unified Development Ordinance

PROPOSED PUBLIC TRAINING FACILITIES TEXT AMENDMENT

(August 4, 2023)

1. Amend Article 5, Section 5.2.3., Use Table, to allow Public Training Facilities within the IG (Industrial General) Zoning District under the Use Grouping of Educational Facilities, as follows:

5.2.3. Use Table

Use Grouping	Use	RR	R-7500	R-6000	SBR-6000	MR-3200	C-LD	N-C	C-I	RU-I	I-G	CP	WPA Overlay District	Standards
KEY: Blank Cell = Not Allowed; "P" = Permitted; "L" = Limited Use Standards (Section 5.3); "SUP" = Special Use Permit														
Educational Facilities (5.1.3.C)	Public Training Facilities										P			

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL () DENIAL for add Public Training Facilities to the Use Table in the UDO based upon information provided, surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is (X) CONSISTENT () NOT CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is (X) REASONABLE () NOT REASONABLE and appropriate based upon the following findings:

- Clarifies Unified Development Ordinance (UDO) by addressing a use that was not permitted.
- Blueprint Brunswick Goals & Objective, Education Goal, states that Brunswick County should promote quality education and lifelong learning opportunities.
- ED-1, states that Brunswick County should maintain and expand job opportunities in the County.
- ED-1 Bullet #2, supports workforce development/training.

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