



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

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

**Commissioners Chambers  
David R. Sandifer Administration Bldg.  
Brunswick County Government Center**

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the September 11<sup>th</sup>, 2023 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

**A. Planned Development – PD-114**

Name: Supsura Tract (Expansion)

Applicant: J. Phillip Norris/Norris & Tunstall

Tax Parcel: 20900054, 2090005402 and a portion of 2090005401

Location: Ash-Little River Road (SR 1300)

Description: Supsura Tract is a planned development that was originally approved in August 2021 and modified in August 2022 for 146 single family lots on a gross site of 35.21 acres creating an overall density of 4.2 units per acre. The applicant is proposing to expand the planned development by adding 62 lots on an additional 12.79 acres for a total of 208 single family lots on 48.01 acres creating an overall density of 4.33 dwelling units per acre.

**B. Rezoning Z-874**

Proposed rezoning of approximately 87.49 acres located off Ash-Little River Road (SR 1300) near Ash, NC from RR (Rural Residential) to R-7500 (Medium Density Residential) for Tax Parcel 1770000801, 1770000802, and 1770000804.

**LAND USE PLAN MAP AMENDMENT LUM-874:**

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from OSC-1 (Open Space Conservation 1) to MDR (Medium Density Residential) for Tax 1770000801, 1770000802, and 1770000804 located off Ash-Little River Road (SR 1300) near Ash, NC. This Land Use Plan Amendment totals approximately 87.49 acres.

C. Rezoning Z-875

Proposed rezoning of approximately 4.12 acres located off Southport-Supply Road (NC 211) near Supply, NC from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 16800004, 1680000401, and 16800005.

LAND USE PLAN MAP AMENDMENT LUM-875:

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from MDR (Medium Density Residential) to MDR-M (Medium Density Residential-Mixed Use) for Tax Parcels 16800004, 1680000401, and 16800005 (Added by Staff) located at 125, 179 and 191 Southport Supply Road SE (NC 211) near Supply, NC. This Land Use Plan Amendment totals approximately 4.12 acres.

9) Other Business.

- Planning Board Case Update.

10) Adjournment.

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-114  
Applicant: Norris and Tunstall Engineering  
Project Name: Supsura Tract (Expansion)  
Property Location: Ash-Little River Road (SR 1300)  
Parcel Numbers: 20900054, 2090005402 and a portion of 2090005401  
Zoning District: SBR-6000 (Site Built High Density Residential)

SBR-6000 Density Maximum – 7.3 Dwelling Units per Acre

*"The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems."*

Surrounding Zoning **North:** RR  
**South:** RR  
**East:** RR, SBR-6000, and CLD (Commercial Low Density)  
**West:** RR

Proposed Use: Supsura Tract is a planned development that was originally approved in August 2021 and modified in August 2022 for 146 single family lots on a gross site of 35.21 acres creating an overall density of 4.2 units per acre. The applicant is proposing to expand the planned development by adding 62 lots on an additional 12.79 acres for a total of 208 single family lots on 48.01 acres creating an overall density of 4.33 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Blueprint Brunswick Future Land Use Plan denotes this area as HDR (High Density Residential), RA (Rural Agricultural) and OSC-1 (Open Space Conservation 1).
- Parking will be outside of the right-of-way 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 12.0 acres. The developer is proposing 12.53 acres of dedicated open space. The developer is also proposing 4.51 acres of recreation space of which 1.8 acres are required.

- The proposed 148 lots will generate approximately 1,990 vehicle trips per 24-hour weekday volume. A warrant analysis and/or driveway permit from NCDOT will be required prior to the recording of the individual lots. This project is located within the Carolina Bays Parkway study area and within one of the concept corridors being evaluated and considered by NCDOT.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 4.51 acres of recreation space where as 1.8 acres are required.
  2. The stormwater system shall be designed to accommodate 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.
- No proposed structures are to be in a flood zone and all wetlands have been indicated on the site plan.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on September 19, 2023.
- TRC was held on August 30, 2023.

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

Staff recommends approval based on the following conditions:

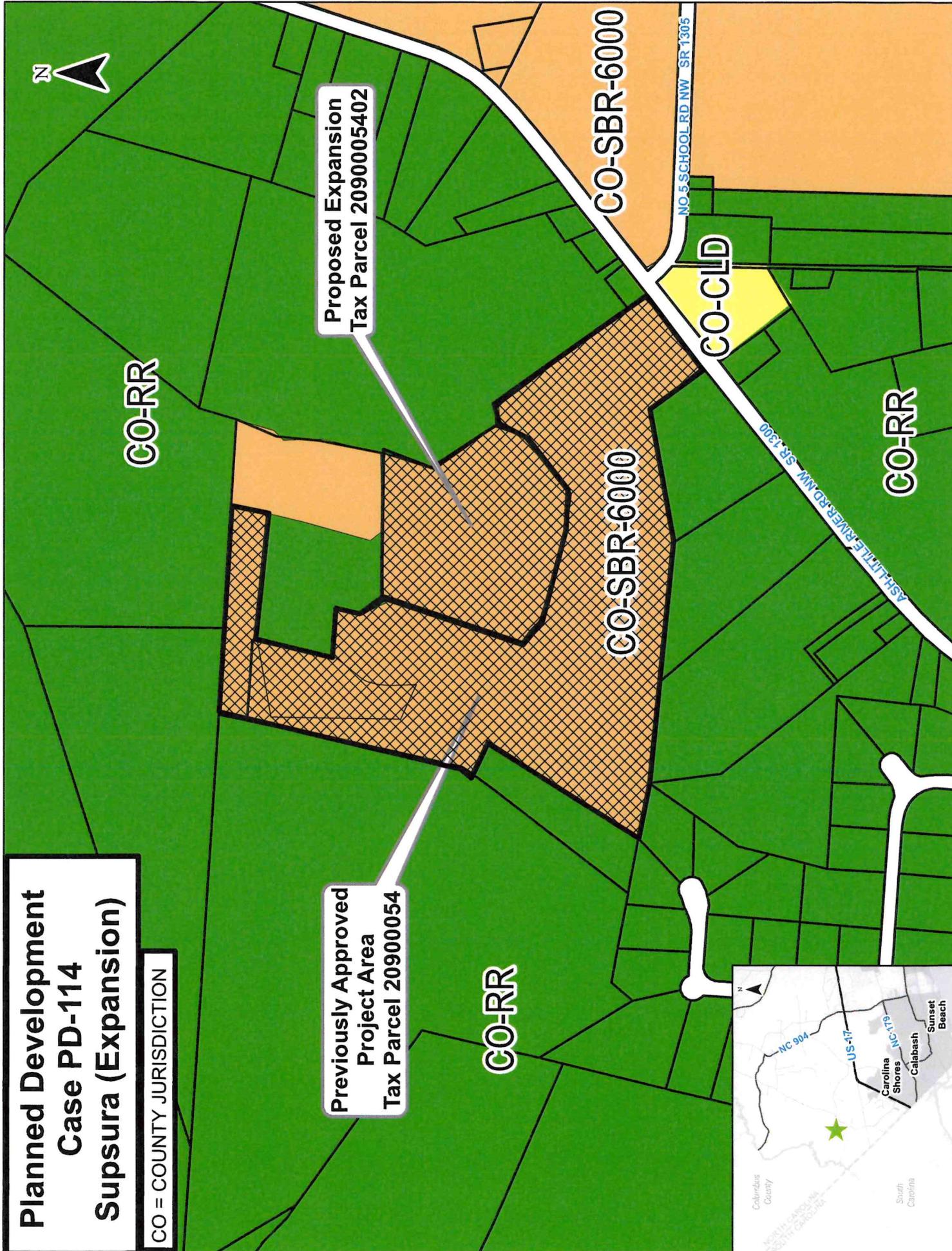
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Amend the site data table to show the correct Parcel ID's for the project and to correct the project density calculations.

# Planned Development Case PD-114 Supsura (Expansion)

CO = COUNTY JURISDICTION

Previously Approved  
Project Area  
Tax Parcel 20900054

Proposed Expansion  
Tax Parcel 2090005402

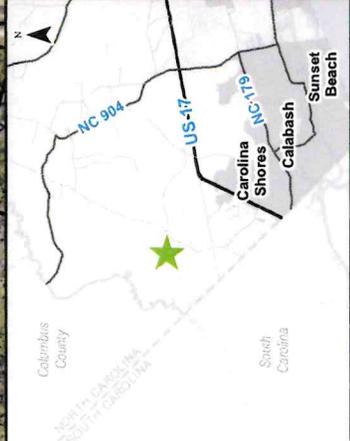
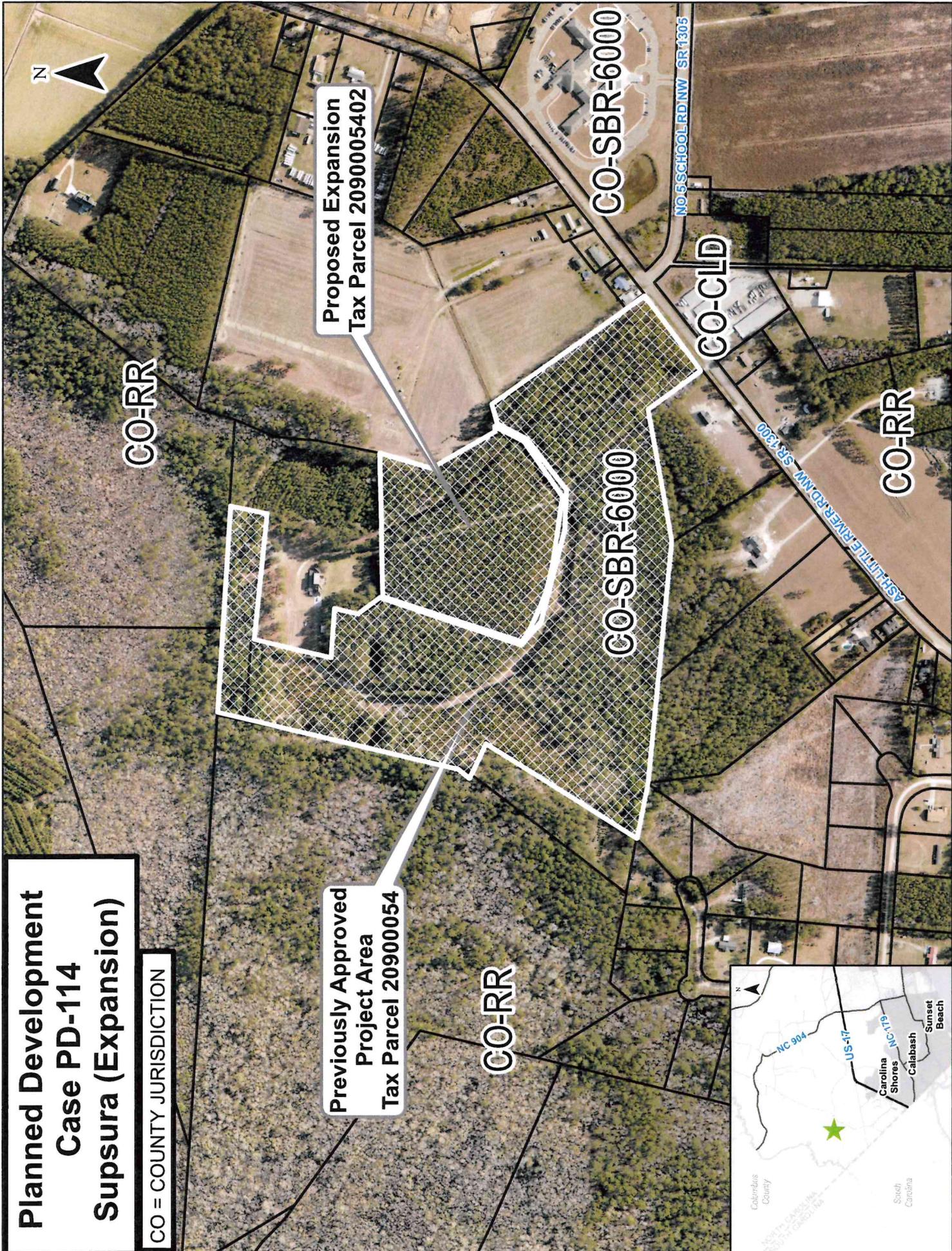


# Planned Development Case PD-114 Supersura (Expansion)

CO = COUNTY JURISDICTION

Previously Approved  
Project Area  
Tax Parcel 20900054

Proposed Expansion  
Tax Parcel 2090005402

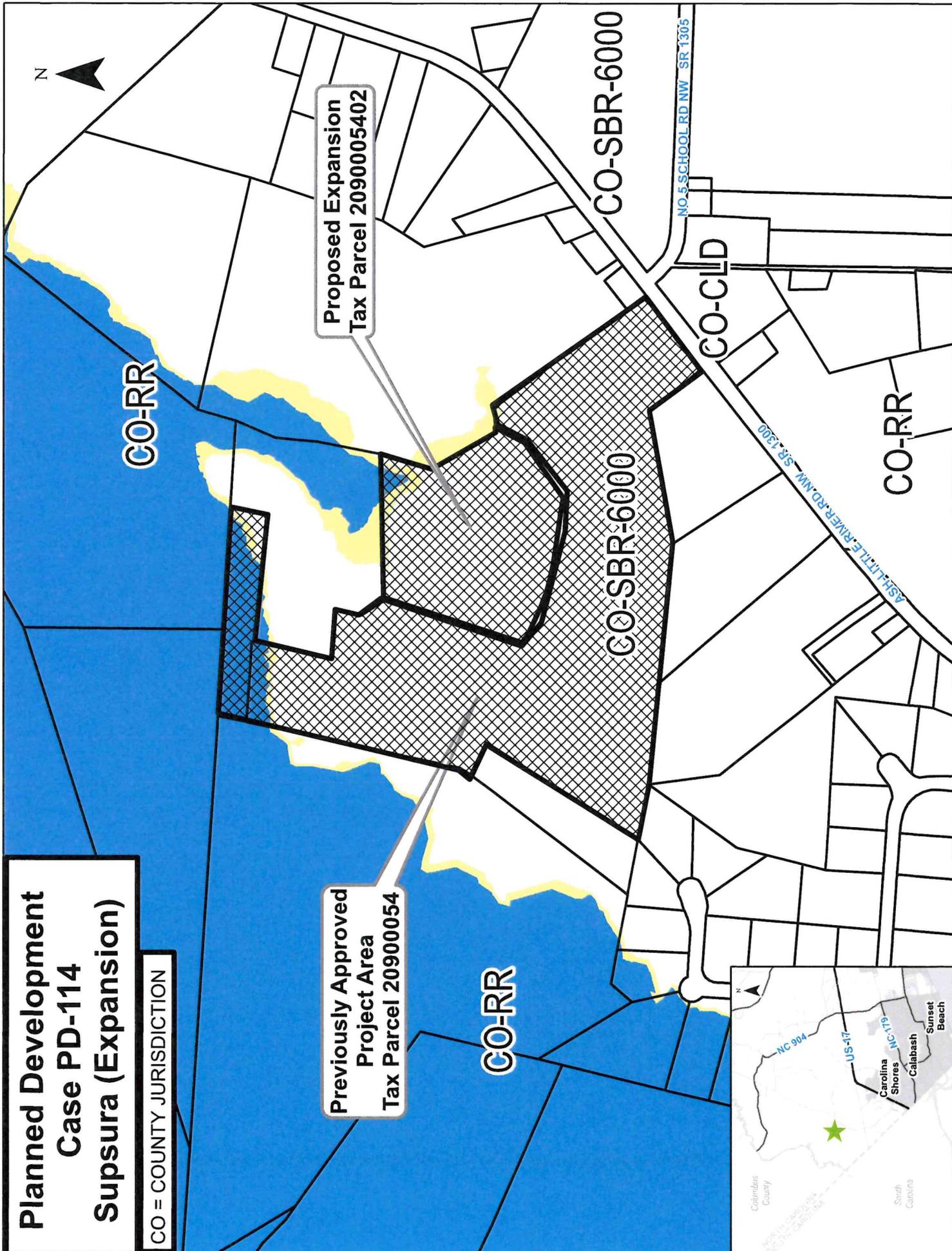


# Planned Development Case PD-114 Supura (Expansion)

CO = COUNTY JURISDICTION

Previously Approved  
Project Area  
Tax Parcel 20900054

Proposed Expansion  
Tax Parcel 2090005402







## 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 31<sup>st</sup>, 2023

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

**RE: Supsura Tract Expansion Planned Development  
File # PD-114**

To Whom It May Concern:

The Technical Review Committee (TRC) at their August 30, 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 provide and label a connection trail to the previously proposed trail around the retention pond.
- Please provide and label a pedestrian connection from the dead end road to the Amenity Center adjacent to lot #1.
- Please note that the pump station and any applicable mechanical equipment will be screened consistent with UDO Section 6.4.
- Please label all Flood Zones.
- Please adjust open space calculations to reflect the required percentage of 20% of the gross area. Please adjust the required recreation space accordingly.
- 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.
- State and County Stormwater Permit Modifications will be required at add additional lots.
- The Site Data on the Site Plan needs to be updated to reflect additional lots.

Comments from Engineering

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

- Supsura PD Phase 1 is currently under construction for water, sewer, and pump station (146 single family lots, with amenity center on Lots 14&15).
- At connection point with Phase 1, note that (2) 8" gate valves are installed with an 8x8x8 tee with Phase 1 construction.
- For gravity sewer connection, verify that both invert in's to Existing MH 4A are noted on plans; note core and boot manhole during Phase 1 construction.



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- Post flushing hydrant needed at end of 2" watermain (shown on plans, not called out).
- Double water meter boxes or 2 single gang meter boxes required for each lot.

### 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 September 8, 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-114

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2090003002	TODD RAYMOND THOMAS	1630 ASH-LITTLE RIVER RD	ASH	NC	28420	
209HA014	LITTLE RIVER FARMS	1541 SEASIDE RD SW	SOUTH BRUNSWICK	NC	28470	
2090003006	JONES KENNETH A	9362 OLD SALEM WAY	CALABASH	NC	28467-2286	
2090003003	JONES KENNETH A	9362 OLD SALEM WAY	CALABASH	NC	28467-2286	
2090003007	JONES KENNETH A	9362 OLD SALEM WAY	CALABASH	NC	28467-2286	
209000028	ASH MINI STORAGE LLC	PO BOX 435	EPHRAIM	UT	84627-0435	
2090005401	JAMES JOSEPH D ET	1633 ASH LITTLE RIVER RD	ASH	NC	28420	
1930000202	S&W INVESTMENTS & HOLDINGS LLC	2124 LAFAYETTE CIR	LITTLE RIVER	SC	29566-9100	
19300001	S&W INVESTMENTS & HOLDINGS LLC	2124 LAFAYETTE CIR	LITTLE RIVER	SC	29566-9100	
2090005301	JDJ OF MYRTLE BEACH LLC	628 SEA MOUNTAIN HWY STE A	N MYRTLE BCH	SC	29582-2497	
209HA015	BLIGHT CAROL A	1625 LINDEN LN NW	ASH	NC	28420-1707	
209000056	MIDGETTE ETHEL M (HEIRS)	89 STELL RD	BATH	NC	27808-9513	
209HA01501	BLIGHT CAROL A	1625 LINDEN LN NW	ASH	NC	28420-1707	
2090005304	MCFARLAND TRACY SHANNON	1296 COTTON MILL CT	SUNSET BEACH	NC	28468-4464	
209000055	JACKSON PEARLINE	1550 BEACH DR SW	CALABASH	NC	28467-3001	

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
209000054	RSPD ASH LLC	PO BOX 5967	HIGH POINT	NC	27262-5967	
2090005402	MCDONOUGH JOANNE E AND	1 TREMLETT RD	BILLERICA	MA	01821-5649	

## 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

# REZONING STAFF REPORT



Prepared by Ron Meredith, Planner II  
Rezoning Case#: Z-874  
October 9, 2023

## APPLICATION SUMMARY

The applicant, Norris and Tunstall Consulting Engineering P.C., requests to rezone Tax Parcels 1770000801, 1770000802 and 1770000804 from RR (Rural Residential) to R-7500 (Medium Density Residential). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

### Location

Off Ash-Little River Road NW (Sr 1300) Near Ash, NC.

### Tax Parcels

1770000801, 1770000802 and 1770000804

### Current Zoning

RR (Rural Residential)

### Proposed Zoning

R-7500 (Medium Density Residential)

### Surrounding Zoning

RR (Rural Residential)

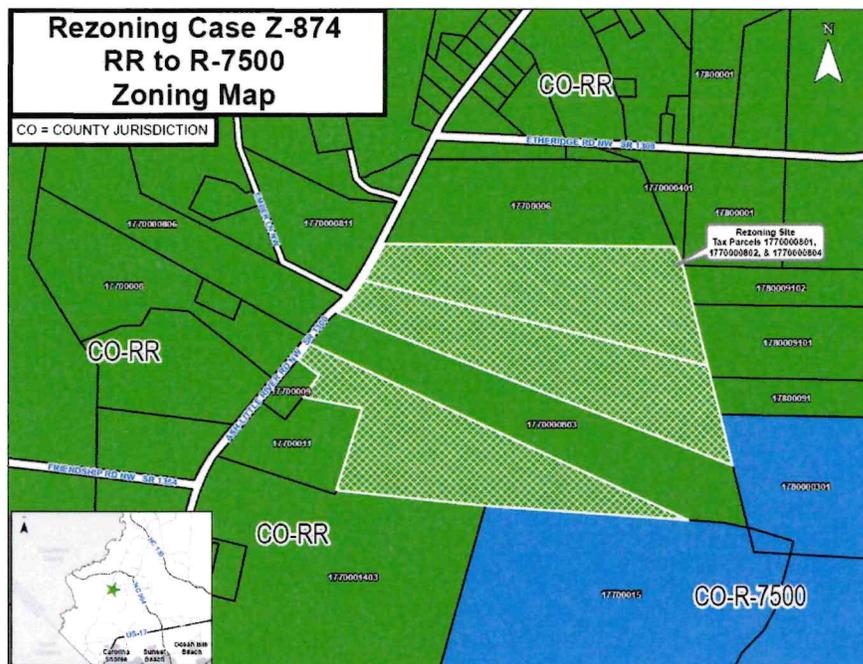
### Current Use

Undeveloped

### Surrounding Land Uses

Residential, Undeveloped, and agricultural

Size 87.49 acres



## SITE CONSIDERATIONS

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

**Buffers:** No Buffers required.

**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 12-inch water line. Developer's responsibility to connect.
- County wastewater is not available.

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

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

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

**NCDOT Road Improvement Projects in Area:**

- Carolina Bays Parkway Project (R-5876) – Planning and Design Phase,
- Smith Avenue and US 17 Project (U-5862) Upgrade to interchange (2027).
- Bridge Replacement Project (B-5996) over Cawcaw Swamp – 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 2-6 out of 10 on the site because of sensitive animal and plant habitats as well as wetlands located on the subject parcels.
- The rezoning request is located within a half-mile of a Voluntary Agricultural District property.

## ANALYSIS

**Proposed Zoning District:**

*The R-7500 (Medium Density Residential) "district was established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems."*

**Blueprint Brunswick 2040 Plan Place Type:** MDR (Medium Density Residential) and Open Space-Conservation 1 Place Types

- Conditionally 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.

*The majority of the site is designated as MDR (Medium Density Residential). Pockets of environmental features such as wetlands and sensitive habitats may exist on the subject parcels and are classified in the Open Space-Conservation 1 Place Type. A land use amendment (LUM-874) is proposed bring all parcels to MDR (Medium Density Residential) Place Type.*

**Proposed Place Type:**

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

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- LU-2. Support development in areas that are best suited for future development.
- The Residential Suitability Map identifies the subject parcels as moderately to less suitable for residential development. The less suitable area is designated as Open Space – Conservation 1 Place Type.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **(X) APPROVAL** ( ) DENIAL of Rezoning Case# Z-874 with a Land Use Amendment to Medium-Density Residential 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) CONDITIONALLY 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) support the rezoning.
  - The majority of the site is consistent with the Medium-Density Residential Place Type of the western portion of the subject parcel.
  - Consistent with the following goals and objectives:
    - LU-2. Support development in areas that are best suited for future development.
- Allows for the growth and expansion of housing.
- Compatible with nearby zoning.

Agricultural Development Plan

Brunswick County Comprehensive Transportation Plan (CTP)

Brunswick County Trail Plan

Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)

Unified Development Ordinance

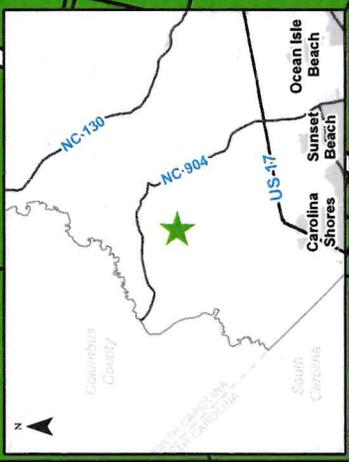
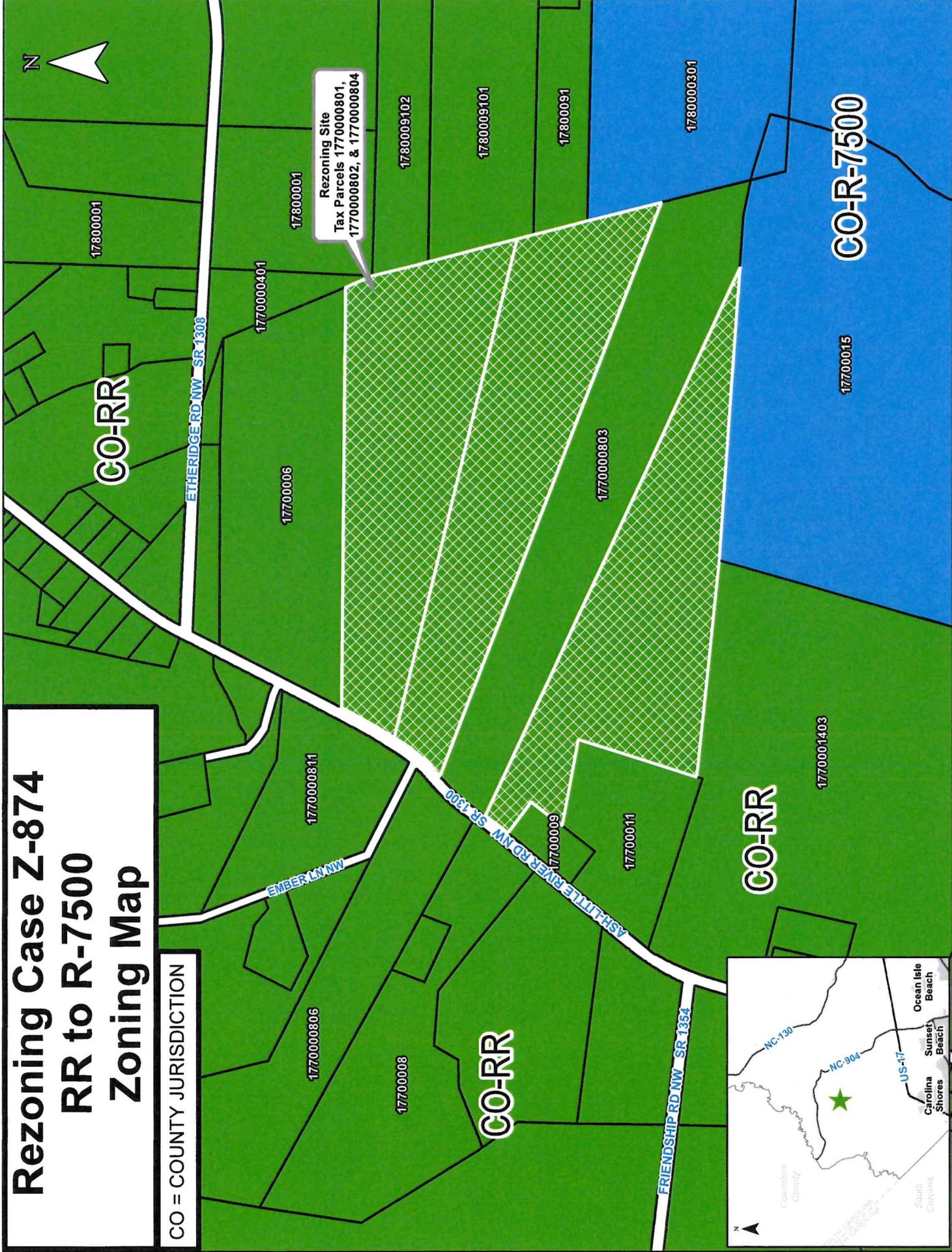
Southeastern North Carolina Hazard Mitigation Plan

Airport Height Control Ordinance

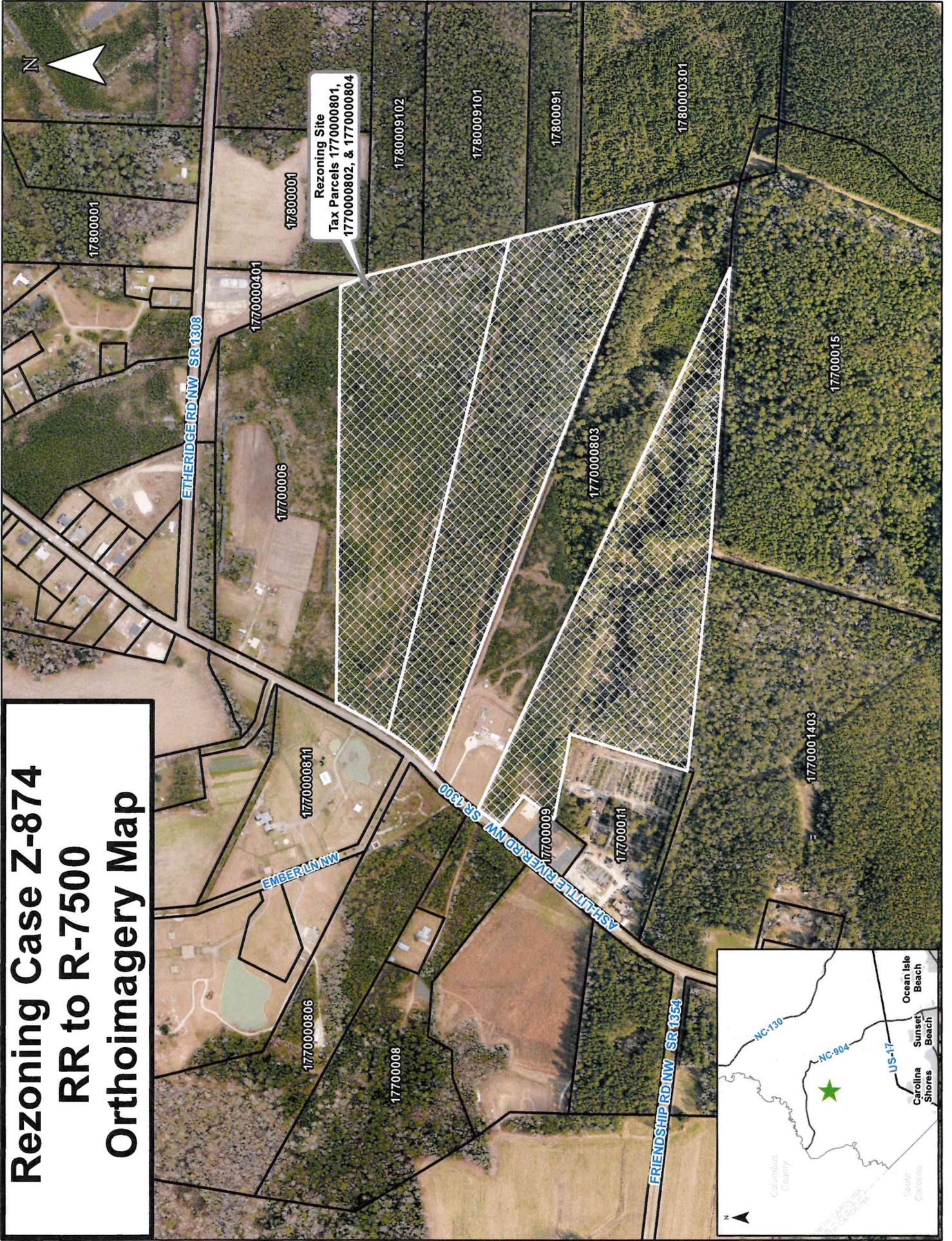
Other: \_\_\_\_\_

# Rezoning Case Z-874 RR to R-7500 Zoning Map

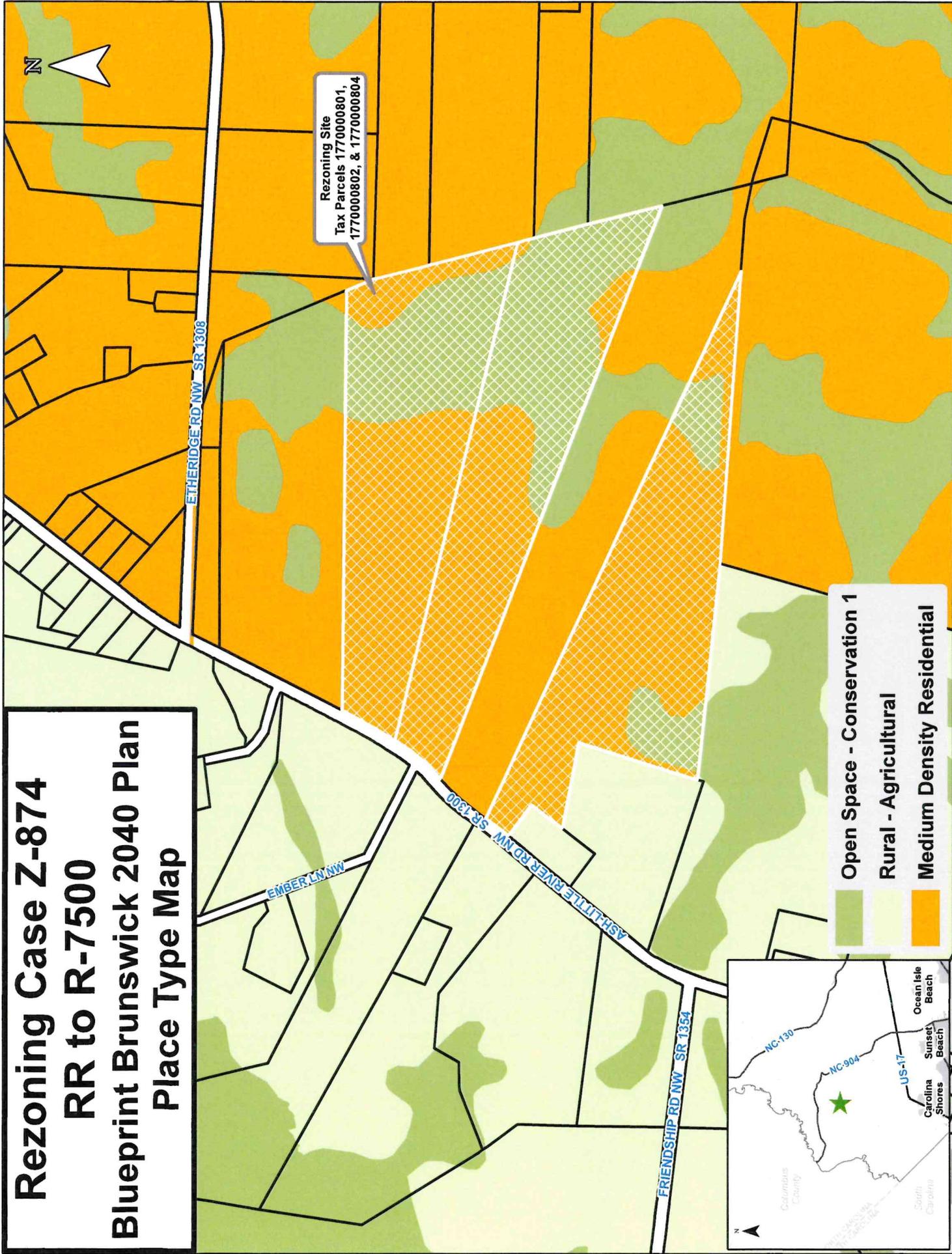
CO = COUNTY JURISDICTION



# Rezoning Case Z-874 RR to R-7500 Orthoimagery Map



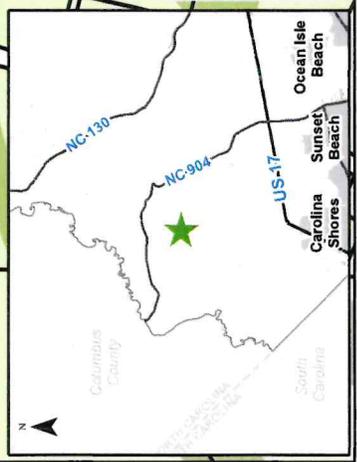
# Rezoning Case Z-874 RR to R-7500 Blueprint Brunswick 2040 Plan Place Type Map



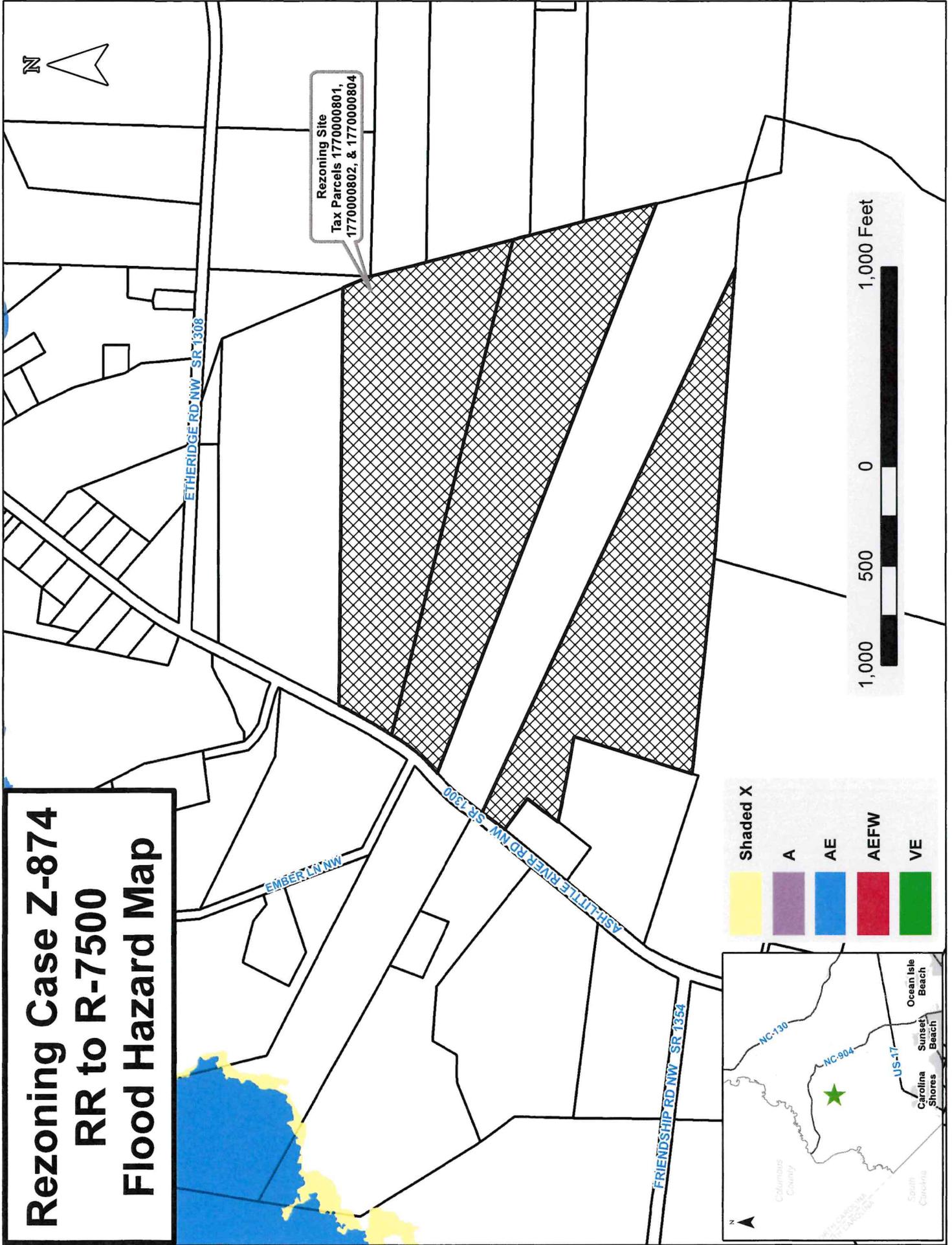
**Open Space - Conservation 1**

**Rural - Agricultural**

**Medium Density Residential**



# Rezoning Case Z-874 RR to R-7500 Flood Hazard Map



# CASE Z-874

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
17700008	PRINCE BOYD PAUL (LT)	%GLORIA P FROST ETVIR DAF	104 WINDMEADOWS DR	CONWAY	SC	29526
1780009102	WARD JOHN LARRY		PO BOX 218	LONGWOOD	NC	28452
1780000301	S LONGWOOD LLC		PO BOX 523	WHITEVILLE	NC	28472
1770000803	TAMBOURINO HELEN L		2580 ASH LITTLE RVR RD NW	ASH	NC	28420-2004
1770000806	MOZZICATO DEBORAH L		8475 EMBER LANE	ASH	NC	28420
1770000811	MOZZICATO DEBORAH L		8475 EMBER LANE	ASH	NC	28420
17700009	FRIENDSHIP BAPTIST CHURCH OF BRUNSWICK COU		2546 ASH LITTLE RIVER RD NW	ASH	NC	28420
17700011	HUGHES R C JR ETUX	HUGHES DONNA J	2520 ASH LITTLE RIVER RD	ASH	NC	28420
17800091	WARD ANNETTE ET	WARD JOHN D	7873 ETHERIDGE RD	LONGWOOD	NC	28452
17700015	LONGWOOD PROPERTIES LLC		PO BOX 70247	MYRTLE BEACH	SC	29572-0023
1780009101	NORTON BOBBY L AND	NORTON LINDA G	2401 LEONARD RD SW	SUPPLY	NC	28462
1770000401	STANALAND JAMES C		1741 LONGWOOD RD NW	ASH	NC	28420-2224
1770001403	KETTNER TIMOTHY D		14055 E CENTRAL AVE	BRULE	WI	54820
17700006	HUGHES GUY A HRS ETALS		129 VILLAGE RD	SHALLOTTE	NC	28470-4439
17800001	BLAND WILLIAM TERRY		5825 PARK AVE	WILMINGTON	NC	28403

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1770000804	S LONGWOOD LLC	ATTN: DAVID FORT	PO BOX 523	WHITEVILLE	NC	28472
1770000801	MOZZICATO DEBORAH		8475 EMBER LN NW	ASH	NC	28420-2036
1770000802	MOZZICATO DEBORAH L		8475 EMBER LANE	ASH	NC	28420

## APPLICANT(S)

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

RECEIVED

AUG 03 2023

NT 21121 &amp; 23098



# REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 874 Invoice # 577658Date Received 8-03Northwest 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): Norris & Tunstall Consulting Engineers P.C. J. Phillip Norris, P.E.	
Mailing Address: 1429 Ash-Little River Rd. NW Ash NC 28420	
Phone: 910-287-5900	Email: pnorris@ntengineers.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): David Fort Deborah L. Mozzicato	
Mailing Address: P.O. Box 523 Whiteville, NC 28472 8475 Ember Lane Ash, NC 28420	
Phone: 910-540-7727 / 954-415-9185	Email: david-fort@yahoo.com / ddeborah01@aol.com
PROPERTY INFORMATION	
Property Address and/or Description of Location: Off Ash-Little River Road near Etheridge Road NW	
Parcel Tax ID #(s): 1770000801 (29.17AC) 1770000802 (29.20AC) 1770000804 (29.12AC)	Total Site Acreage: 87.49
Current Zoning District(s): RR	Proposed Zoning District(s): R-7500
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

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

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

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

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

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

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

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

**APPLICANT/OWNER SIGNATURE**

In signing of this Rezoning Application, I certify that I have understand the application guidelines and that incomplete applications will delay my application and my rezoning. I ALSO UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN. I further certify that I am authorized to submit this application and that all the information presented in this application is accurate to the best of my knowledge, information, and belief.

Applicant Signature: [Signature]

Date: 8-03-2023

Owner Signature: [Signature]

Date: 8/3/23

Owner Signature: [Signature]

Date: 8/3/23

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)
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- 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.

# REZONING STAFF REPORT



Prepared by Ron Meredith, Planner II  
Rezoning Case#: Z-875  
October 9, 2023

## APPLICATION SUMMARY

The applicant, Daniel Durler, requests to rezone Tax Parcels 16800004, 1680000401, and 16800005 (added by staff) 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

125, 179 and 191 Southport Supply Road SE  
(NC 211) Near Supply, NC

### Tax Parcel

16800004, 1680000401, and  
16800005 (Added by Staff)

### 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 NC  
(Neighborhood Commercial)

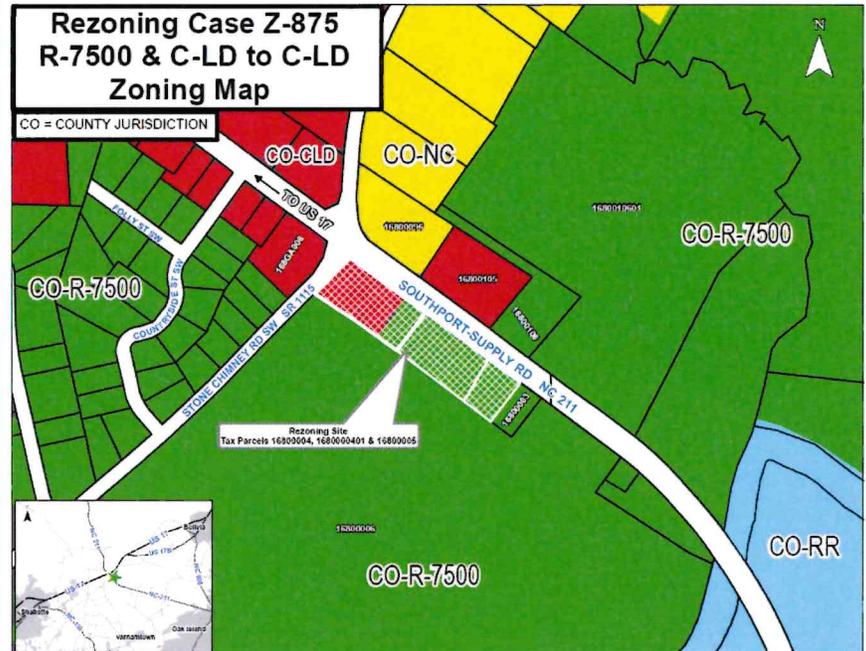
### Current Use

Existing residential structure and existing  
church

### Surrounding Land Uses

Residential, Undeveloped, and Commercial

Size 4.12 acres



## SITE CONSIDERATIONS

### Zoning History:

- On June 13th, 2022, the Planning Board approved a rezoning for Tax Parcel 16800105 (Case Z-850), consisting of approximately 0.32 acres located across from the subject parcel on the opposite side of Southport-Supply Road (NC 211) from R-7500 (Medium Density Residential) to CLD (Commercial Low Density).
- On April 11, 2022, the Planning Board approved a Planned Development (PD), Stone Chimney, for Tax Parcel 16800006 (Case PD-73), located west of the subject parcel. The proposed planned development is approved for 190 single family lots on 95.68 acres creating an overall density of 1.99 dwelling units per acre.
- On January 3, 2007, the Planning Board approved a rezoning for Tax Parcel 168GA008 previously identified as tax parcels 168GA006 and 168GA006 (Case Z-540), consisting of approximately 0.51 acres located northwest of subject parcel on Stone Chimney Road (SR1115) from R-7500 (Medium Density Residential) to CLD (Commercial Low Density).

**Buffers:** If rezoned to C-LD (Commercial-Low Density), all uses will require a 0.4 opaque buffer adjacent to R-7500 (High-Density Residential) if vacant and 0.6 opaque if developed and properties adjacent to C-LD (Commercial Low Density) projects will not require a buffer.

**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 12-inch water line. Developer's responsibility to connect.
- County wastewater is available via an 18-inch-high pressure sewer main. Installation of a pump station may be required by the developer to connect to the forcemain.

**Schools:** Virginia Williamson Elementary School, Cedar Grove Middle School, and South Brunswick High School have adequate capacity.

**CIP Projects in Area:** New Early College High School (FY 2022) and Lockwood Folly Park Facilities (FY 2024).

**Traffic:** There are no capacity deficiencies for this Southport Supply Road SE (NC 211).

### NCDOT Road Improvement Projects in Area:

- Southport-Supply Road SE (NC 211) project (R-5947) will widen NC 211 the road from Sunset Harbor Road SE (SR 1112) to Midway Road (NC 906) – currently under construction.
- US Highway 17 and Southport-Supply Road SE (NC 211) Project (R-5851) – installation of a reduced conflict intersection.

### 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.

LUM-875 is proposed to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from MDR (Medium Density Residential) to MDR-M (Medium Density Residential-Mixed Use) for Tax Parcels 16800004, 1680000401, and 16800005 (Added by Staff) located at 125, 179 and 191 Southport Supply Road SE (NC 211) near Supply, NC. This Land Use Plan Amendment totals approximately 4.12 acres.

### Proposed Place Type:

*Medium-Density Residential- Mixed Use*

### Applicable Blueprint Brunswick 2040 Plan Policies:

- LU-2. Support development in areas that are best suited for future development.
- ED-1. Maintain and expand job opportunities in the county.
- HW-5. Continue to grow opportunities for education and employment within the County.
- The Commercial Suitability Map identifies the subject parcels as generally suitable for commercial development.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

**PLANNING STAFF RECOMMENDATION**

Staff recommends **(X) APPROVAL** ( ) DENIAL of Rezoning Case# Z-875 with a Land Use Amendment to Medium-Density Residential- Mixed Use 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.*

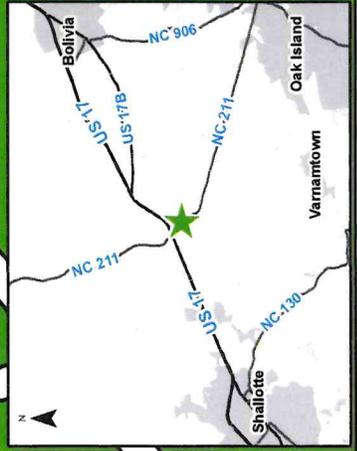
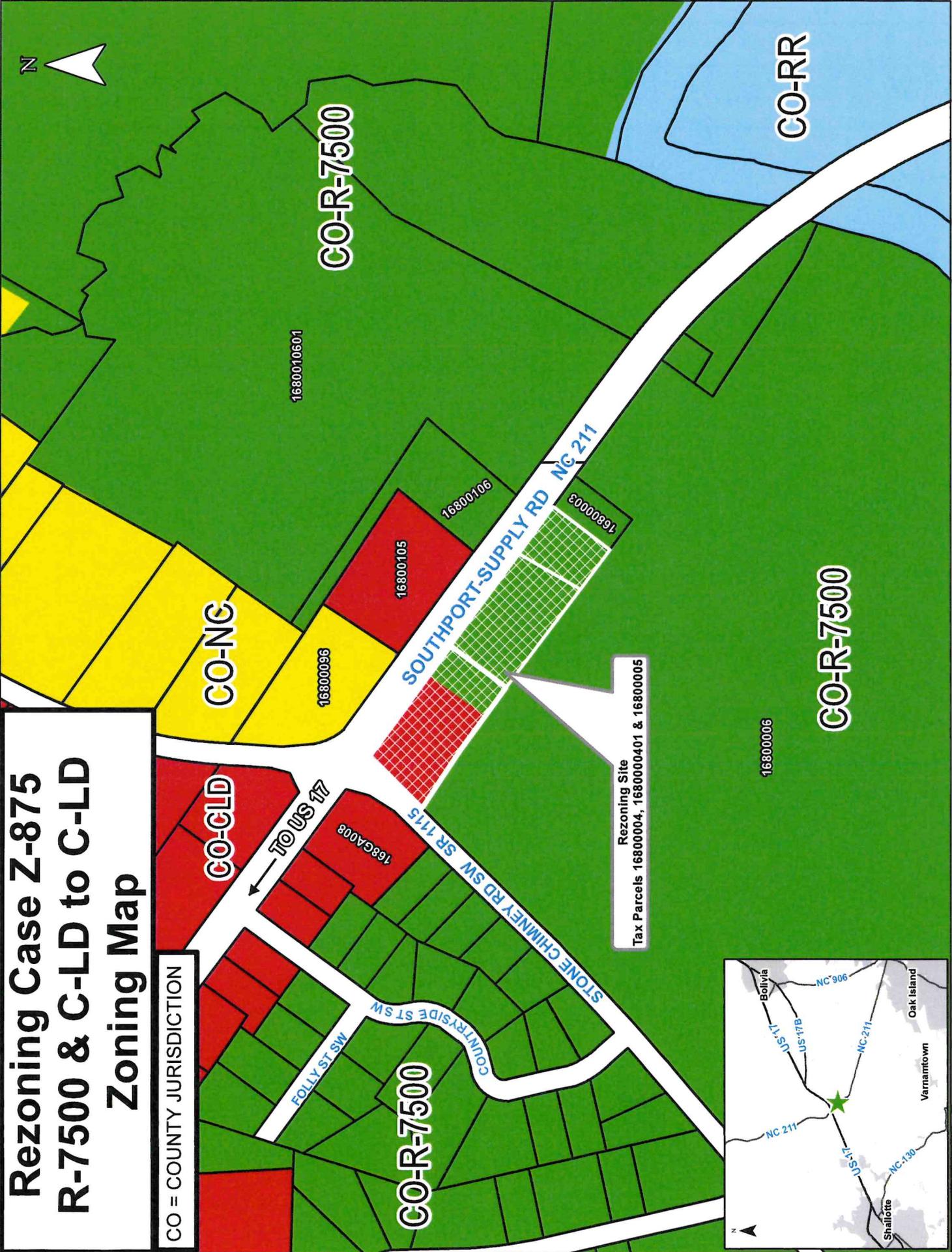
This request is ( ) CONSISTENT **(X) NOT CONSISTENT** with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is **(X) REASONABLE** ( ) NOT REASONABLE and appropriate based upon the following findings:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning.
  - Not consistent with Place Type
  - Consistent will following Goals and Objectives
    - LU-2. Support development in areas that are best suited for future development.
    - ED-1. Maintain and expand job opportunities in the county.
    - HW-5. Continue to grow opportunities for education and employment within the County.
- Will bring economic development opportunities to the area.
- Serves as a transition between a major roadway and residential areas.
- Will correct a split zoning.
- Will place more residents within proximity to goods and services.
- The Commercial Suitability Map identifies the subject parcels as generally suitable for commercial development.

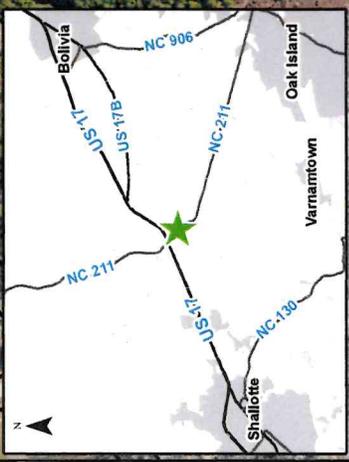
<input type="checkbox"/> <i>Agricultural Development Plan</i> <input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i> <input type="checkbox"/> <i>Brunswick County Trail Plan</i> <input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input 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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# Rezoning Case Z-875 R-7500 & C-LD to C-LD Zoning Map

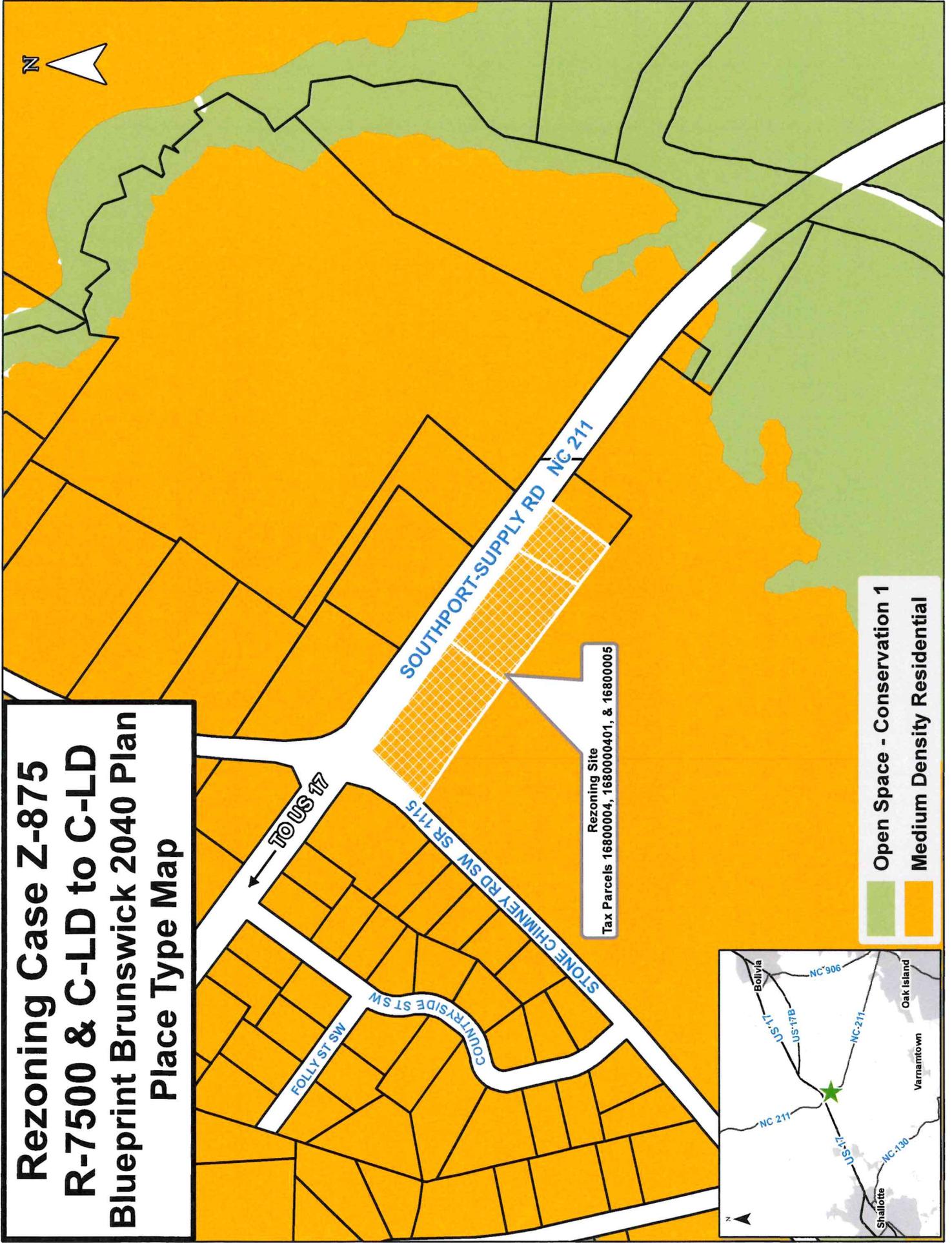
CO = COUNTY JURISDICTION



# Rezoning Case Z-875 R-7500 & C-LD to C-LD Orthoimagery Map

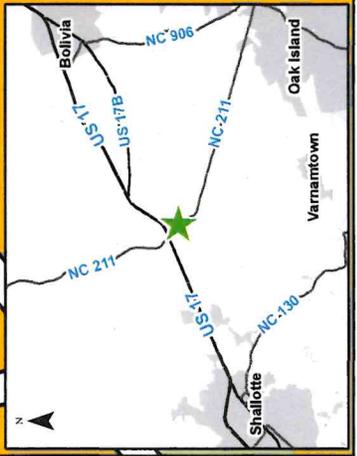


# Rezoning Case Z-875 R-7500 & C-LD to C-LD Blueprint Brunswick 2040 Plan Place Type Map

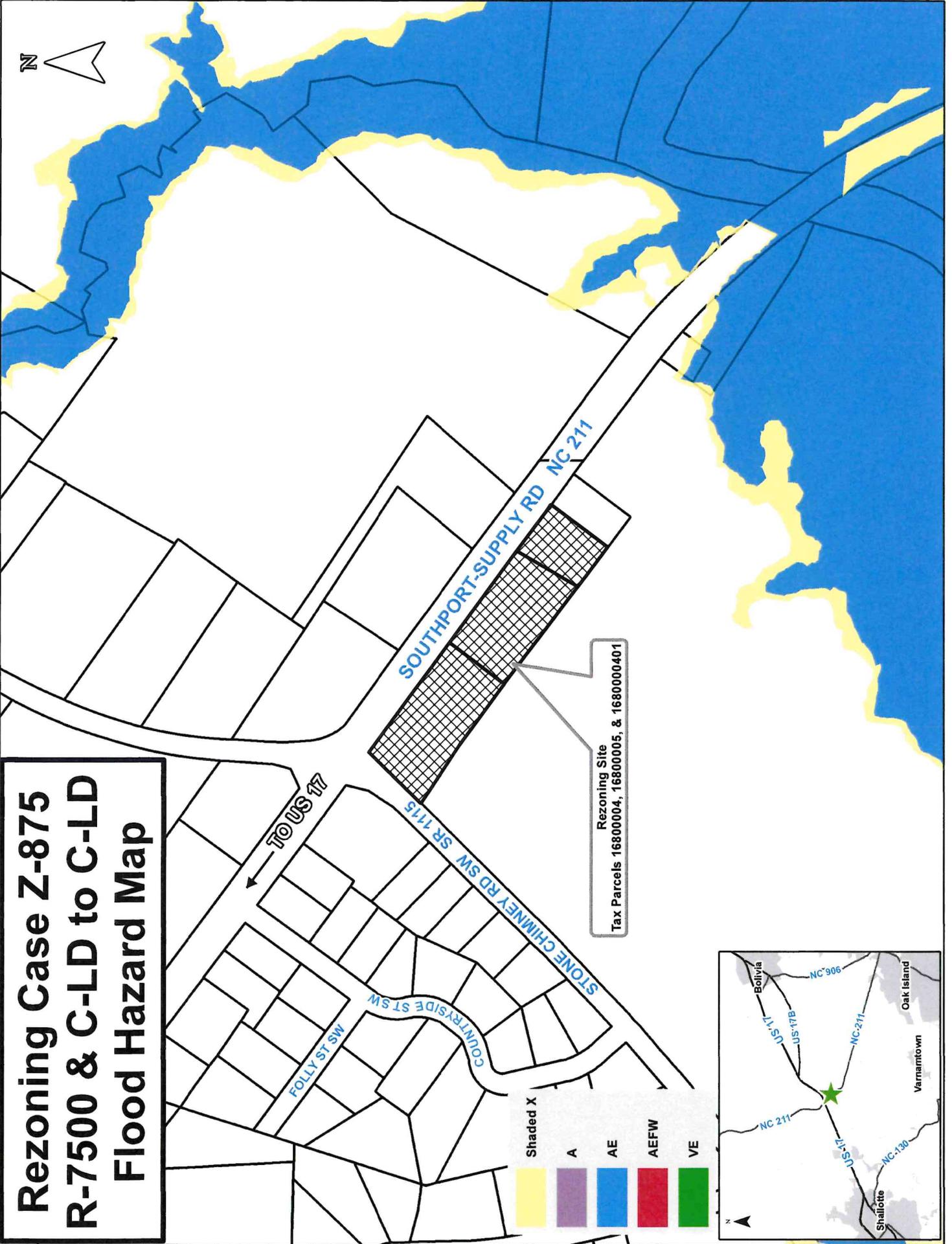


Rezoning Site  
Tax Parcels 16800004, 1680000401, & 16800005

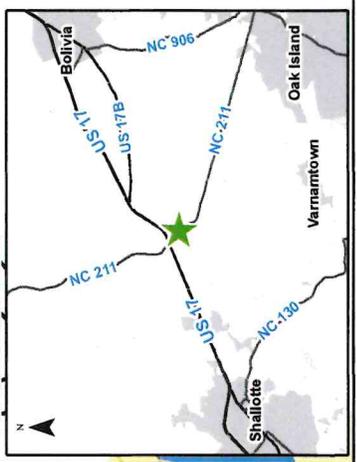
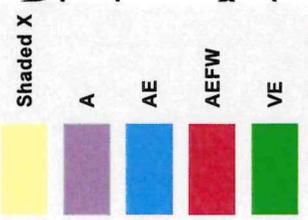
Open Space - Conservation 1  
Medium Density Residential



# Rezoning Case Z-875 R-7500 & C-LD to C-LD Flood Hazard Map



Rezoning Site  
Tax Parcels 16800004, 16800005, & 1680000401



# CASE Z-875

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
16800006	SUPPLY VENTURES LLC & KIRB WAY LLC		PO BOX 1355	WILMINGTON	NC	28402
1680010601	RIZZO JOSEPH TRUSTEE ETALS		6131 DORSETT PL	WILMINGTON	NC	28403-0128
16800106	BRITT CHARLES J JR ET	BRITT JANET D	186 SOUTHPORT-SUPPLY RD	SUPPLY	NC	28462
16800003	LOUIS A LEWIS REV LIV TRUST		237 OCEAN HWY E	SUPPLY	NC	28462-3359
16800096	GLC HOLDINGS LLC		PO BOX 1981	WHITEVILLE	NC	28472-1981
16800105	GLC HOLDINGS LLC		PO BOX 1981	WHITEVILLE	NC	28472-1981
168GA008	CDG HOLDINGS LLC		205 CRESCENT ST	TABOR CITY	NC	28463-2813

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
16800005	CONCORD METHODIST CHURCH	C/O JOE MCNEIL	1408 WHISPERWOOD CT SE	BOLIVIA	NC	28422-8099
16800004	ANTHONY D'AMICO		380 HAMILTON DR SE	BOLIVIA	NC	28422
1680000401	ANTHONY D'AMICO		380 HAMILTON DR SE	BOLIVIA	NC	28422
16800004	BRAINARD TODD ETUX	BRAINARD TIA	46 NOHOKAI STREET	KIHEI	HI	96753
1680000401	BRAINARD TODD WILLIAM ETUX	BRIANARD TIA LANE	46 NOHOKAI ST	KIHEI	HI	96753-5261

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	DANIEL DURLER		380 HAMILTON DR SE	BOLIVIA	NC	28422



RECEIVED

AUG 08 2023

# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>875</u>	Invoice # <u>577858</u>
Date Received <u>8-08-23</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Daniel Durler</u>	
Mailing Address: <u>380 Hamilton Dr. SE</u> <u>Bolivia, N.C. 28422</u>	
Phone: <u>(631) 404-8604</u>	Email: <u>dnd420@gmail.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>Anthony D'Amico</u>	
Mailing Address: <u>380 Hamilton Dr. SE</u> <u>Bolivia, N.C. 28422</u>	
Phone: <u>(772) 519-0060</u>	Email: <u>Anthonyadamico7@gmail.com</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>179-191 Southport Supply Road S.W., Supply, N.C. 28462</u>	
Parcel Tax ID #(s): <u># 16800004 &amp; # 1680000401</u> <u>(Staff added # 16800005)</u>	Total Site Acreage: <u>2.26 Acres = 4.32</u> <u>1.86 AC</u> <u>REM</u>
Current Zoning District(s): <u>R7500 &amp; C-LD</u> <u>REM</u>	Proposed Zoning District(s): <u>CLD</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

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

This rezoning is consistent with the character of the surrounding area and is reasonable for this area as there are numerous Commercial businesses along this roadway.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Median density Residential

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:

The change in rezoning is justified as there are currently numerous Commercial properties on this main road that includes a Dollar General, Gas Station, Post office, Fire Department, and a Propane station.

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**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.

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Date: 6/7/2023

Owner Signature: [Signature]

Date: 6-7-2023

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

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

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