



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
September 11, 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 August 14<sup>th</sup> Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Rezoning Z-871

Proposed rezoning of approximately 8.91 acres located off Ocean Hwy West (US 17) between 2164 and 2248 Ocean Hwy West (US 17) near Shallotte, from CLD (Commercial Low Density) to IG (Industrial General) for Tax Parcel 18200093.

LAND USE PLAN MAP AMENDMENT LUM-871:

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Commercial to Industrial Intense for Tax Parcel 18200093 located off Ocean Hwy West (US 17) between 2164 and 2248 Ocean Hwy West (US 17) near Shallotte, NC. This Land Use Plan Amendment totals approximately 8.91 acres.

B. Rezoning Z-872

Proposed rezoning of approximately 4.0 acres located at the corner of Ocean Hwy West (US 17) and Sherrow Estate Street SW (SR 1270) near Shallotte, from CLD (Commercial Low Density) and R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcel 1820009205.

C. Planned Development – PD-111

Name: The Beach at Bricklanding (Expansion)

Applicant: Easystreet Properties LLC c/o Dan Womble

Tax Parcel: 244ED013

Location: Goose Creek Road SW (SR 1155)

Description: The Beach at Bricklanding is a proposed planned development expansion to consist of 6 additional single family lots on 1.21 acres, creating a density of 4.95 dwelling units per acre.

D. Planned Development – PD-112

Name: Enclave at Cameron Woods (Expansion)  
Applicant: Lennar Carolinas c/o David Ellis  
Tax Parcel: 22800008, 2280000701, 2280000702, 2280000703  
Location: Jenrette Rd SW (SR 1918)  
Description: Enclave at Cameron Woods is a proposed planned development expansion to consist of 124 single family lots on 48.5 acres, creating a density of 2.6 dwelling units per acre.

E. Planned Development – PD-113

Name: McLamb Farm  
Applicant: Norris and Tunstall Engineering c/o Phil Norris  
Tax Parcel: 20900024 (a portion of)  
Location: No. 5 School Rd NW (SR 1305)  
Description: McLamb Farm is a proposed planned development to consist of 319 single family lots on 82.36 acres, creating an overall density of 3.87 dwelling units per acre.

F. Text Amendment – Data Center

9) Other Business.

- Planning Board Case Update.

10) Adjournment.

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

**6:00 P.M. Monday**  
**August 14, 2023**

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

**MEMBERS PRESENT**

Eric Dunham, Chair  
Joy Easley, Vice Chair  
William Bittenbender  
Richard Leary  
Jason Gaver  
Clifton Cheek

**MEMBERS ABSENT**

Harry Richard Ishler, Alternate  
Ron Medlin

**STAFF PRESENT**

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

**OTHERS PRESENT**

John Hankins  
Andy Smith  
Keenan Jones  
Savanna Tenenoff, Brunswick Beacon

Sheila McLamb  
Dan Weeks, H&W Design  
Sara Shirley, Kimley-Horn

**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.

Mr. Ron Medlin and Mr. Harry Richard Ishler were absent.

IV. CONSIDERATION OF MINUTES FROM THE 10-JUL-23 WORK SESSION AND REGULAR MEETING.

Mr. Leary made a motion to approve the 10-Jul-23 Work Session and Regular meeting minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

Mr. John Hankins, 315 Big Macedonia Road NW (SR 1342), addressed the Board. Mr. Hankins stated that his property is adjacent to Buffalo Lane NW and there is a lot of traffic accessing Buffalo Lane NW, which is a private road. He stated that the traffic backs out onto Big Macedonia Road NW (SR 1342), which is close to a curve that can pose a potential hazard. Mr. Hankins said when Mr. Brookshire (owner of Tax Parcel 16800049) locks the gate on Buffalo Lane NW, vehicles are turning around on his property to exit out of Buffalo Lane NW and get back on Big Macedonia Road NW (SR 1342) because GPS is directs traffic onto Buffalo Lane NW to get to Ocean Hwy West (US 17). Mr. Hankins asked if a sign can be erected saying "No Thru Traffic" to deter motorists from using Buffalo Lane NW as an ingress to Ocean Hwy West (US 17). Mr. Dunham said the Planning Board does not adjudicate road or traffic issues. Mr. Hankins said Ms. Jan Clemmons with GIS had the Buffalo Lane NW sign erected last year. Mr. Pages said the County erects road name signs, but no other road signage. He suggested that Mr. Hankins speak with Jan Clemmons in GIS regarding potentially rerouting traffic or Mr. Hankins can put up a sign stating "No Thru Traffic" on Buffalo Lane NW.

VII. NEW BUSINESS.

A. Rezoning Z-870 – Sheila K. McLamb.

Request rezoning of approximately 3.40 acres located off Seaside Road SW (NC 179) near Sunset Beach from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) 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) for Tax Parcel 2273A154

located off Seaside Road SW (NC 179) near Sunset Beach. This Land Use Plan Amendment totals approximately 3.40 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 from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2273A154 located off Seaside Road SW (NC 179) in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to MDRM (Medium Density Residential Mixed).

Mr. Dunham asked staff about the Board of Commissioners' denial of the subject property in November 2001 as outlined in the Staff Report. Mr. Meredith said he was unable to gather information as to why the Board of Commissioners denied the request for a zoning change at that time. He stated that Ms. Sheila McLamb may have some insight as to why the zoning change was denied by the Board of Commissioners in November 2001.

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

Ms. Sheila K. McLamb addressed the Board. Ms. McLamb said she has practiced law for 40 years in Brunswick County and she has owned and operated several businesses within the County. She stated that the proposed zoning change is appropriate for this area. Ms. McLamb said she is unsure why the zoning change was denied in 2001, but this area has changed a great deal since that time. She further stated that this is the ideal location for commercial services to accommodate the growing number of residents in this area. Ms. McLamb further stated that there are no wetlands on the property per an environmental engineer that conducted a wetlands study on this site. Ms. McLamb concluded that she has spoken with the Planning Director of the Town of Sunset Beach (Town) about her intentions to request a zoning change for Tax Parcel 2273A155 (in the Town's jurisdiction) and he was receptive to the potential change to commercial, which has to be approved by the town council board.

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

Ms. Easley made a motion to approve Tax Parcel 2273A154 to C-LD (Commercial Low Density) located off Seaside Road SW (NC 179) in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to MDRM (Medium Density Residential Mixed) and the motion was unanimously carried.

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

- 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 proposed change will better serve the residential neighbors in the area.

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

There is similar zoning nearby and this will correct a split-zoned property.

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.

#### B. Planned Development – PD-105

Name: Heartsease at Ocean Isle (Formally Sunset Commons) Planned Development  
Applicant: Heartsease @ Ocean Isle, LLC  
Tax Parcel(s): 2270002308, 2270002321 and 2270002322  
Location: Seaside Road SW (NC 904)  
Description: Heartsease at Ocean Isle is a proposed planned development consisting of 48 semi-attached units and 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.

Mr. Marc Pages addressed the Board. He read the Staff Report (attached). He stated that the applicant is adding 2 parcels (2270002321 and 2270002322), which consist of 88 multifamily units. Mr. Pages identified the subject property and surrounding properties on a visual map.

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

Mr. Bittenbender asked about the project being designed to a 100-year storm event rather than a 25-year storm event. Mr. Dunham said the Board, typically, requires a project be designed to a 100-year storm event when the property is in a flood zone. Mr. Pages interjected that there are no flood zones on the subject property.

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

Mr. Andy Smith, Heartsease LLC, addressed the Board. Mr. Smith stated that the project was not economically feasible as previously approved (Sunset Commons - PD-29) so, they added Tax Parcels 2270002321 and 2270002322 in an effort to make the project more viable. He stated that the multifamily section will be small, 2 story units with individual entrances. He further stated that the wetlands have been preserved through open space. Mr. Smith said the rear section (previously approved as PD-29) was issued a state stormwater permit as well as utility approvals. He concluded that they are ready to submit an application for a county stormwater permit based on the original design.

Mr. Dunham asked Mr. Smith if there is an agreement on the road (Chatham Glenn SW)? Mr. Smith said they own the road and there is a negotiation between them and Lennar Carolinas LLC regarding access to their property from Chatham Glenn SW.

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

Mr. Leary made a motion to approve PD-105 (Heartsease at Ocean Isle Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-108

Name: Danford Tract Planned Development  
Applicant: H&W Design  
Tax Parcel(s): 1250004702 and 1250004703  
Location: Danford Road SE (SR 1513)  
Description: Danford Tract is a proposed planned development consisting of 76 single family lots and 190 townhouse lots on 131.34 acres creating an overall density of 2.19 dwelling units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final

plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

Mr. Leary clarified that the second entrance to the project is within the floodplain and Mr. Pages concurred. Mr. Leary asked staff if there are any arrangements to keep that area accessible? Mr. Pages said it is not required, but the primary access to the project is not within a floodplain. He further stated that there is no other opportunity for additional access to the property. He concluded that neither the Fire Marshal nor the Floodplain Administrator had any objections to the second entrance being in the floodplain.

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

Mr. Dan Weeks, H&W Design, addressed the Board. Mr. Weeks stated that this is a phased project with the first phase being 76 single family lots on the main road and the second phase is 190 townhouse units that have not been designed at this time. Mr. Weeks said the retention ponds are over engineered to control up to 100-year, 24-hour storm pre-development standards. He reiterated that a North Carolina Department of Transportation (NCDOT) Driveway Permit will be required and NCDOT will dictate the scoping for this project and any potential roadway improvements along Danford Road SE (SR 1513). The wetlands on the site will be put into open space and they will provide buffers to adjacent properties. Mr. Weeks said they have met and/or exceeded TRC requirements.

Mr. Cheek said about Roads 3 and 4 being extended in the future? Mr. Weeks said they do not anticipate any further designs in those areas, so the roads were stubbed out based upon the geometry of the plan. Mr. Cheek felt that Lots 48-50 would have better rear yards if they were not backing up to Lots 51-53. Mr. Weeks said the developer agreed with the design of the lots as presented.

Mr. Keenan Jones addressed the Board. Mr. Jones (owner of Tax Parcel 14000069) was concerned with Road 2 that is proposed through the wetlands creating a potential flooding issue. He stated that there is a creek between the subject property and his property that water currently flow through with ease. Mr. Pages said stormwater approval will have to be met to ensure that water continues to flow through the area and not pose a negative impact to Mr. Jones' property.

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

Mr. Leary made a motion to approve PD-108 (Danford Tract Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-109

Name: Grove at Olde Georgetown (Modification) Planned Development  
Applicant: MCP Acquisitions, LLC  
Tax Parcel(s): 1850000905  
Location: Southport-Supply Road SE (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 49.20 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 49.20 acres creating an overall density of 5.08 dwelling units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
- Smithtown Road SE (SR 1193) connection to be installed with an emergency accessible gate.

Mr. Dunham clarified that this was originally 1 planned development, but the declarant is unclear? He asked if each property owner will develop their own tract? Mr. Pages said the owner is the declarant of the northeastern portion and they are requesting a modification consisting of 250 single family cottages on the 49.20 acre.

Ms. Easley clarified that the hatched area is wetlands and Mr. Pages concurred. She asked if the developer is proposing that the project be designed to the 25-year storm event and Mr. Pages replied, yes.

Mr. Cheek asked staff if the proposed cottages will be located on single family lots? Mr. Pages said it is staff's understanding that the cottages will be built for rent. He further stated that the lots could be subdivided in the future as long as there is adequate separation between the structures. Ms. Dixon added that they could be changed to condos if the developer chooses to do so.

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

Ms. Sara Shirley, representative for Kimley-Horn, addressed the Board and briefly discussed a PowerPoint presentation (attached) explaining the original approval with the proposed modification. Ms. Shirley said they are, initially, losing 2 lots with the modification to the plan. She said they are committing to a higher stormwater standard and they are proposing an innovative design package, which allows for smaller footprint on the site and preserves open space. Ms. Shirley further stated that all homes are individual homes with open space around the home that will be maintained by a property owners association.

Ms. Easley asked how large the wetland area is of the 49.20 acres and Ms. Shirley said approximately 20 acres are wetlands. She added that they are proposing a perimeter buffer between Phase 1 and Phase 3 to preserve trees and maintain privacy between the 2 neighborhoods. Ms. Easley said the Board usually requires that a plan be designed to a 100-year

storm event when there are wetlands and/or flood zones on the site. Ms. Shirley said the County's Stormwater Ordinance requires plans to be designed to a 10-year storm event, but they are committed to designing the project to a 25-year storm event. She stated that this is an isolated wetland that is not part of an overall floodway or floodplain.

Mr. Dunham asked Ms. Shirley if she was aware of any flooding in the area? Ms. Shirley said the adjacent neighbors had concerns about flooding on Smithtown Road SE (SR 1193) off the site and they explained that they consider any off-site stormwater that comes into or through the property and mitigate.

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-109 (Grove at Olde Georgetown Modification Planned Development) with the noted conditions in the Staff Report and the motion carried 5 to 1 with Ms. Easley opposing.

E. Text Amendment – Public Training Facilities.

Ms. Dixon addressed the Board. She stated that the County has been working with Brunswick Community College to provide training for fire departments, which requires parking for fire vehicles and extinguishing fires. As a result, Ms. Dixon said staff discovered that such a use is currently not addressed in the UDO, which prompted the proposed text amendment (attached) to permit public training facilities in the I-G (Industrial General) zoning district. However, staff recommends that public fire training facilities be permitted in the I-G (Industrial General) because there does not appear to be any other public training facilities within the unincorporated areas of Brunswick County.

Mr. Cheek suggested that the terminology be "First Responder Training Facilities" and staff was in agreement.

Ms. Dixon read staff's recommendation and consistency and reasonableness determination (attached). She said staff recommends approval to add First Responders Training Facilities to the Brunswick County Unified Development Ordinance Use Table as a permitted use in the I-G (Industrial General) zoning district.

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

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

Mr. Cheek made a motion to recommend to the Board of Commissioners to approve a text amendment to add "First Responders Training Facilities" as a permitted use in the I-G (Industrial General) zoning district and the motion was unanimously carried.

**CONSISTENCY & REASONABLENESS DETERMINATION**

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

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

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Rezoning Cases Z-868 and Z-869 were approved at the Planning Board's 10-Jul-23 meeting and there were no written appeals within the allotted time, so the Board's decision stands.

- Election of Officers.

Mr. Dunham opened nominations for Chair. Mr. Bittenbender nominated Mr. Dunham for Chair. With no other nominations, Mr. Leary made a motion to close nominations and the motion was unanimously carried. Mr. Dunham was unanimously elected as Chair.

Mr. Dunham opened nominations for Vice Chair. Mr. Leary nominated Ms. Easley for Vice Chair. With no other nominations, Mr. Leary made a motion to close nominations and the motion was unanimously carried. Ms. Easley was unanimously elected as Vice Chair.

IX. ADJOURNMENT.

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

# REZONING STAFF REPORT



Prepared by Ron Meredith, Planner II  
Rezoning Case#: Z-871  
September 11, 2023

## APPLICATION SUMMARY

The applicant, Ben Bradsher with FSCII, LLC requests to rezone Tax Parcel 18200093 from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to I-G (Industrial-General). 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 Ocean HWY West (US 17) Between 2164 and 2248 Ocean HWY West (US 17) Near Shallotte

**Tax Parcel**  
18200093

**Current Zoning**  
C-LD (Commercial Low Density)

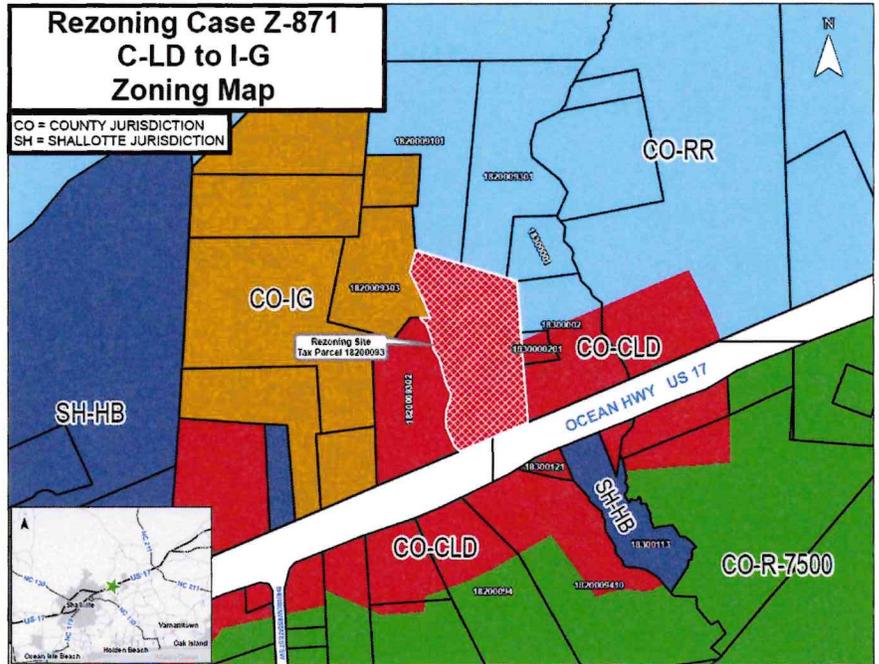
**Proposed Zoning**  
I-G (Industrial General)

**Surrounding Zoning**  
I-G (Industrial General), C-LD (Commercial Low Density), RR (Rural Residential)

**Current Use**  
Undeveloped

**Surrounding Land Uses**  
Residential, Undeveloped, Commercial (Manufactured homes sale), and Industrial (concrete plant)

**Size** 8.91 Acres



## SITE CONSIDERATIONS

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

**Buffers:** If rezoned to I-G (Industrial-General); all uses will require a 0.0 opaque buffer if vacant and a 0.0 opaque buffer if developed adjacent to I-G (Industrial-General). All uses will require a 0.4 opaque buffer if vacant and a 0.6 opaque buffer if developed adjacent to C-LD (Commercial Low Density). All uses will require a 0.8 opaque buffer if vacant and a 1.0 opaque buffer if developed adjacent to RR (Rural Residential).

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

**Utilities:**

- County water is available via a 30-inch water main. Developer's responsibility to connect.
- County wastewater is available via a high-pressure force main. Installation of a pump station will be required by the developer to connect to the force main.

**CIP Projects in Area:**

- West Brunswick High School 12 Classroom Addition (FY 2023).
- C&D Landfill Closure (FY 2024).

**Traffic:** There are no capacity deficiencies for this section of Ocean HWY West (US 17).

**NCDOT Road Improvement Projects in Area:**

- Project U-5862: Smith Avenue and Ocean HWY West (US 17) Upgrade to interchange (2027).
- Project U-5932: Ocean Hwy West (US 17) and NC 211 Convert Intersection to Interchange (funded for the preliminary engineering phase).
- Project HS-2003W: Ocean Hwy West (US 17) at Red Bug Road and Royal Oak Road (installation of a reduced conflict intersection that is currently under construction).

**Environmental Impacts:**

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

## ANALYSIS

**Proposed Zoning District:**

*I-G (Industrial-General): "The I-G District is intended to provide locations for enterprises engaged in a broad range of manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise, or equipment. Lands in this District are to be located on or near Major Thoroughfares as identified in the Brunswick County Comprehensive Transportation Plan; to rail service; and to in-place infrastructure such as water, sewer, and/or natural gas."*

**Blueprint Brunswick 2040 Plan Place Type:** I-I (Industrial Intense)

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

Land Use Amendment (LUM-871) proposed to amend the Blueprint Brunswick 2040 CAMA Land Use Plan's Place Type (Future Land Use Classification) Map from Commercial (Retail & Office), Place Type, to I-I (Industrial Intensive) Place Type for Tax Parcel 18200093.

*I-I (Industrial Intense) Intent: "This area generally accommodates manufacturing and production uses, including heavy manufacturing, light manufacturing, warehousing, distribution, assembly operations, water and sewer treatment plants, major power plants, and landfills. They are found close to major transportation corridors and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Typically, both parcels and building footprints are large. Most of the open space is on site, privately managed, and intended for use by the building occupants. Most streets are private, designed for truck access, and access is limited by security mechanisms (gates, etc.)."*

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- LU-2. Support development in areas that are best suited for future development.
- NR-5: Minimize and mitigate the impacts of stormwater run-off from development.
- IWS-4: Coordinate water and sewer services with new development.
- ED-1. Maintain and expand job opportunities in the county.
- HW-5. Continue to grow opportunities for education and employment within the County.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL ( ) DENIAL of Rezoning Case# Z-871 with a Land Use Amendment to Industrial Intensive based upon information provided, the 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.*

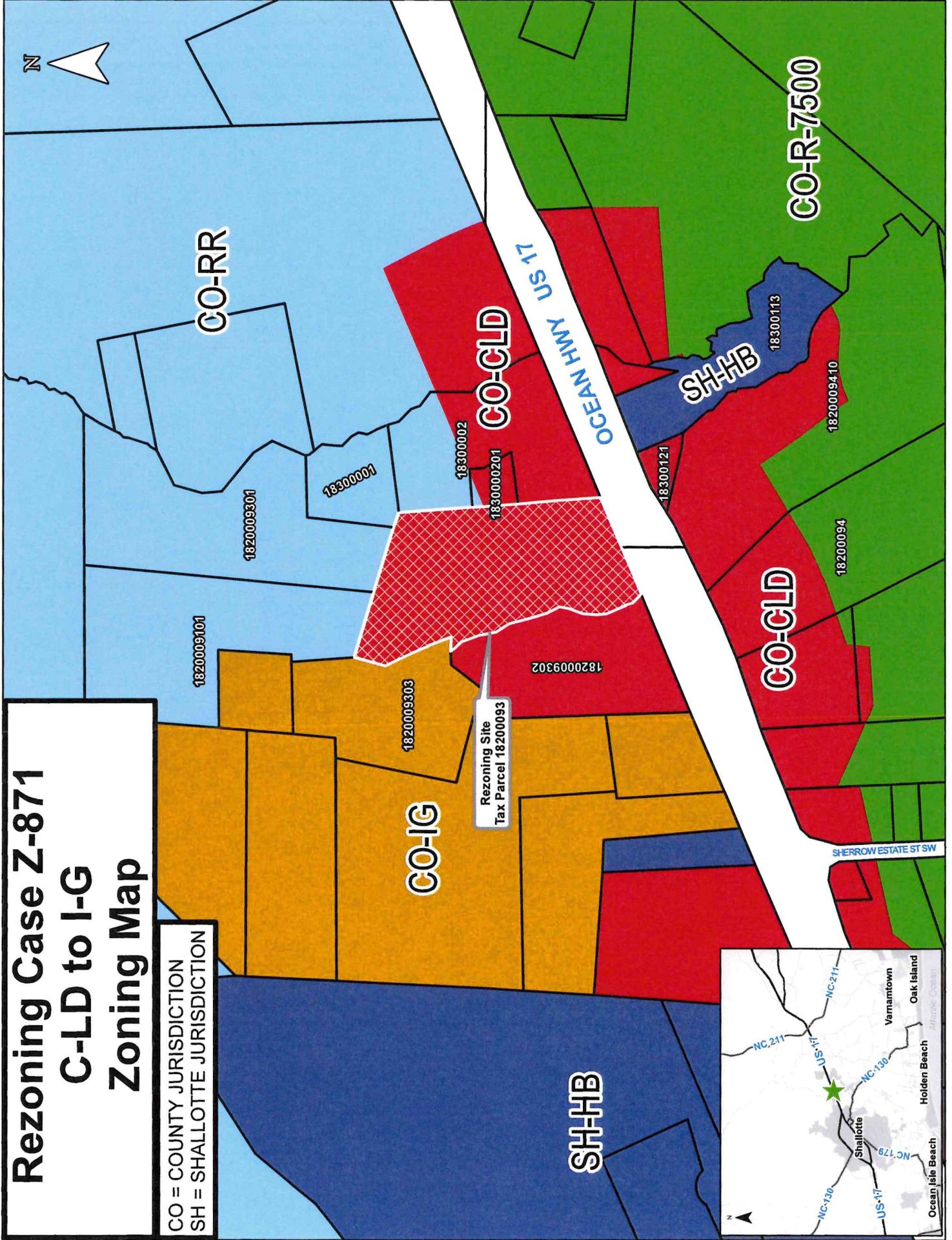
This request is (X) CONSISTENT ( ) NOT CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is (X) REASONABLE ( ) NOT REASONABLE and appropriate based upon the following findings:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning.
  - LU-2. Support development in areas that are best suited for future development.
  - NR-5: Minimize and mitigate the impacts of stormwater run-off from development.
  - IWS-4: Coordinate water and sewer services with new development.
  - ED-1. Maintain and expand job opportunities in the county.
  - HW-5. Continue to grow opportunities for education and employment within the County.

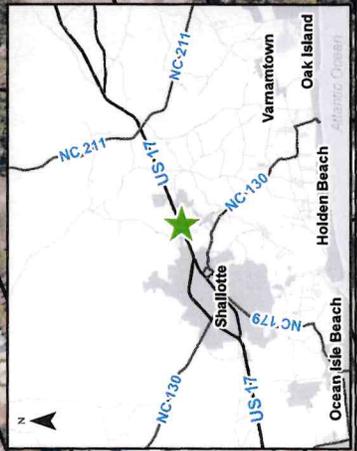
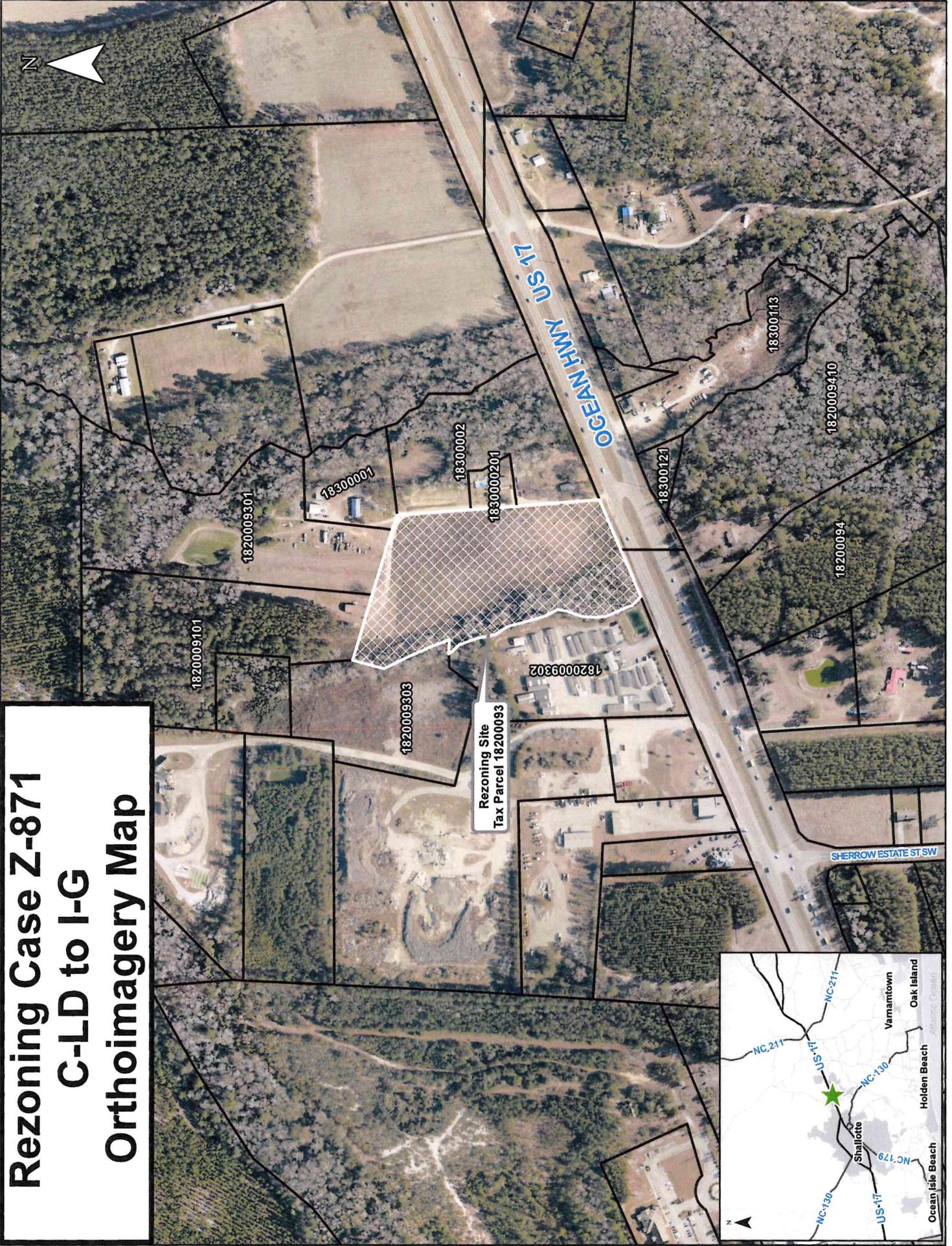
- |   |   |
|---|---|
| <input type="checkbox"/> Agricultural Development Plan                                      | <input type="checkbox"/> Unified Development Ordinance                      |
| <input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP)           | <input type="checkbox"/> 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: _____                                       |

# Rezoning Case Z-871 C-LD to I-G Zoning Map

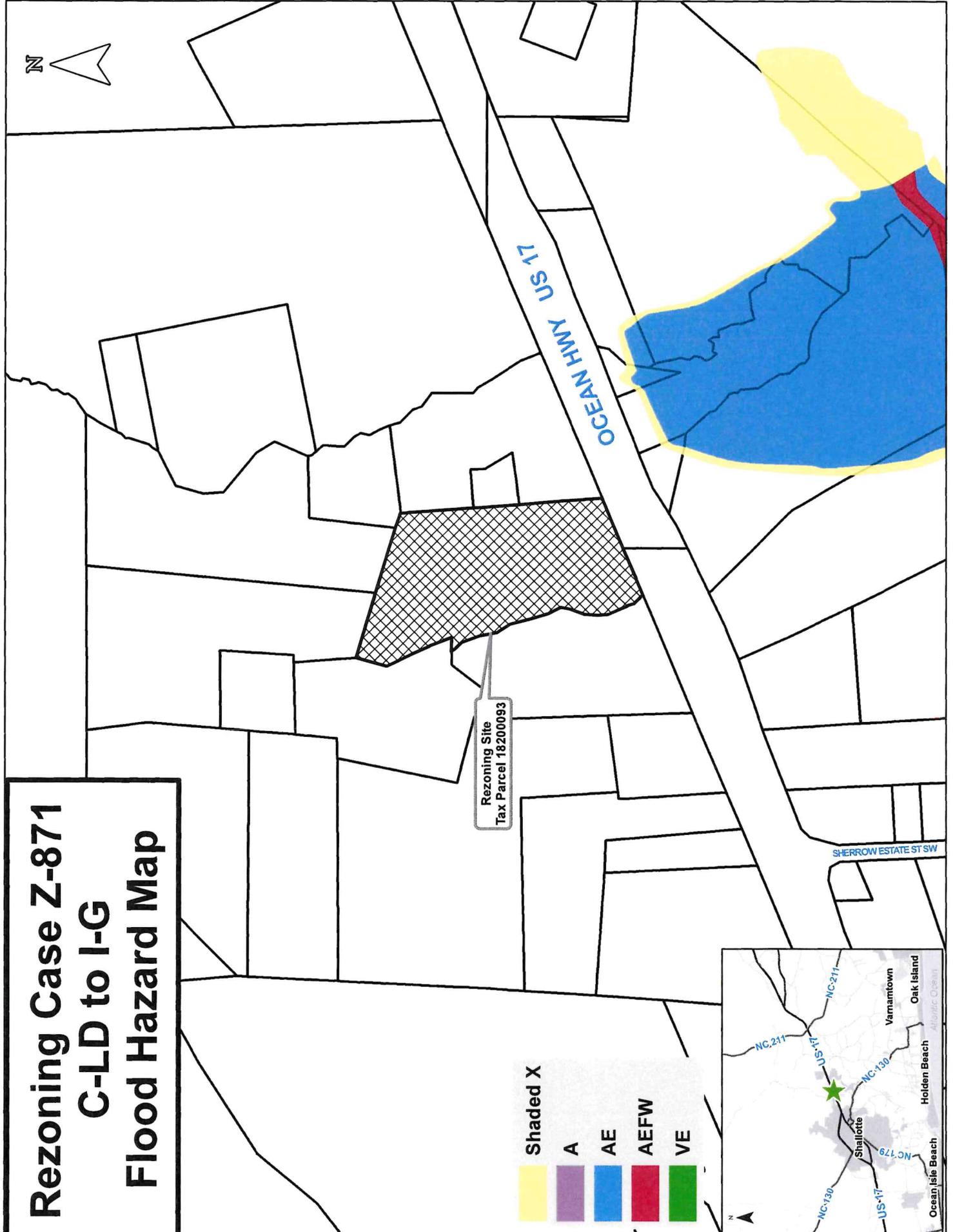
CO = COUNTY JURISDICTION  
SH = SHALLOTTE JURISDICTION



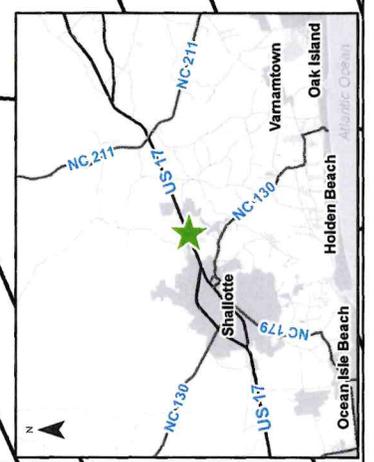
# Rezoning Case Z-871 C-LD to I-G Orthoimagery Map



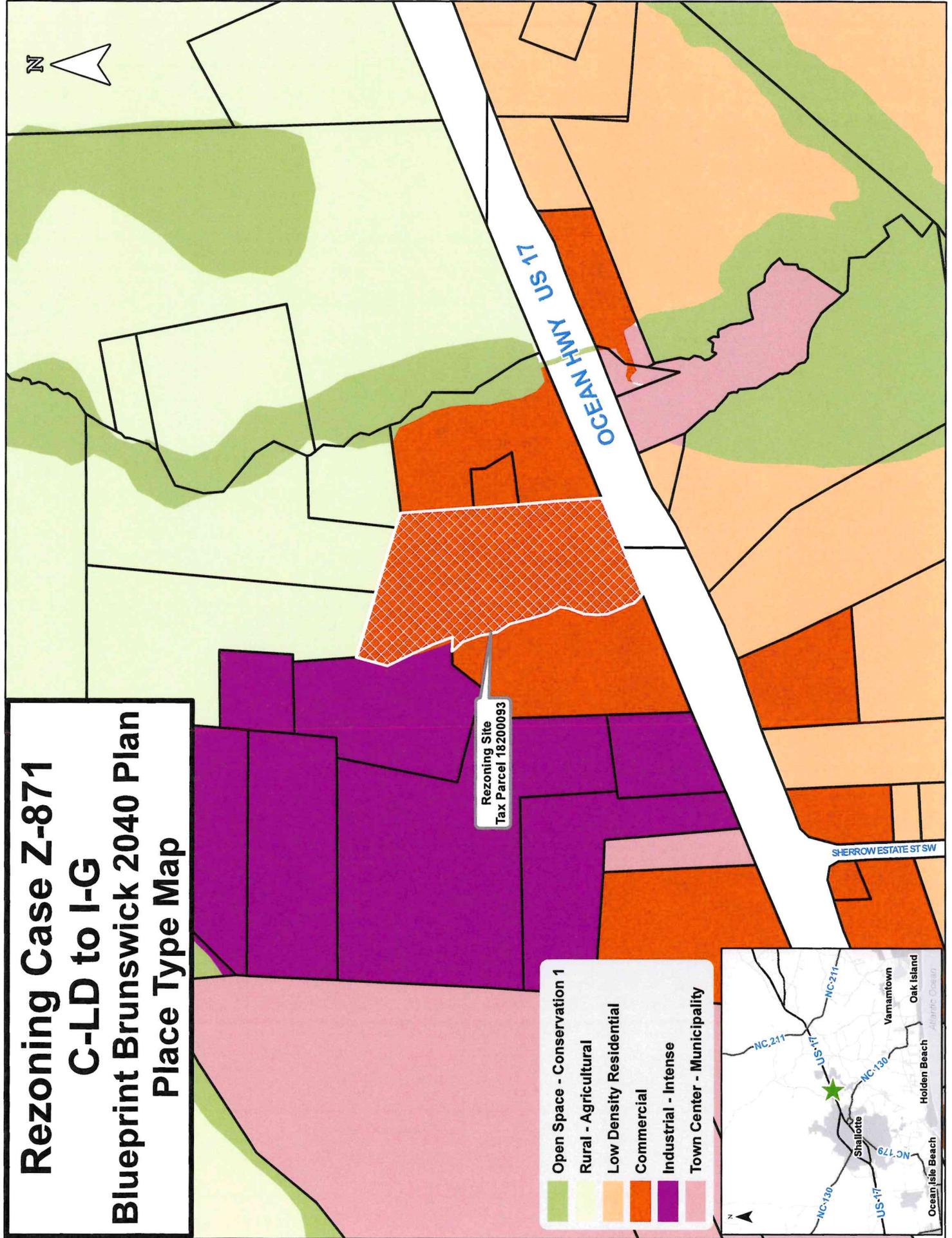
# Rezoning Case Z-871 C-LD to I-G Flood Hazard Map



- Shaded X
- A
- AE
- AEFW
- VE

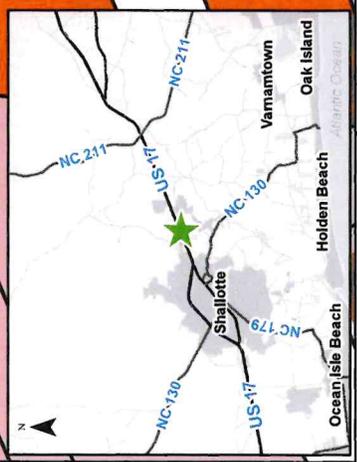


# Rezoning Case Z-871 C-LD to I-G Blueprint Brunswick 2040 Plan Place Type Map



Rezoning Site  
Tax Parcel 18200093

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



PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
18300001	HEWETT NAOMI (LT)	* DOUGLAS L HEWETT II	2172 OCEAN HWY W	SUPPLY	NC	28462
1830000201	HEWETT DOUGLAS L ET	HEWETT PAMELA G	2172 OCEAN HWY W	SUPPLY	NC	28462
18300002	PARKER RANDALL SCOTT ETALS		2172 OCEAN HWY W	SUPPLY	NC	28462-4020
1820009303	MEADOWLANDS GOLF CLUB INC		PO BOX 4159	CALABASH	NC	28467-0359
1820009410	BOYD MARIANNA LOU HOLDEN		2189 OCEAN HWY WEST	SUPPLY	NC	28462
18300113	NEAL ROBERT ETUX	NEAL CONNIE	29 FOX SPARROW LAND	BECKLEY	WV	25801
18300121	HEWETT WILLIAM EARLE ET	HEWETT GLADYS F	113 HOMESTEAD DRIVE	GOLDSBORO	NC	27530
1820009301	HEWETT DOUGLAS L AND	HEWETT JIMMIE ROGER	2172 OCEAN HWY W	SUPPLY	NC	28462-4020
1820009302	CMH HOMES INC	DBA CLAYTON HOMES # PO BOX 4098		MARYVILLE	TN	37802-4098
18200094	WELLSPRING INVESTMENT PROPERTIES LLC		950 COPAS RD SW	SHALLOTTE	NC	28470-5209
18200093	W J MCLAMB ENTERPRISE LP		PO BOX 4640	CALABASH	NC	28467-0840
	FSC II, LLC	ATTN: BEN BRADSHER	701 CORPORATE CENTER DR	RALEIGH	NC	27607

RECEIVED

AUG 09 2023



# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>871</u>	Invoice # _____
Date Received <u>8-9-23</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): FSC II, LLC  
 Attn: Ben Bradsher

Mailing Address: 701 Corporate Center Drive  
 Suite 101  
 Raleigh, NC 27607

Phone: 919-971-7128      Email: bebradsher@constructionpartners.net

**PROPERTY OWNER INFORMATION** (if different from above)

Owner Name(s): W J McLamb Enterprise LLC

Mailing Address: PO Box 4640  
 Calabash,  
 NC  
 28467-0840

Phone: 910-520-2727      Email: wjmclamb@gmail.com

**PROPERTY INFORMATION**

Property Address and/or Description of Location:

Parcel Tax ID #(s): 18200093      Total Site Acreage: 9.21

Current Zoning District(s): CLD      Proposed Zoning District(s): IG

Conditional Zoning Request  YES  NO

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.

**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:

The rezoning is consistent with the character of the area and is adjacent to another Industrial parcel. Also, the rezoning to Industrial is reasonable for this 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:  
This parcel is zoned Commercial. However, it is adjacent to parcels that are zoned Industrial. As a result, we feel that this site will be compatible for Industrial use.

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: Don Burkner

Date: 7/21/2023

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

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

Owner Signature: [Signature]

Date: 8-9-23

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 an additional \$500 fee for Brunswick County Jurisdiction and \$550 for City of Northwest Jurisdiction.

# REZONING STAFF REPORT



Prepared by Ron Meredith, Planner II  
Rezoning Case#: Z-872  
September 11, 2023

## APPLICATION SUMMARY

The applicant, Haywood Equity Group Limited Partnership, Tax Parcel 1820009205 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

Corner Of Ocean HWY West (US 17) And  
Sherrow Estate Street SW (SR 1270) Near  
Charlotte

### Tax Parcel

1820009205

### 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), C-LD  
(Commercial Low Density), and  
Charlotte HB (Highway Business)

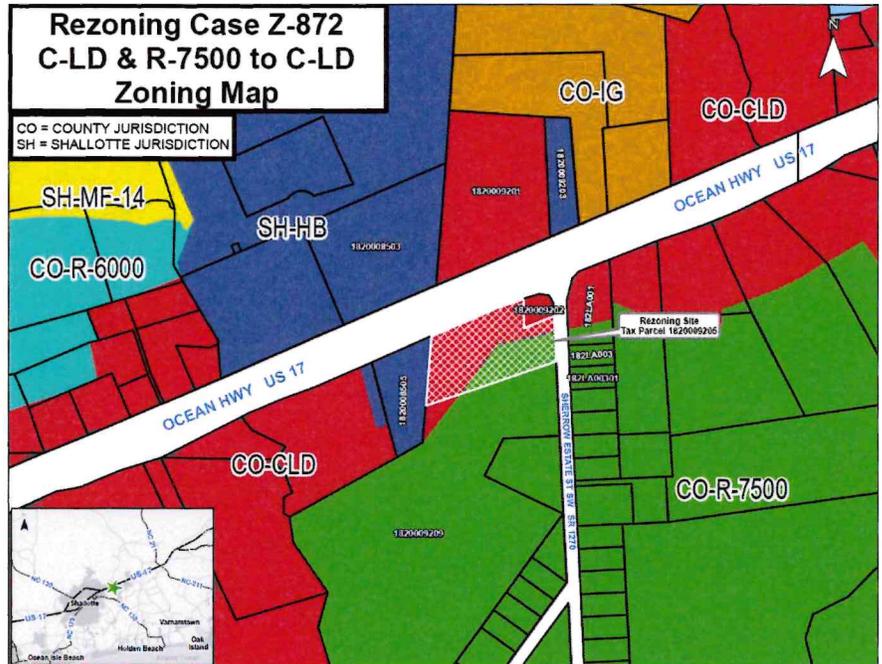
### Current Use

Undeveloped

### Surrounding Land Uses

Residential, Undeveloped, Commercial

Size 4.00 Acres



## SITE CONSIDERATIONS

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

**Buffers:** If rezoned to C-LD (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:**

- County water is available via a 30-inch and a 6-inch water line. Developer's responsibility to connect.
- County wastewater is available via a high-pressure force main. Installation of a pump station will be required by the developer to connect to the force main.

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

**CIP Projects in Area:**

- West Brunswick High School 12 Classroom Addition (FY 2023).
- C&D Landfill Closure (FY 2024).

**Traffic:** There are no capacity deficiencies for this section Ocean HWY West (US 17).

**NCDOT Road Improvement Projects in Area:**

- Project U-5862: Smith Avenue and Ocean HWY West (US 17) Upgrade to interchange (2027).
- Project U-5932: Ocean Hwy West (US 17) and NC 211 Convert Intersection to Interchange (funded for the preliminary engineering phase).
- Project HS-2003W: Ocean Hwy West (US 17) at Red Bug Road and Royal Oak Road (installation of a reduced conflict intersection that is currently under construction).

**Environmental Impacts:**

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

## ANALYSIS

**Proposed Zoning District:**

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

**Blueprint Brunswick 2040 Plan Place Type: Commercial (Retail & Office)**

Consistent with the Blueprint Brunswick 2040 Plan Place Type.

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

*Commercial (Retail & Office) Intent "These areas are devoted to small-scale complexes or individual sites with stand-alone buildings developed for retail, office, or service uses. Open space is integrated in the form of small greens and courtyards. Such establishments are located to take advantage of highway visibility and access, but may include higher density residential uses (i.e., multifamily, and upper floor units)."*

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- LU-2. Support development in areas that are best suited for future development.
- NR-5: Minimize and mitigate the impacts of stormwater run-off from development.
- IWS-4: Coordinate water and sewer services with new development.
- ED-1. Maintain and expand job opportunities in the county.
- HW-5. Continue to grow opportunities for education and employment within the County.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL ( ) DENIAL of Rezoning Case# Z-872 based upon information provided, the 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:

- The property is currently split zoned C-LD (Commercial Low Density) and R-7500 (Medium Density Residential).
- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support this rezoning.
  - Consistent with the commercial (Retail & Office) Place Type on the future land use classification map.
  - LU-2. Support development in areas that are best suited for future development.
  - NR-5: Minimize and mitigate the impacts of stormwater run-off from development.
  - IWS-4: Coordinate water and sewer services with new development.
  - ED-1. Maintain and expand job opportunities in the county.
  - HW-5. Continue to grow opportunities for education and employment within the County.

- |   |   |
|---|---|
| <input type="checkbox"/> Agricultural Development Plan                                      | <input 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: _____                                       |

# Rezoning Case Z-872 C-LD & R-7500 to C-LD

## Zoning Map

CO = COUNTY JURISDICTION  
SH = SHALLOTTE JURISDICTION

SH-MF-14

SH-HB

CO-R-6000

OCEAN HWY US 17

CO-CLD

CO-IG

CO-CLD

OCEAN HWY US 17

182LA001

182LA003

182LA00301

182009202

1820009203

1820009201

1820008503

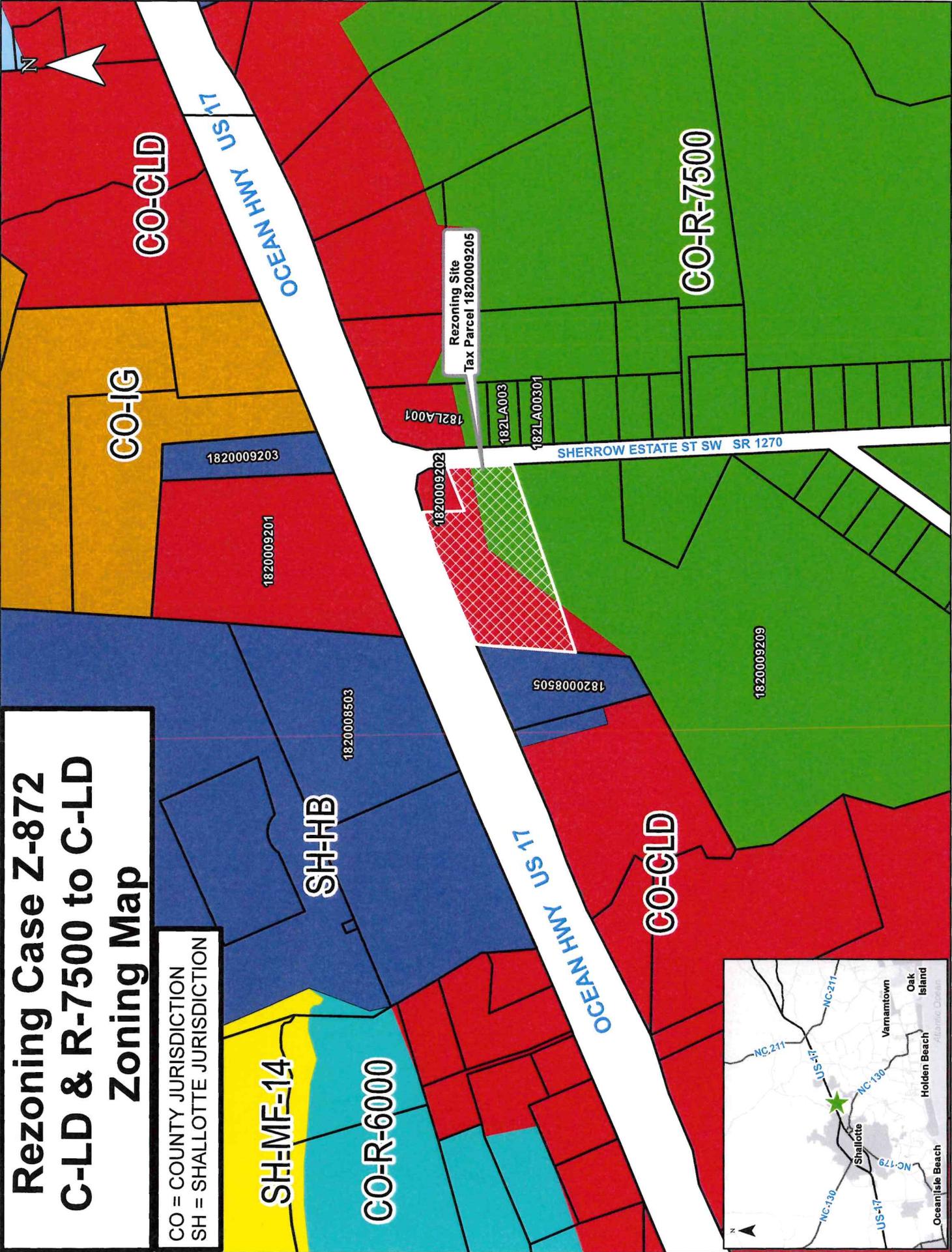
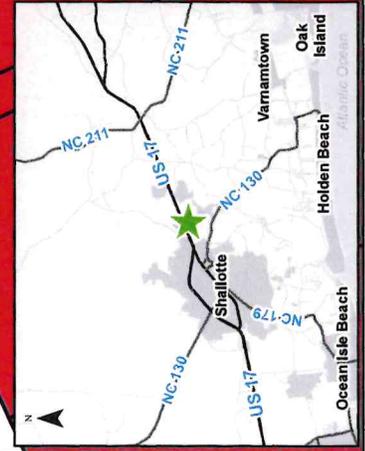
1820008505

1820009209

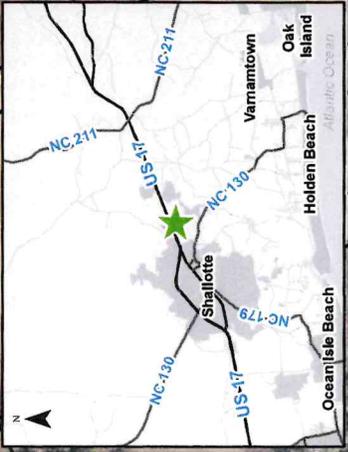
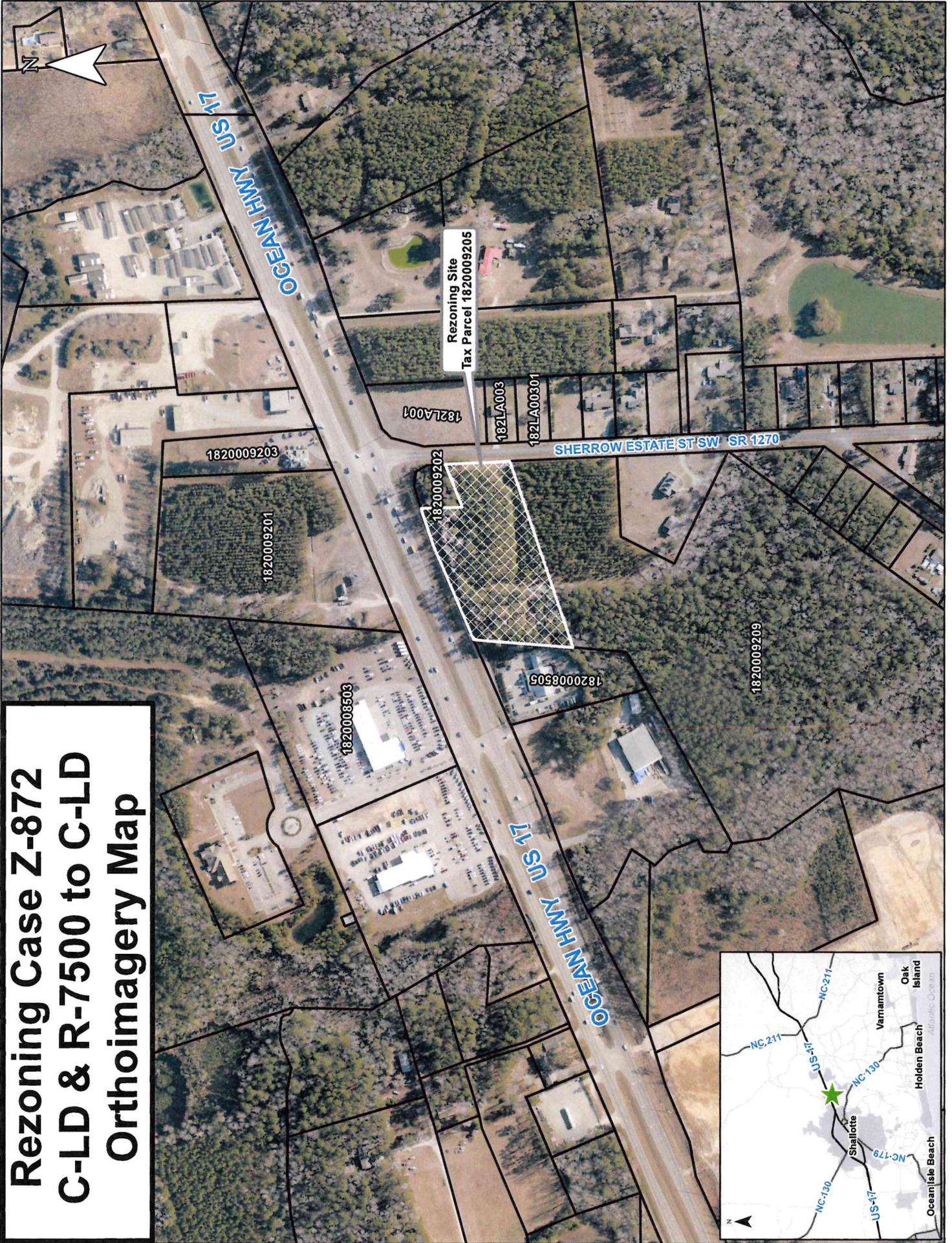
Rezoning Site  
Tax Parcel 1820009205

SHERROW ESTATE ST SW SR 1270

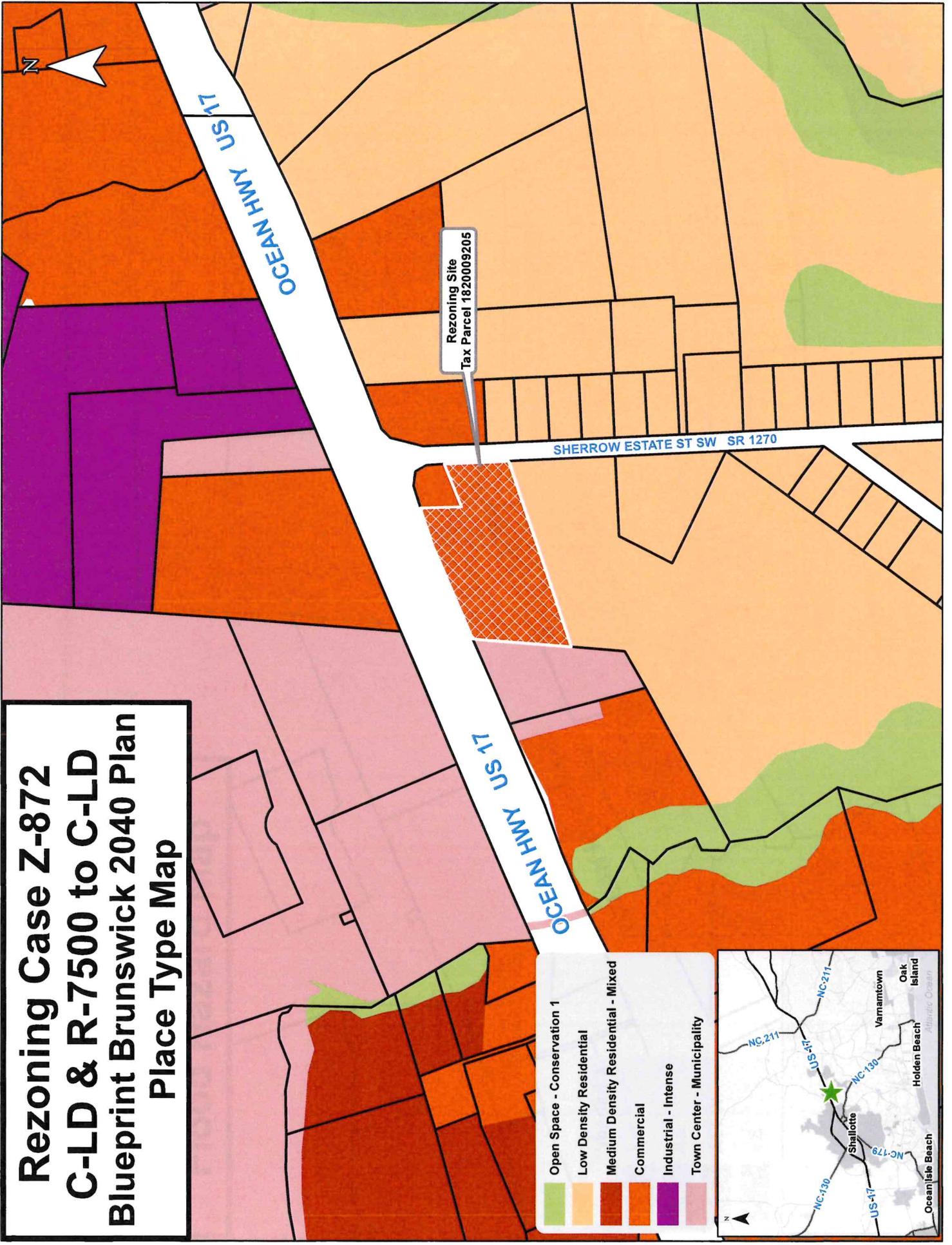
CO-R-7500



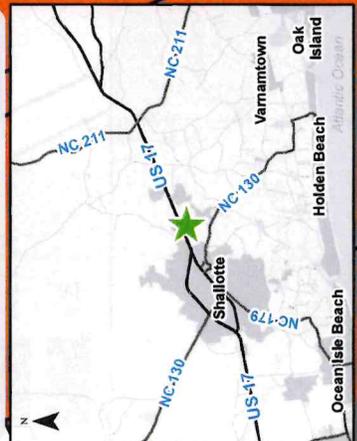
# Rezoning Case Z-872 C-LD & R-7500 to C-LD Orthoimagery Map



# Rezoning Case Z-872 C-LD & R-7500 to C-LD Blueprint Brunswick 2040 Plan Place Type Map



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



# CASE Z-872

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1820008505	STATE EMPLOYEE'S CREDIT UNION	SHALLOTTE BRANCH	PO BOX 26807	RALEIGH	NC	27611
182LA001	HUGHES CREDIT SHELTER TRUST	C/O SOLANA ALAN TRUSTEE	1650 MILITARY CUTOFF RD	WILMINGTON	NC	28403-5739
1820009203	CCENT PROPERTIES LLC	JEFF COURY	302 LIBERTY ST	WHITEVILLE	NC	28472
182LA00301	HEWETT JIMMY R JR		46 ANSON ST	OCEAN ISL BCH	NC	28469-7624
182LA003	HEWETT JIMMY R JR		46 ANSON ST	OCEAN ISL BCH	NC	28469-7624
1820009202	HAYWOOD EQUITY GROUP LIMITED PARTNERSHIP		1820 SPENCER MOUNTAIN RD	GASTONIA	NC	28054-9600
1820008503	CAPITAL PROPERTY OF SHALLOTTE LLC		4900 LEIGH DR	RALEIGH	NC	27616-2804
1820009201	CAPITAL PROPERTY OF SHALLOTTE LLC		4900 LEIGH DR	RALEIGH	NC	27616-2804
1820009209	HOLDEN THOMAS HENDERSON ETALS		425 APPALOOSA CT	TEHACHAPI	CA	93561-9398

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1820009205	HAYWOOD EQUITY GROUP LIMITED PARTNERSHIP		1820 SPENCER MOUNTAIN RD	GASTONIA	NC	28054-9600

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	HAYWOOD EQUITY GROUP LIMITED PARTNERSHIP		1820 SPENCER MOUNTAIN RD	GASTONIA	NC	28054-9600

RECEIVED

AUG 12 2023



# REZONING APPLICATION

*For Office Use Only*

Rezoning Case Z- 872 Invoice # \_\_\_\_\_

Date Received 8-11-23

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.

### APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)

Applicant Name(s): Haywood Equity Group Limited Partnership

Mailing Address: 1820 Spencer Mountain Road, Gastonia, NC 28054-9600

Phone: 704-860-7894

Email: rdickson6893@gmail.com

### PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): Ralph Dickson Member of Haywood Equity Group Partnership

Mailing Address: 1820 Spencer Mountain Road, Gastonia, NC 28054-9600

Phone: 704-860-7894

Email: rdickson6893@gmail.com

### PROPERTY INFORMATION

Property Address and/or Description of Location: Corner of HWY 17 and Sherrow Estates Street, Shallotte, NC

Parcel Tax ID #(s): 1820009205

Total Site Acreage: 4 Acres

Current Zoning District(s): CO-CLD and CO-R-7500

Proposed Zoning District(s): CO-CLD

Conditional Zoning Request  YES  NO

*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.*

**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:

The Owner/Applicant is requesting that the entire parcel be zoned to the CO-CLD Zoning District so the parcel can be planned and developed for a future commercial use. The parcel is currently split with a commercial zoning on the frontage of the parcel and a residential zoning at the rear. There are other commercial uses that are adjacent and across the street from the subject property and it seems that a commercial zoning for the entire parcel is in keeping with surrounding uses.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

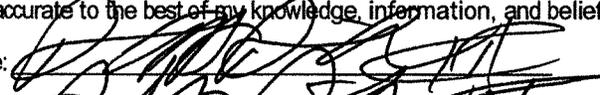
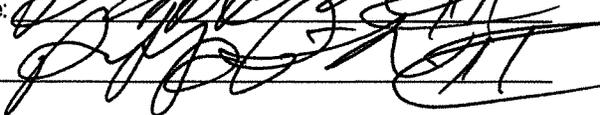
Is the proposed rezoning consistent with the Land Use Plan?  YES  NO

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: 7/31/23  
Owner Signature:  Date: 7/31/23  
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.

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-111

Applicant: Easystreet Properties LLC c/o Dan Womble

Project Name: The Beach at Bricklanding Planned Development (Expansion)

Property Location: Goose Creek Road SW (SR 1155)

Parcel Numbers: 244ED013

Zoning District: R-6000 (High Density Residential)  
R-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.”*

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

Proposed Use: The Beach at Bricklanding is a proposed planned development expansion to consist of 6 additional single family lots on 1.21 acres, creating a density of 4.95 dwelling units per acre. This expansion will result in a total of 22 single family lots on 6.6 acres creating an overall density of 3.33 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 Use.
- 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.
- In an effort to save heritage trees, there will be a varying peripheral buffer of 8-30 feet and 0.4 opacity using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for this proposed expansion is approximately 0.25 acres. The developer is proposing to add 0.17 acres of dedicated open space to the existing 2.96 acres. The developer is also proposing 0.17 acres of recreation space of which 0.04 acres are required.
- The proposed project will generate approximately 57 vehicle trips per 24-hour weekday volume.

- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 0.17 acres of recreation space where as 0.04 acres are required.
  2. Proposed property boundaries and building locations have been marked to maximize the preservation of existing heritage trees on site.
  3. All proposed structures 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.
- A very small portion of the rear of lot 5 is located in the AE flood zone. All proposed structures will be located outside of the AE flood zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on August 2, 2023.
- A Neighborhood Meeting was held on August 16, 2023.

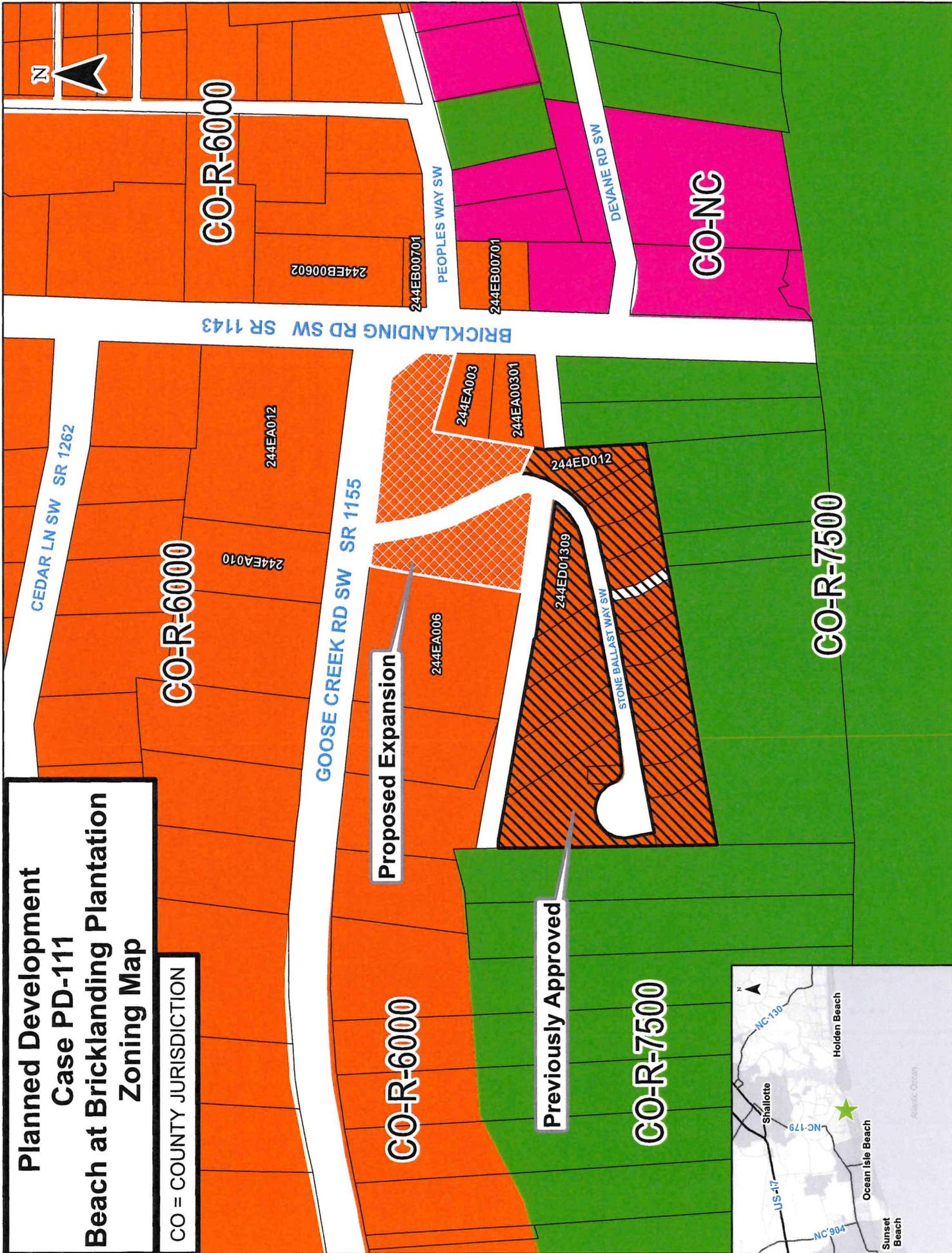
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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.

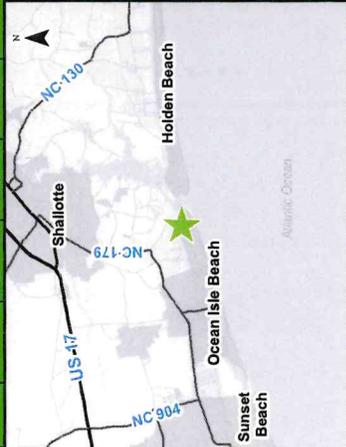
# Planned Development Case PD-111 Beach at Bricklanding Plantation Zoning Map

CO = COUNTY JURISDICTION



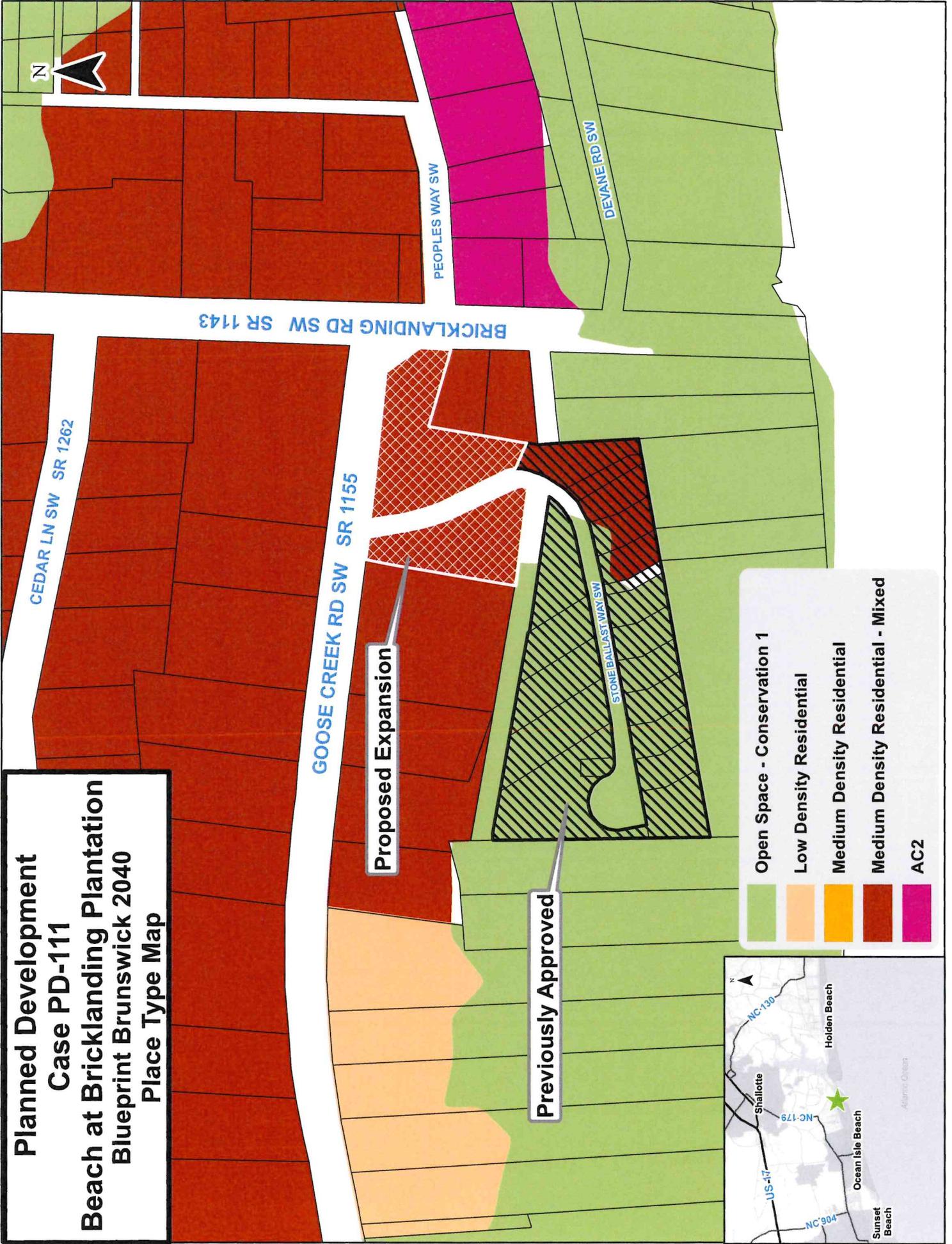
Proposed Expansion

Previously Approved

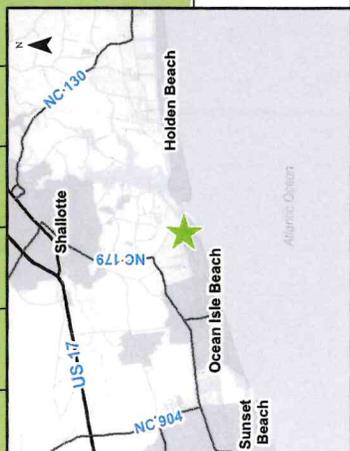




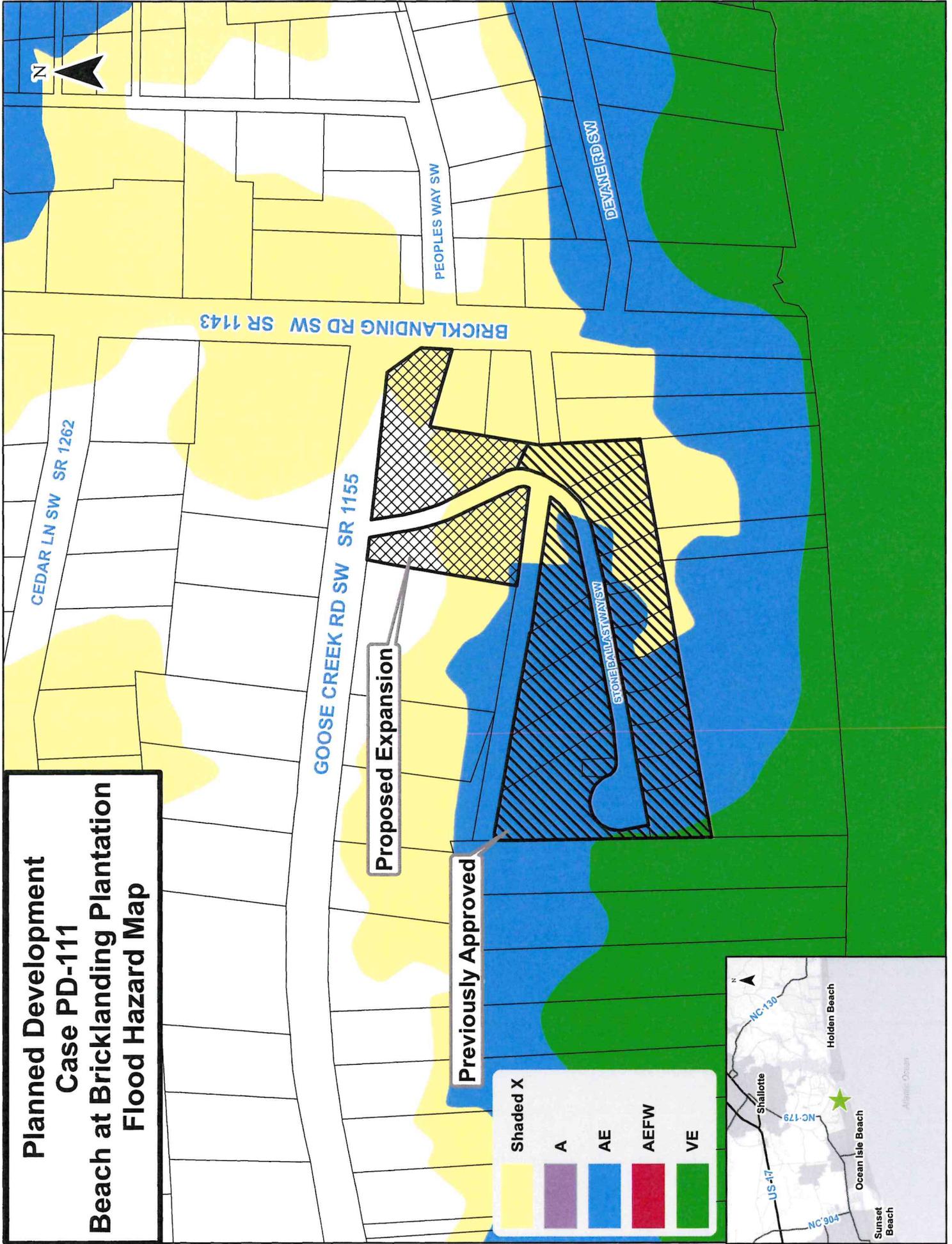
**Planned Development  
Case PD-111  
Beach at Bricklanding Plantation  
Blueprint Brunswick 2040  
Place Type Map**



	Open Space - Conservation 1
	Low Density Residential
	Medium Density Residential
	Medium Density Residential - Mixed
	AC2



# Planned Development Case PD-111 Beach at Bricklanding Plantation Flood Hazard Map



	Shaded X
	A
	AE
	AEFW
	VE





## Marc Pages

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**Subject:** FW: TRC Comments

Marc,

First, thank you for being at the neighborhood meeting last Wednesday. I thought it went well, without too much angst! As you requested, here is a list who signed in at the meeting:

Chris Wood  
Bruce Meyer  
Wanda Sheely  
Michael Dail  
Luanne Caudell  
Margaret Whitaker

Alan Holden was also there.

The main discussion at the meeting was location of the open space, location of trees that will definitely remain in the open space and the basic plan after plat approval. The only other discussion was related to potential damage to the road by construction traffic, but it was acknowledged the concern was a HOA issue given that the roads are private. Also, it was understood that the new section of The Beach at Bricklanding would be a part of the existing Beach at Bricklanding HOA.

**Question** – do I need to attend the hearing on September 11? Is there anything that would cause the September 11 hearing to be postponed? The reason I ask is that if I need to attend it will be a down and back trip all in one day for me – 4 hours each way! Trying to figure out if there is an alternative or if the expectation by the Board is that the Petitioner be present. Is there a zoom option? I think Chris Stanley plans to attend. Chris, can you confirm? I will make the trip if needed.

Dan

T. Dan Womble, Attorney  
3802-A Clemmons Road  
Clemmons, NC 27012  
State Bar No. 13762  
(336) 766-8085  
(336) 766-9145 - fax



# 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-111 Invoice # 574691
Date Received:	July 10, 2023
Northwest Jurisdiction	<input type="checkbox"/> YES <input type="checkbox"/> NO

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

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

Property Owner	Name	Easystreet Properties, LLC	Phone	336-766-8085
	Address	3802A Clemmons Road	Fax	
	City, St, Zip	Clemmons, NC 27012	Email	dan@tdanwomblelaw.com

Applicant or Representative	Name	Dan Womble	Phone	336-766-8085
	Address	3802A Clemmons Road	Fax	
	City, St, Zip	Clemmons, NC 27012	Email	dan@tdanwomblelaw.com

Property Information	Address	
	Tax Parcel(s)	243 ED013
	Acreage	1.21 Acres
	Current Zoning	R-6000
Public Utilities Available?		Water Y Sewer Y

Project Information	Project Name	Beach @ Bricklanding Plantation	
	Modification or Expansion Of Existing PD?	Yes	No
	Single Family Acres	1.01	Lots 6
	Multi-Family Acres	None	Units None
	Commercial Acres	None	

Authorization	Property Owner Signature		Date	7/10/23
	Applicant/Representative Signature		Date	

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

August 3rd, 2023

Coastal Geomatics  
5041-3 Main St.  
Shallotte, NC 28470

**RE: Beach at Bricklanding Planned Development  
File # PD-111**

To Whom It May Concern:

The Technical Review Committee (TRC) at their August 2, 2023 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

Marc Pages – 910-253-2056 – [marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov)

- Please label the existing trees to be categorized as: to be preserved, possibly preserved, and to be removed.
- Please label all buffer areas.
- Please note the driveway width of the shared driveway.
- Please indicate shared driveway shall also be an access/utility easement.
- Please remove the perimeter buffer note in the Site Information.
- Please indicate whether the road encroachment at the southeast corner of lot 5 will be relocated or an access easement will be placed there.
- Please note that tree protection fencing shall be placed around all trees to be preserved.
- Please specify that the parking spaces are all non-garage spaces.
- Please note on the plan that all street lighting must meet UDO Section 6.9.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – [Richard.Christensen@brunswickcountync.gov](mailto:Richard.Christensen@brunswickcountync.gov)

- There is an existing State Stormwater Permit (SW8 901018) for Beach at Bricklanding. The State Stormwater Permit will need to be modified to include the six (6) additional lots. Contact NCDEQ for requirements.
- There is no existing County SW permit for The Beach at Bricklanding, the development pre-dates the Brunswick County SW Ordinance (Fall of 2002).
- Clarify if the project will disturb more than one (1) acre. Disturbance greater than an acre will require the County SW permit requirement. Due to the proximity to the floodplain, the County would require that the post-development runoff for the 1, 10, 25, and 100-year 24-hour storm events be controlled to pre-development conditions for Phase 2 if a permit is required.



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### Comments from Engineering

Bill Pinnix – 910-253-2406 – [william.pinnix@brunswickcountync.gov](mailto:william.pinnix@brunswickcountync.gov)

- County six inch water main available on Stone Ballast Way.
- County two inch low pressure sewer main available on Stone Ballast Way.
- Simplex grinder pumps will be required to serve these lots since the sewer system is low pressure \_The shared driveway between Lot 1 and Lot 5 must be shown as an access and public utility easement so the grinder pump discharge line for Lot #1 can be run out over the shared driveway to the ROW of Stone Ballast Way SE.

### 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.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on August 11, 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-111

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
244ED01309	EASYSTREET PROPERTIES LLC		3802 A CLEMMONS RD	CLEMMONS	NC	27012
244EA010	HEWETT LULA (LT)	* HEWETT ROY MICHAEL	1989 GOOSE CREEK RD	OCEAN ISLE BEACH	NC	28469
244ED012	DAIL MICHAEL A ETUX	DAIL TERESA W	1919 STONE BALLAST WAY SW	OCEAN ISL BCH	NC	28469-6537
244EB00701	S&H INVESTMENT GROUP LLC		2430 WISE RD	CONWAY	SC	29526-5521
244EA012	MILLER JOYCE G AND	MILLER STACEY J	1800 BRICK LANDING RD SW	OCEAN ISL BCH	NC	28469
244EB00602	BRYAN ANNETTE B		3388 PAMPAS DR	MYRTLE BEACH	SC	29577-5173
244EA00301	OULMAN RHONDA NYE		300 W 10TH ST	LAWSON	MO	64062-9376
244EA003	OULMAN RHONDA NYE		300 W 10TH ST	LAWSON	MO	64062-9376
244EA006	MEYER BRUCE KENNETH ETUX	PIEZZO JESSICA LYNN	1982 GOOSE CREEK RD SW	OCEAN ISL BCH	NC	28469-6463

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
244ED013	EASYSTREET PROPERTIES LLC		3802A CLEMMONS RD	CLEMMONS	NC	27012

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	DAN WOMBLE		3802A CLEMMONS RD	CLEMMONS	NC	27012

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-112

Applicant: Lennar Carolinas c/o David Ellis

Project Name: Enclave at Cameron Woods Planned Development (Expansion)

Property Location: Jenrette Rd SW (SR 1918)

Parcel Numbers: 22800008, 2280000701, 2280000702, 2280000703

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.”*

Surrounding Zoning **North:** R-7500 and OI-C-3 (OIB Jurisdiction)  
**South:** R-7500  
**East:** R-7500  
**West:** R-7500

Proposed Use: Enclave at Cameron Woods is a proposed planned development expansion to consist of 124 single family lots on 48.5 acres, creating a density of 2.6 dwelling units per acre.

Cameron Woods was previously approved for 379 single family lots and 92 townhomes on a gross site of 238.55 acres creating a density of 1.97 units per acre. With this expansion, the overall project will be approved for 503 single family lots and 92 townhomes on a gross site of 287.05 acres creating an overall density of 2.49 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low Density Residential.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 9.8 acres. The developer is proposing 22.3 acres of dedicated open space. The developer is also proposing 1.55 acres of recreation space of which 1.5 acres are required.

- The proposed expansion will generate approximately 1,186 vehicle trips per 24-hour weekday volume. An updated 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 22.3 acres of open space where as 9.8 acres are required.
  2. A pedestrian connection shall be made to the existing trail system in Cameron Woods.
  3. All lots shall be located outside of all wetlands and flood zones.
  4. The stormwater system will be constructed to the 25-year storm event.
- 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 August 2, 2023.
- A neighborhood meeting was held on August 28, 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.

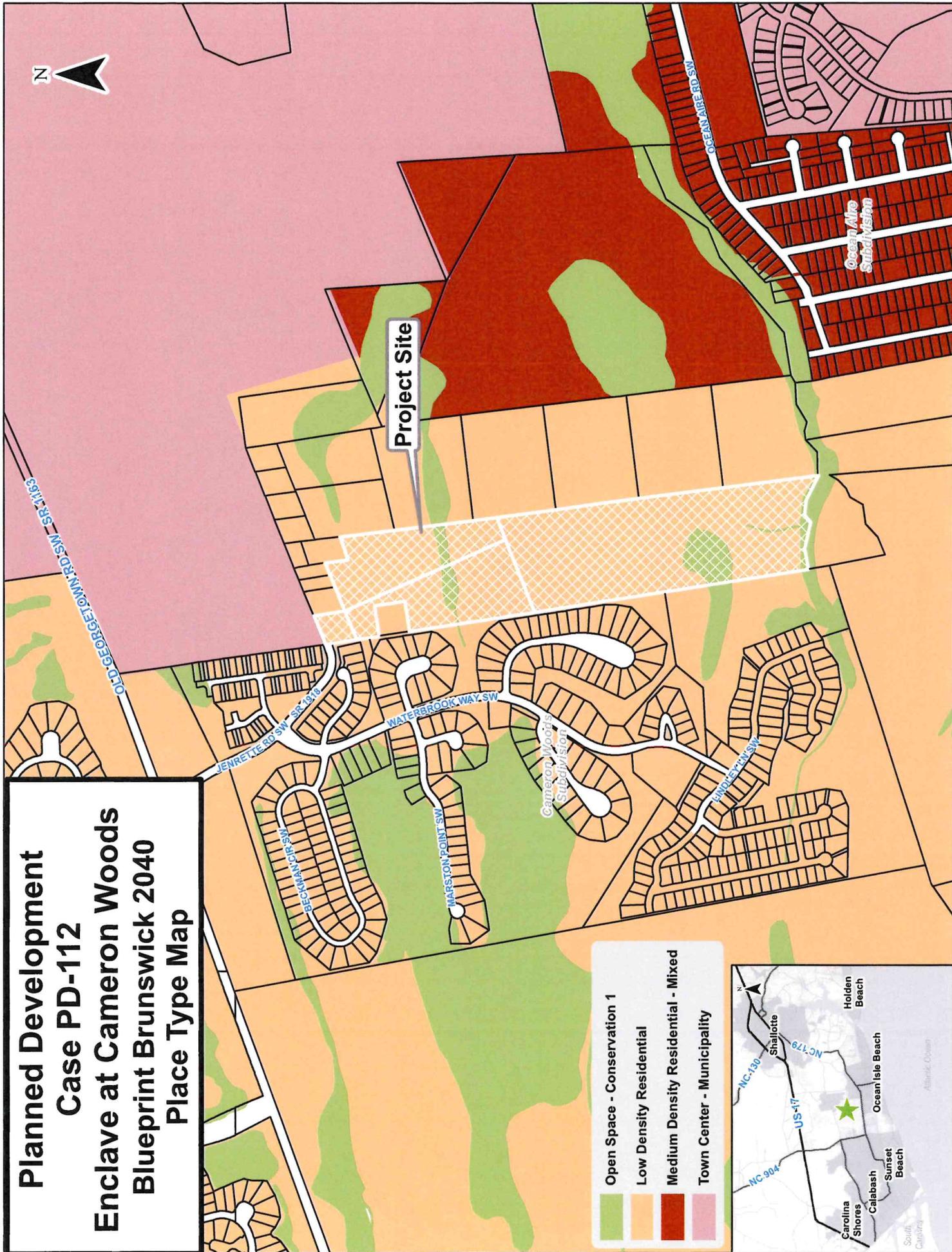
Staff recommends approval based on the following conditions:

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.





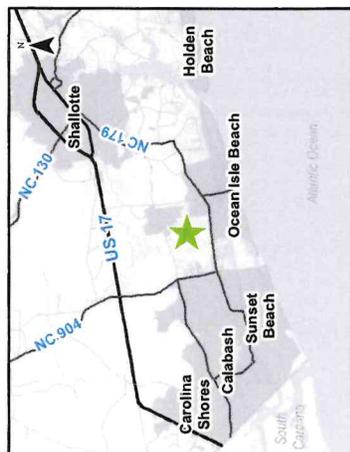
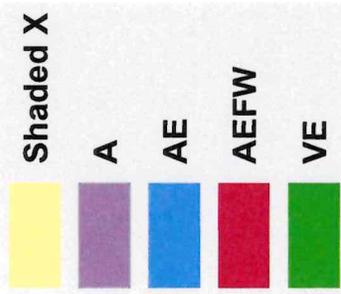
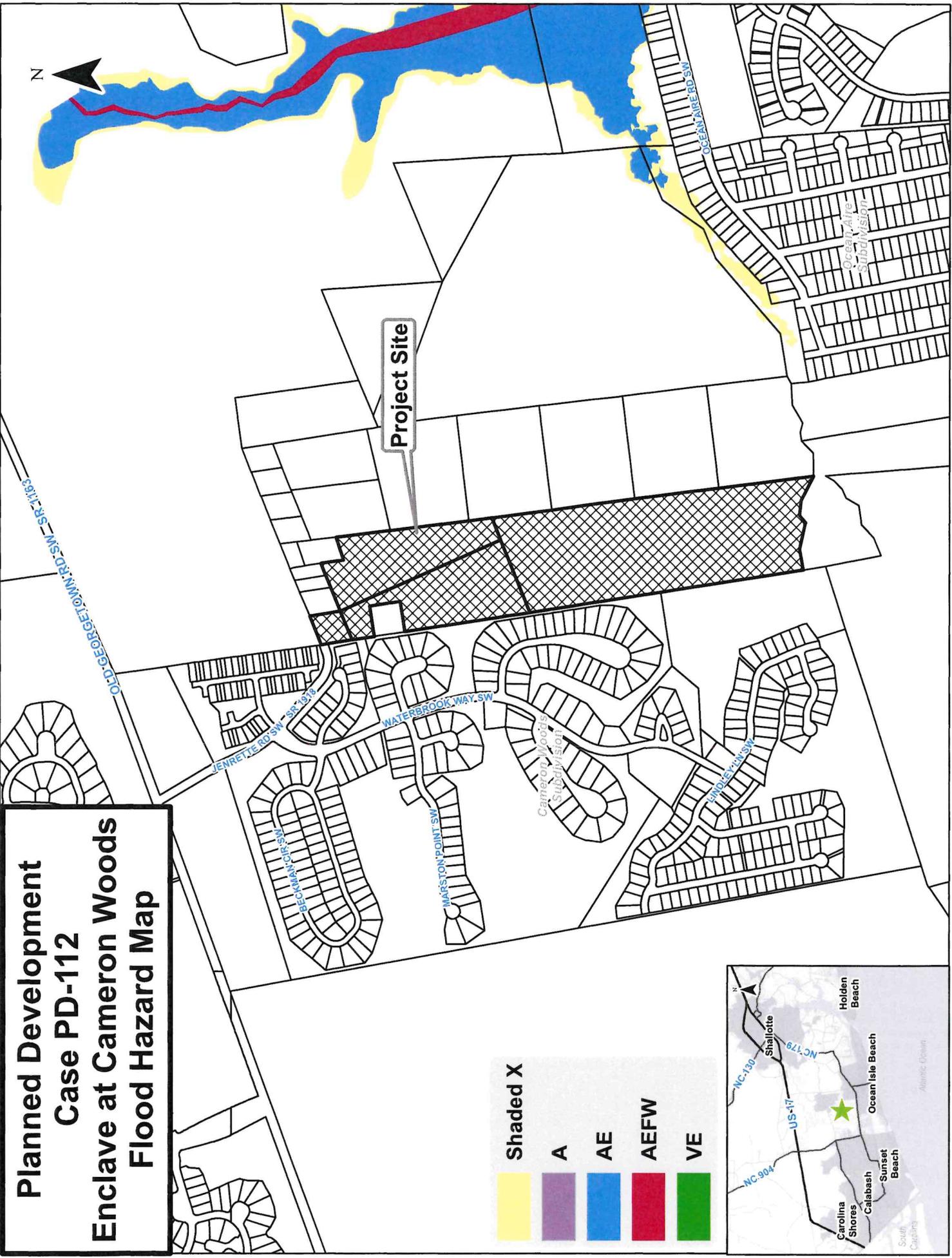
# Planned Development Case PD-112 Enclave at Cameron Woods Blueprint Brunswick 2040 Place Type Map

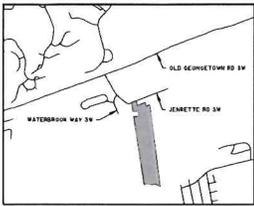


- Open Space - Conservation 1
- Low Density Residential
- Medium Density Residential - Mixed
- Town Center - Municipality



# Planned Development Case PD-112 Enclave at Cameron Woods Flood Hazard Map





**LOCATION MAP**  
1" = 2000'

**SITE INFORMATION TABLE**

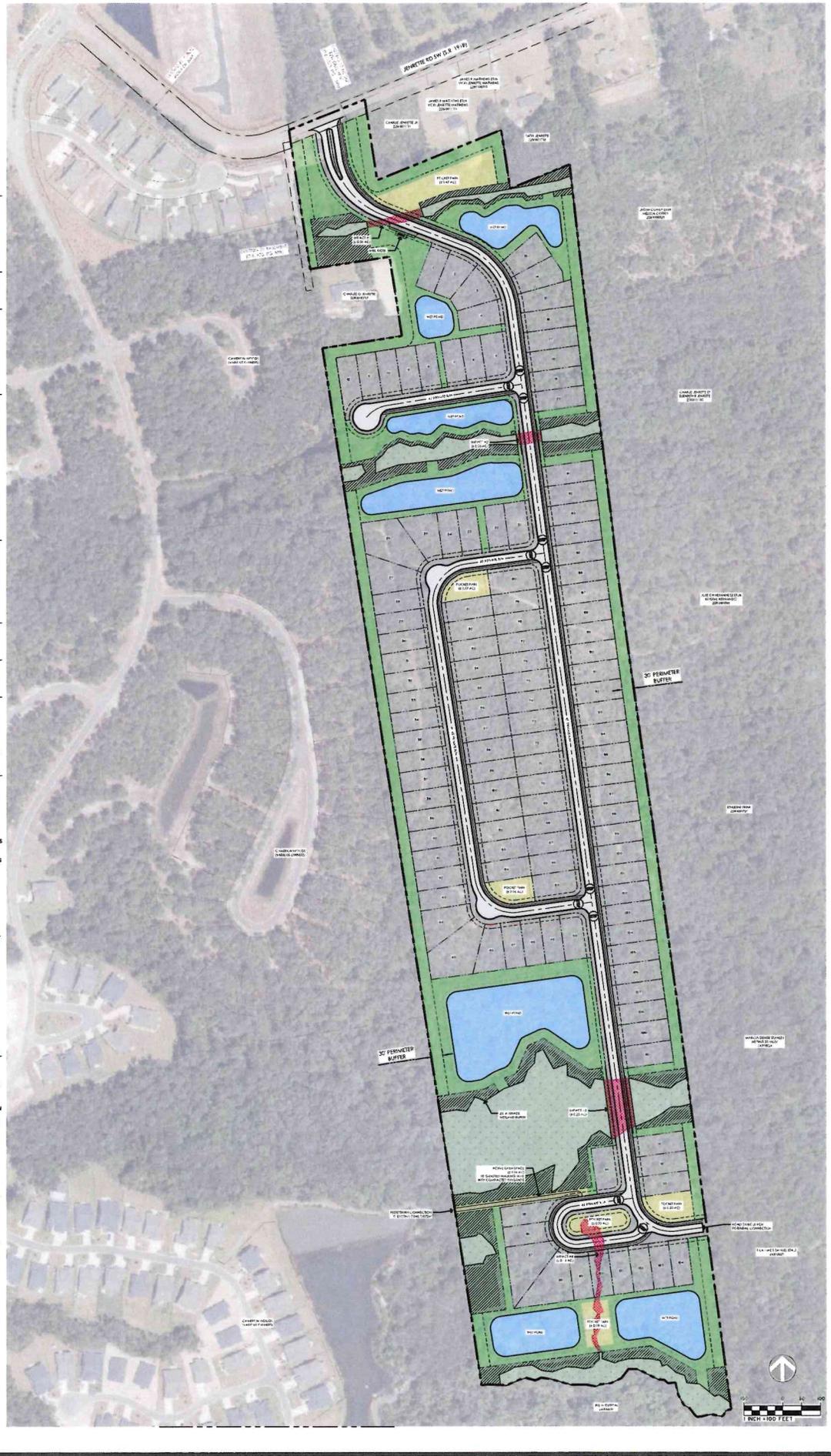
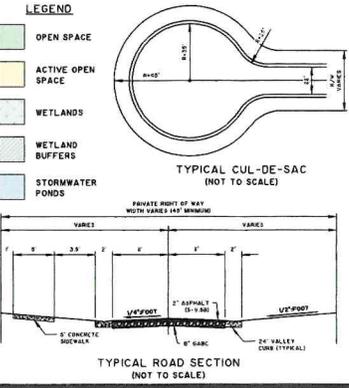
<b>PARCEL:</b>	
<b>PARCEL ID:</b>	2280000701, 2280000702, 2280000703, 22800008
<b>OWNER:</b>	JENNETTE CURTIS AND JENNETTE CHARLES (1-702), JENNETTE CHARLES OTIS ETALS (1-702), JENNETTE BATHWAY E (1-703), JENNETTE CHARLES OTIS ETALS (1-8)
<b>ACREAGE:</b>	± 49.7 AC.
<b>ZONING:</b>	
<b>CURRENT:</b>	R-7900
<b>PROPOSED:</b>	PD
<b>DEVELOPMENT STANDARDS:</b>	
<b>SETBACKS:</b>	
<b>FRONT:</b>	15 FEET
<b>SIDE:</b>	5 FEET
<b>REAR:</b>	5 FEET
<b>CORNER:</b>	15 FEET
<b>STRUCTURES:</b>	PER NC STATE BUILDING CODE (10 FEET MIN.)
<b>DEVELOPMENT SUMMARY:</b>	
<b>UPLAND AREA:</b>	± 44.4 AC
<b>WETLAND AREA:</b>	± 4.3 AC
<b>TOTAL AREA:</b>	± 48.9 AC
<b>ALLOWABLE UNITS:</b>	48.9 AC X 5.8 DU/AC = 283 UNITS
<b>PROPOSED UNITS:</b>	124 UNITS
<b>GROSS DENSITY:</b>	2.5 DU/AC
<b>NET DENSITY:</b>	2.8 DU/AC
<b>SMALLEST LOT:</b>	8,720 SF
<b>AVERAGE LOT:</b>	7,358 SF
<b>SMALLEST LOT WIDTH:</b>	36 FT (LOTS R6, R7)
<b>TYPICAL LOT WIDTH:</b>	52 FT
<b>OPEN SPACE:</b>	
<b>REQUIRED OPEN SPACE (20% GROSS AREA):</b>	± 9.8 AC
<b>REQUIRED ACTIVE OPEN SPACE (5% OF TOTAL):</b>	± 2.4 AC
<b>TOTAL OPEN SPACE PROVIDED:</b>	± 22.3 AC
<b>ACTIVE OPEN SPACE PROVIDED:</b>	± 1.55 AC
<b>FEMA:</b>	
<b>ZONE:</b>	ZONE X
<b>FIRM MAP:</b>	3720D4600K (EFFECTIVE 6/26/2018)
<b>UTILITIES:</b>	
<b>WATER:</b>	BRUNSWICK COUNTY
<b>SEWER:</b>	BRUNSWICK COUNTY

**EXCEPTIONAL DESIGN STANDARDS**

1. INCREASED OPEN SPACE: ± 43% OF TOTAL SITE IS DEDICATED OPEN SPACE AND COMMON AREA.
2. NATURAL RESOURCE CONSERVATION: MINIMIZATION OF WETLAND IMPACTS, WETLAND PRESERVATION AND BUFFERING (25' AVERAGE).
3. STORMWATER: THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET OR EXCEED THE 25-YEAR STORM EVENT. THE 100-YEAR STORM EVENT SHALL BE MODELED AND TAKEN INTO CONSIDERATION DURING STORMWATER DESIGN.

**NOTES**

1. PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND BRUNSWICK COUNTY FIRE CODE ADMINISTRATION.
2. COUNTY AND/OR STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
3. THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THESE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE U.S. ARMY CORP. OF ENGINEERS.
4. A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT. THE HOMEOWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 8.6.1 OF THE UNIFIED DEVELOPMENT ORDINANCE.
5. ALL ROADS WILL BE BUILT TO NC DOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS. ALL ROADS SHALL BE PRIVATE AND MAINTAINED BY THE HOA.
6. A HERITAGE TREE SURVEY WILL BE REQUIRED FOR ALL PROPOSED DEVELOPMENT AREAS IN ACCORDANCE WITH SECTION 6.1.5 OF THE UNIFIED DEVELOPMENT ORDINANCE.
7. THE PROJECT HAS BEEN DESIGNED TO MAXIMIZE ROADWAY INTERCONNECTIVITY AND MINIMIZE LINK-TO-HOOD RATION WHILE HONORING EXISTING DEVELOPMENT AND ENVIRONMENTALLY SENSITIVE AREAS (WETLANDS).
8. A NEIGHBORHOOD MEETING WILL BE REQUIRED IN ACCORDANCE WITH SECTION 9.2 OF THE UNIFIED DEVELOPMENT ORDINANCE.
9. ALL SINGLE FAMILY RESIDENCES SHALL PROVIDE A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES.
10. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND ROADWAYS.
11. A MINIMUM 10-FOOT MAINTENANCE AND ACCESS EASEMENT WILL BE PROVIDED AROUND ALL PONDS.
12. A MINIMUM 10-FOOT UTILITY EASEMENT WILL BE PROVIDED ON THE FRONT OF ALL LOTS ABUTTING ROAD RIGHT OF WAY.
13. A MINIMUM 30-FOOT PERIMETER BUFFER WILL BE PROVIDED FOR ALL AREAS WHERE PROPOSED DEVELOPMENT ADJUTS ADJACENT PROPERTIES. THIS BUFFER WILL CONSIST OF EXISTING VEGETATION AND SUPPLEMENTAL NATIVE PLANTINGS (I.E. MAX WHATEVER IS DEEMED NECESSARY BY THE DEVELOPER. THIS BUFFER SHALL HAVE A VISUAL OPACITY OF 0.6).
14. PUMP STATION (IF REQUIRED) SHALL BE SCREENED IN ACCORDANCE WITH SECTION 6.4 OF THE UNIFIED DEVELOPMENT ORDINANCE.
15. ALL STREET LIGHTING WILL BE INSTALLED IN ACCORDANCE WITH SECTION 6.3 OF THE UNIFIED DEVELOPMENT ORDINANCE.
16. UPDATED DRIVEWAY PERMIT WILL BE REQUIRED FROM NC DOT.



**Master Plan (PD)**  
**Enclave at Cameron Woods**  
Brunswick County, North Carolina  
Revised: August 11, 2023



This map is prepared in general accordance with the standards set forth in the Uniform Standards of Professional Practice for Land Surveyors, as adopted by the State Board of Professional and Technical Registration, and the standards of the International Surveying and Mapping Council, without further reference to the tables. (Overseas, International)

## Marc Pages

---

**Subject:** FW: 31258.500 Enclave at Cameron Woods submittal  
**Attachments:** DOC001.pdf; DOC002.pdf

Marc – Thanks for coming out to the meeting on Monday this week. It was nice getting to meet you in person as well.

Please see attached and below for attendance and notes from the Neighborhood Meeting that occurred on Monday (8/28) for the Enclave at Cameron Woods Project.

### Notes from meeting

- Existing residents of Cameron Woods prefer Enclave at Cameron Woods does not join the existing HOA.
- Existing residents believe their pool does not have capacity for additional residents.
- Existing residents want a 4-way stop installed at existing entrance and traffic light added at Old Georgetown Road.
- Existing residents raised safety concerns over new development providing a pedestrian access since Cameron Woods is a gated community.
- No issues were raised regarding stormwater or flooding.
- No issues were raised regarding school capacity.
- No issues were raised with the land plan.
- Main concern the residents of Cameron Woods had was the incorporation of Enclave into the existing HOA.

Please let us know if there is anything else you need from us.

Thanks,

**NATHAN POUND, PE** | Project Manager

**THOMAS & HUTTON**

**p** 843-839-8448 **m** 330-592-6720

**e** [pound.n@tandh.com](mailto:pound.n@tandh.com)

**a** 611 Burroughs & Chapin Blvd.; Suite 202 | Myrtle Beach, SC 29577

**vCard** | **Website** | **LinkedIn** | **Facebook** | **Twitter** | **Instagram**



# 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	Anthony Jenrette	Phone	9194132852
	Address	3526 FRAY LANE	Fax	
	City, St, Zip	LONGS, SC 29568	Email	anthonyjenrette@yahoo.com

Applicant or Representative	Name	Lennar Carolinas LLC	Phone	843.276.8072
	Address	1359 21st Ave North, Suite 105	Fax	
	City, St, Zip	Myrtle Beach, SC 29577	Email	David Ellis <David.Ellis@Lennar.com> Ida Hussey <hussey.i@tandh.com>

Property Information	Address	
	Tax Parcel(s)	106603218314
	Acreage	8.69AC
	Current Zoning	CO-R-7500
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Enclave at Cameron Woods	
	Modification or Expansion Of Existing PD?	Yes	<input checked="" type="radio"/> No
	Single Family Acres	+/- 48.5	Lots 124
	Multi-Family Acres	0	Units 0
	Commercial Acres	0	

Authorization	Property Owner Signature	<u>Anthony Jenrette</u>	Date	<u>Jul 14 2023</u>
	Applicant/Representative Signature	<u>David Ellis</u> <small>DocuSigned by: 60E81A6DB2B2430...</small>	Date	<u>7/14/2023</u>

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



# 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

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

<b>Property Owner</b>	Name	Curtis & Charles Jenrette	Phone	910-471-0289	312-502-4150
	Address	46728 MERION CIR	Fax		
	City, St, Zip	NORTHVILLE, MI 48168-8489	Email	curdmt@atmc.net	otis_j@yahoo.com

<b>Applicant or Representative</b>	Name	Lennar Carolinas LLC	Phone	843.276.8072
	Address	1359 21st Ave North, Suite 105	Fax	
	City, St, Zip	Myrtle Beach, SC 29577	Email	David Ellis <David.Ellis@Lennar.com> Ida Hussey <hussey.i@tandh.com>

<b>Property Information</b>	Address	
	Tax Parcel(s)	106617213822
	Acreage	1.0AC
	Current Zoning	CO-R-7500
	Public Utilities Available?	<input checked="" type="radio"/> Water <input checked="" type="radio"/> Sewer

<b>Project Information</b>	Project Name	Enclave at Cameron Woods
	Modification or Expansion Of Existing PD?	Yes <input type="radio"/> <input checked="" type="radio"/> No
	Single Family Acres	+/- 48.5 Lots 124
	Multi-Family Acres	0 Units 0
	Commercial Acres	0

<b>Authorization</b>	Property Owner Signature	<u>Charles Jenrette</u>	Date	<u>Jul 13 2023</u>
	Charles Jenrette			
	Curtis Jenrette	<u>Curtis Jenrette</u>		<u>Jul 13 2023</u>
	Applicant/Representative Signature	<u>David Ellis</u> <small>DocuSigned by: 60E81A6DB2B2430...</small>		Date <u>7/14/2023</u>

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



# 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	Charles Otis Jenrette	Phone	312-502-4150
	Address	46728 MERION CIRCLE	Fax	
	City, St, Zip	NORTHVILLE, MI 48168	Email	otis_j@yahoo.com

Applicant or Representative	Name	Lennar Carolinas LLC	Phone	843.276.8072
	Address	1359 21st Ave North, Suite 105	Fax	
	City, St, Zip	Myrtle Beach, SC 29577	Email	David Ellis <David.Ellis@Lennar.com> Ida Hussey <hussey.i@tandh.com>

Property Information	Address	
	Tax Parcel(s)	106603215052 & 106506299602
	Acreage	9.10 & 29.89AC
	Current Zoning	CO-R-7500
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Enclave at Cameron Woods	
	Modification or Expansion Of Existing PD?	Yes	<input checked="" type="radio"/> No
	Single Family Acres	+/- 48.5	Lots 124
	Multi-Family Acres	0	Units 0
	Commercial Acres	0	

Authorization	Property Owner Signature	<u>Charles Jenrette</u>	Date	<u>Jul 13 2023</u>
	Applicant/Representative Signature	<u>David Ellis</u> <small>DocuSigned by: 60E81A6DB2B2430...</small>	Date	<u>7/14/2023</u>

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

August 3rd, 2023

Lennar Carolinas LLC  
1359 21<sup>st</sup> Ave. North, Suite 105  
Myrtle Beach, SC 48168

**RE: Enclave at Cameron Woods Planned Development  
File # PD-112**

To Whom It May Concern:

The Technical Review Committee (TRC) at their August 2, 2023 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

Marc Pages – 910-253-2056 – [marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov)

- Please list the Tax Parcel ID numbers for the project.
- Please specify active open space uses.
- Please correct the peripheral buffer to indicate 30-foot width with 0.6 opacity. Note that existing vegetation will be preserved with planted landscaping where necessary.
- Please specify the asphalt and underlayment thicknesses.
- Please provide a stubout showing pavement to the property line to Tax Parcel 24300025.
- Please provide a pedestrian connection to the trail on that surrounds the pond on Tax Parcel 243HD00101.
- Please label the pump station and note that it will be screened consistent with UDO Section 6.4.
- Please note that there will be a minimum of 2 driveway parking spaces per lot.
- Please note three-way stop signs at the intersections of the long, main road.
- Please show the access easement to Tax Parcel 2280000717.
- Please note that an updated driveway permit will be required from NCDOT.
- 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](mailto:Richard.Christensen@brunswickcountync.gov)

- Both State and County Stormwater Permits will be required.
- A State Erosion Control Permit will be required before any clearing and/or grading begins on the site.

Comments from Engineering

Bill Pinnix – 910-253-2406 – [william.pinnix@brunswickcountync.gov](mailto:william.pinnix@brunswickcountync.gov)



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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- The nearest county sewer line that could be extended to serve this proposed project is a four inch low pressure sewer main at the intersection of Jenrette Road SW and Waterbrook Way SW.
- There is also an eight inch county watermain at the intersection of Jenrette Road SW and Waterbrook Way SW.

### 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.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on August 11, 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-112

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
24300009	DUTTON IRIS W		PO BOX 63	LONGWOOD	NC	28452
2280001016	COUNTY OF BRUNSWICK		PO BOX 249	BOLIVIA	NC	28422-0289
243AB058	BROWN GARY M		1920 CAMBORNE RD	N CHESTERFLD	VA	23236-2125
243AB052	DEITCH LIONEL I ETUX	DEITCH ELAINE M	1395 AROT CT SW	OCEAN ISL BCH	NC	28469-1034
243AB041	CASAZZA PATRICIA D TRUSTEE		PO BOX 58	CRAGSMOOR	NY	12420-0058
243AB040	CASAZZA PATRICIA D TRUSTEE		PO BOX 58	CRAGSMOOR	NY	12420-0058
243AB035	TURLINGTON ANDREW ETUX	TURLINGTON SHIRLEY	1357 AROT DR	OCEAN ISL BCH	NC	28469-1034
2280000705	JENRETTE CHARLIE ET	JENRETTE ELIZABETH R	7490 OCEAN HWY W	SUNSET BEACH	NC	28468
2280000717	JENRETTE CHARLES O		46728 MERION CIR	NORTHVILLE	MI	48168-8489
24300024	STANLEY MARCIA DENISE ETVIR	STANLEY NEPHUS	63 ANCHORAGE DR	NEWPORT NEWS	VA	23602-4943
243AB036	LUMBEE DIG & DUMP SERVICE LLC		PO BOX 997	PEMBROKE	NC	28372-0997
243AB062	ROBLES ROBERT ETUX	ROBLES SANDRA I	23832 BURDETTE FOREST RD	CLARKSBURG	MD	20871-4372
243AB064	MCHENRY DALE ETUX	MCHENRY STEPHANNIE A WOOD	47522 COLDSRING PL	POTOMAC	VA	20165
24300025	SAMUEL OLA MAE S ETALS		685 SEASIDE RD SW	OCEAN ISLE BEACH	NC	28469
243AB037	JOHNSON JANE C		95 REFLECTION DR	SANDWICH	MA	2653
2280000707	FRINK ETHLEENE	C/O FRINK LEMAN	7541 OCEAN HWY W	SUNSET BEACH	NC	28468-6108
2280000904	OCEAN RIDGE MASTER ASSOCIATION INC		190 OCEAN RIDGE PKWY SW	OCEAN ISL BCH	NC	28469-0590
2280000719	MATTHEWS JAMES R ETUX	JENRETTE MATTHEWS VICKI	7490 OCEAN HWY W	SUNSET BEACH	NC	28468-6102
2280000710	MATTHEWS JAMES R ETUX	JENRETTE MATTHEWS VICKI	7490 OCEAN HWY W	SUNSET BEACH	NC	28468-6102
228PA00101	CAMERON WOODS PROPERTY OWNERS ASSOCIATION	C/O WACCAMAW MANAGEMENT	605 BRIARWOOD DR STE C	MYRTLE BEACH	SC	29572-5745
228PA009	MEADOWS JAMES PALMER ETUX	MEADOWS BARBARA DAVIS	6538 ADELINA CT	OCEAN ISL BCH	NC	28469-0576
243AB063	FRONT RANGE LAND LLC		1540 S 8TH ST # 38754	COLORADO SPGS	CO	80905-1933
2280000711	JENRETTE CHARLIE JR		7490 OCEAN HWY W	SUNSET BEACH	NC	28468
243AB056	LENNAR CAROLINAS LLC		1941 SAVAGE RD STE 100C	CHARLESTON	SC	29407-4788
243AB055	LENNAR CAROLINAS LLC		1941 SAVAGE RD STE 100C	CHARLESTON	SC	29407-4788
243AB054	LENNAR CAROLINAS LLC		1941 SAVAGE RD STE 100C	CHARLESTON	SC	29407-4788
243AB053	LENNAR CAROLINAS LLC		1941 SAVAGE RD STE 100C	CHARLESTON	SC	29407-4788
243AB039	LENNAR CAROLINAS LLC		1941 SAVAGE RD STE 100C	CHARLESTON	SC	29407-4788
243AB038	LENNAR CAROLINAS LLC		1941 SAVAGE RD STE 100C	CHARLESTON	SC	29407-4788
228PA007	ABBOTT TIMOTHY D HEIRS AND	STEINLE DIANE P	6546 ADELINA CT	OCEAN ISL BCH	NC	28469-0576
2280000706	HERNANDEZ JOSE E H ETUX	HERNANDEZ KRystal	212 PARNELL RD	LUMBERTON	NC	28360-2706
228PA008	MULCAHY MICHAEL VINCENT ETUX	MULCAHY CAROL FEATHERS	6542 ADELINA CT	OCEAN ISL BCH	NC	28469-0576
243AB061	GRIMALDI JAMES V ETUX	GRIMALDI SARA J	26 PAUGUSSETT ROAD	SANDY HOOK	CT	6482
243AB049	PHILLIPS THOMAS M ETUX	PHILLIPS NANCY B	15 FLORENCE RD	PUTNAM VALLEY	NY	10579-3423
243AB057	LENNAR CAROLINAS LLC	ATTN JASON BYHAM	1941 SAVAGE RD STE 100C	CHARLESTON	SC	29407-4704
243AB059	OCEAN RIDGE MASTER ASSN INC		1612 MILITARY CUTOFF RD STE 108	WILMINGTON	NC	28403-5741
228PC00101	CAMERON WOODS GARDEN HOMES POA INC		PO BOX 2308	PAWLEYS ISL	SC	29585-2308
228PC009	STOECKER DORINE MARIE ETVIR	STOECKER ARTHUR J	6535 GREEN FENNEL AVE SW	OCEAN ISL BCH	NC	28469-2204
2280000720	COFFEY JUSTIN ETUX	COFFEY MELISSA	959 WYNDFALL DR SW	SUNSET BEACH	NC	28468-6173
228PC011	DESANTIS ROSEMARY ELIZABETH		6543 GREEN FENNEL AVE SW	OCEAN ISL BCH	NC	28469-2204
243AB051	KINDLE TRAVIS ETUX	KINDLE MONYKE L	2500 RED MAPLE LN	HARRISBURG	NC	28075-4506
228PC012	FISTNER DAVID C ETALS		6547 GREEN FENNEL AVE SW	OCEAN ISL BCH	NC	28469-2204
2280000718	JENRETTE PATSY		6570 JENRETTE RD SW	OCEAN ISL BCH	NC	28469-5871
243AB050	ROSS EDWARD JAMES III ETUX	ROSS KARI ANN	116 COUNTRY CLUB DR	ROCKINGHAM	NC	28379-9400
243HD00101	CAMERON WOODS POA INC		4700 HOMEWOOD CT	RALEIGH	NC	27609-0051
228PC010	HARLESS TRACY DENNY		6539 GREEN FENNEL AVE SW	OCEAN ISL BCH	NC	28469-2204
243AB060	COFFEY JUSTIN ETUX	COFFEY MELISSA	959 WYNDFALL DR SW	SUNSET BEACH	NC	28468-6173

### OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2280000701	JENRETTE CURTIS AND	JENRETTE CHARLES	46728 MERION CIR	NORTHVILLE	MI	48168-8489
2280000703	JENRETTE ANTHONY E		3526 FRAY LANE	LONGS	SC	29568
228000008	JENRETTE CHARLES OTIS ETALS		46728 MERION CIRCLE	NORTHVILLE	MI	48168
2280000702	JENRETTE CHARLES OTIS ETALS		46728 MERION CIRCLE	NORTHVILLE	MI	48168

### APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	LENNAR CAROLINAS LLC		1359 21ST AVE NORTH SUITE 105	MYRTLE BEACH	NC	29577

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-113

Applicant: Norris and Tunstall Engineering c/o Phil Norris

Project Name: McLamb Farm Planned Development

Property Location: No. 5 School Rd NW (SR 1305)

Parcel Numbers: 20900024 (a portion of)

Zoning District: SBR-6000 (High Density Site Built 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.”*

Surrounding Zoning **North:** SBR-6000  
**South:** RR (Rural Residential)  
**East:** RR and SBR-6000  
**West:** RR

Proposed Use: McLamb Farm is a proposed planned development to consist of 319 single family lots on 82.36 acres, creating an overall density of 3.87 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential Mixed Use.
- 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 20.59 acres. The developer is proposing 20.57 acres of dedicated open space. The developer is also proposing 3.08 acres of recreation space of which 6.43 acres are required.
- The proposed project will generate approximately 3.052 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 6.43 acres of recreation space where as 3.08 acres are required.
  2. All lots shall be located outside of the AE Flood Zone.
  3. The stormwater system will be constructed to the 100-year storm event.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- Portions of the parcel are in an AE flood zone. All of the proposed lots will be located outside of the AE flood zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on August 2, 2023.
- A neighborhood meeting was held on August 15, 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.

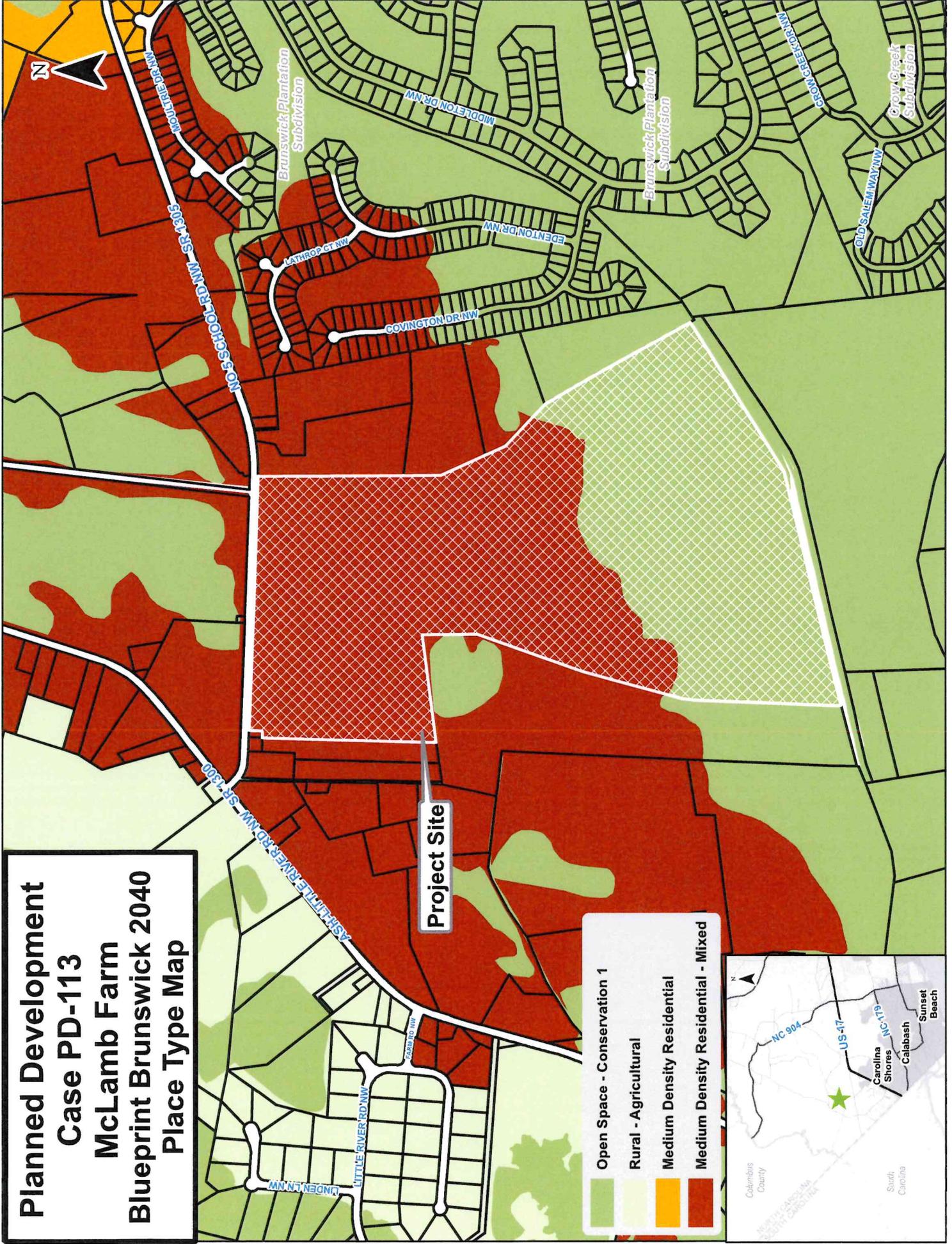
Staff recommends approval based on the following conditions:

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.



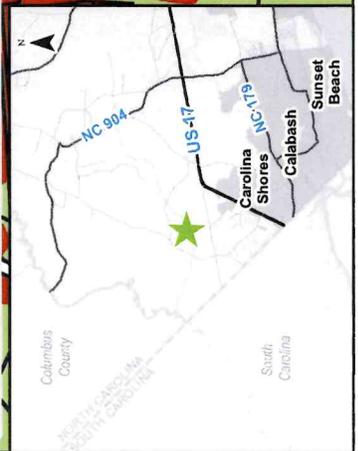


**Planned Development  
Case PD-113  
McLamb Farm  
Blueprint Brunswick 2040  
Place Type Map**

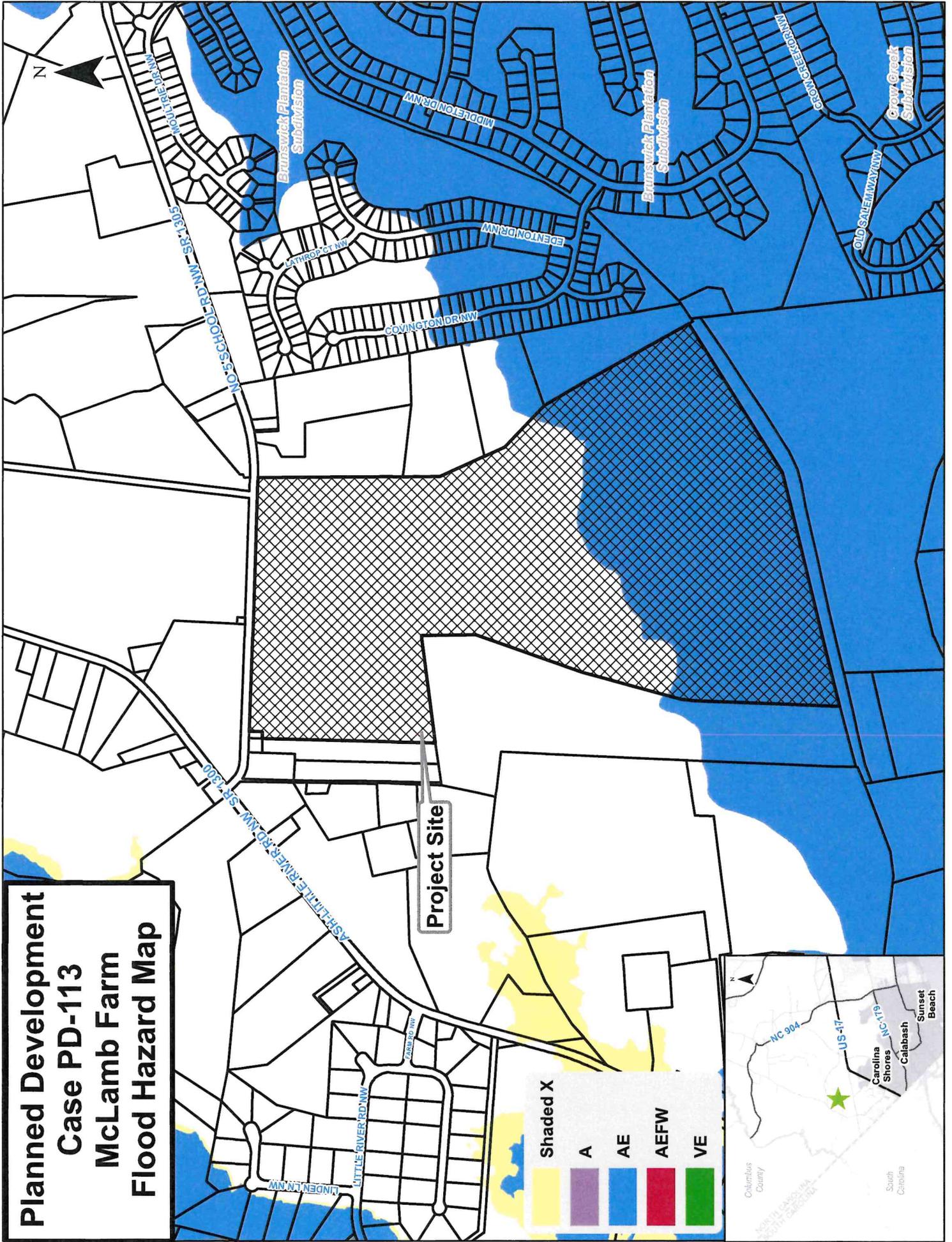


**Project Site**

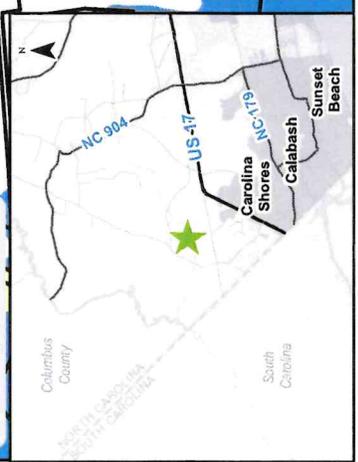
- Open Space - Conservation 1
- Rural - Agricultural
- Medium Density Residential
- Medium Density Residential - Mixed



**Planned Development  
Case PD-113  
McLamb Farm  
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.

Property Owner	Name	New Beginnings Investments LLC	Phone	910-443-7081
	Address	800 McLamb Road NW	Fax	
	City, St, Zip	Calabash, NC 28467-1729	Email	LenMcLamb@lmmclamb.com

Applicant or Representative	Name	J. Phillip Norris, P.E. / Norris & Tunstall Consulting Engineers, P.C.	Phone	910-287-5900
	Address	1429 Ash- Little River Rd.	Fax	910-287-5902
	City, St, Zip	Ash, NC 28420	Email	pnorris@ntengineers.com

Property Information	Address	Parcel located on Number 5 School Rd. near Ash-Little River Road
	Tax Parcel(s)	20900024 (Portion)
	Acreage	Total = 180.88, Phase 1 = 80 acres
	Current Zoning	R-6000
Public Utilities Available?	Water / Yes Sewer/Yes	

Project Information	Project Name	McLamb Farm PUD - Phase 1	
	Modification or Expansion Of Existing PD?	<del>Yes</del>	No
	Single Family Acres	80	Lots 319
	Multi-Family Acres	0	Units 0
	Commercial Acres	0	

Authorization	Property Owner Signature		Date	7/12/23
	Applicant/Representative Signature		Date	7/12/2023

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

August 3rd, 2023

Norris and Tunstall  
1429 Ash-Little River Road  
Ash, NC 28420

**RE: McLamb Farm Planned Development  
File # PD-113**

To Whom It May Concern:

The Technical Review Committee (TRC) at their August 2, 2023 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

Marc Pages – 910-253-2056 – [marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov)

- Please revise the PD boundary to reflect the 80 acres indicated in the site data. Please be sure the site data figures are all based upon the 80 acres.
- Please show turnarounds at the pump station and the stubout to parcel 209JA003.
- Please show and label any walking trails.
- Please label the open space area in the curve of the road in the northwest corner of the development.
- Please amend subject zoning to be SBR-6000.
- Please adjust open space calculations to reflect the required percentage of 25% of the gross area. Please adjust the required recreation space accordingly.
- Please note that the pump station will be screened consistent with UDO Section 6.4.
- Please show the cross access driveways on the opposite side of No. 5 School Road.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – [Richard.Christensen@brunswickcountync.gov](mailto:Richard.Christensen@brunswickcountync.gov)

- Both State and County Stormwater Permits will be required.
- A State Erosion Control Permit will be required before any clearing and/or grading begins on the site.

Comments from Floodplain Administration

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

- Vast Majority of Development of Phase 1 is located within the X Zone.
- Sewer Pump Station Controls and Generator to be above elevation 28.9' which is the 500 year flood elevation.
- Storm Water control pond construction within Floodplain will require a Floodplain Development Permit.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

- Approval for Phase 1 only as submitted.

### Comments from Engineering

Bill Pinnix – 910-253-2406 – [william.pinnix@brunswickcountync.gov](mailto:william.pinnix@brunswickcountync.gov)

- No water or sewer system shown on the preliminary site plan.
- County 12-inch water main on No. 5 School Road.
- County 8-inch sewer force main on No. 5 School road.
- Fire hydrant required at subdivision entrance and thence every 800 LF maximum spacing or as approved by the county Fire Marshal.
- NCDOT Encroachment Permit will be required for any work within the ROW of No. 5 School Road.
- Water and sewer shall be designed and permitted per the county utility policy and the design manual, technical specifications, and standard details.

### 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.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on August 11, 2023.

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

Sincerely,

Marc A. Pages  
Brunswick County Principal Planner

# Case PD-113

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2090002402	ATLANTIC TELEPHONE MEMBERSHIP CORP		P O BOX 3198	SHALLOTTE	NC	28459
209JA004	GAUSE ANNIE R		9716 BRADDOCK ROAD	SILVER SPRING	MD	20903
209JA002	GAUSE LORRINE S (LT)	% STELLA G VEREEN ETALS	9409 #5 SCHOOL HOUSE ROAD	ASH	NC	28420
20900036	MCLAMB THOMAS M ETUX	MCLAMB MARY M	150 MOORES LANDING EXT	HAMPSTEAD	NC	28443
209JA001	GAUSE JONATHAN ETALS		9413 #5 SCHOOL HOUSE RD	ASH	NC	28420
20900025	MCLAMB THOMAS MEAD ETUX	MCLAMB MARY MIDGETT	150 MOORES LANDING EXT	HAMPSTEAD	NC	28443-8611
2090002701	MCLAMB THOMAS MEAD AND	MCLAMB MARY MIDGETT	150 MOORES LANDING EXT	HAMPSTEAD	NC	28443-8611
209JA005	GAUSE HARLEE		727 PUEBLO TRAIL	BIRMINGHAM	AL	35214
20900026	GODWIN DONALD RAY ET	GODWIN WILLIE MAE	1677 ASH LITTLE RIVER RD NW	ASH	NC	28420-1701
20900064	MCLAMB THOMAS M ETUX	MCLAMB MARY M	150 MOORES LANDING EXT	HAMPSTEAD	NC	28443
20900067	MOORE JOSEPH HOWARD ET	MOORE ALISA	725 JOE MOORE ROAD	THOMASVILLE	NC	27360
209JA003	HUNTER ALICE G		8904 BOXFORD CT	LAUREL	MD	20708-2416
20900018	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
2090000930	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
19300023	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
20900004	H&E SMITH INCORPORATED		1724 CHINCHESTER LN	CHARLOTTE	NC	28270-1544
2090000103	OHI ASSET NC HALLSBORO LLC	ATTN: KRISTY MCGARVEY	303 INTERNATIONAL CIR STE 200	HUNT VALLEY	MD	21030-1359

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
20900024	NEW BEGINNINGS INVESTMENTS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729

## 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	ASH	NC	28420

# Brunswick County Unified Development Ordinance

## PROPOSED DATA CENTER TEXT AMENDMENT

(September 1, 2023)

1. Amend Article 5, Section 5.1.6.B., Light Industrial Use Interpretation Table, to add Data Centers/Data Storage as a principal use.
2. Amend Article 5, Section 5.2.3., Use Table, to allow Data Centers within the IG (Industrial General) Zoning District under the Use Grouping of Light Industrial, 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														
Light Industrial (5.1.6.B)	Data Center										P			

3. Amend Definition Section to add a definition for Data Center:

**Data Center:** A facility used primarily for the storage, generation, distribution, management, processing, and/or transmission of digital data, which contain computer, technological, or network equipment, systems, servers, appliances, and/or associated components related to such digital data storage, generation, distribution, management, processing and/or transmission, together with associated office, utility, and storage uses and together with any indoor and outdoor related infrastructure, including but not limited to substations, generators, antennas, utility poles and towers.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL ( ) DENIAL to amend the UDO by adding Data Center to the Use Table, adding data center/data storage to the use interpretation table, and adding a definition for data center 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 the Unified Development Ordinance (UDO) by addressing a use that was not permitted or defined.
- Expand options for businesses in Brunswick County.
- 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.

- |   |   |
|---|---|
| <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: _____                                       |