



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
November 13, 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 and October 9<sup>th</sup>, 2023 Meetings.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

**A. Planned Development – PD-115**

Name: Ashton Farms  
Applicant: Thomas and Hutton Engineering  
Tax Parcel: 146NA004, 146NA005, 146NA006, 164NA007, 146NA008, 146NA009, 16300008, 16300009, 16300013, 16300014, 16300015 (PORTION), 16300017  
Location: Whiteville Rd NW (NC 130), Russtown Rd NW (SR 1315), and Longwood Rd NW (SR 1321)  
Description: Ashton Farms is a proposed planned development to consist of 2,750 single-family lots, 200 townhome lots and 20.5 acres of commercial on a total of 1256.5 acres, creating an overall density of 2.35 dwelling units per acre.

**B. Planned Development – PD-116**

Name: Berkley Bay (Modification)  
Applicant: Berkley Bay, LLC  
Tax Parcel: 16900012, 1690001202, & 1850001503  
Location: Old Lennon Road (SR 1504)  
Description: Berkley Bay is a modification to a previously approved planned development called Old Lennon Tract. Old Lennon Tract was approved in November 2022, consisting of 252 single family lots on 105.26 acres, creating an overall density of 2.39 dwelling units per acre. The applicant is proposing to modify the planned development by reducing the single family lots to 178, adding 108 townhouse units, and adding 8 semi-attached units, on 107.93 acres, creating an overall density of 2.72 dwelling units per acre.

C. Planned Development – PD-117

Name: Cresswind (Expansion)  
Applicant: McKim and Creed  
Tax Parcel: 21300066, 21300067, 21300068, 2130006701, 2290002902, 2290002903, and 229BA001-229BA096.  
Location: Bricklanding Road (NC 179) and Old Georgetown Road (SR 1163)  
Description: Cresswind is a planned development that was approved in December 2021 to consist of 314 single family lots and 58 townhomes for a total of 372 residential units on 68.64 acres creating an overall density of 5.42 dwelling units per acre. The applicant is proposing to modify the planned development to contain a total of 271 single family lots and 156 townhomes on 150.8 acres for an overall density of 2.84 dwelling units per acre. This proposed modification will include the previously recorded sections of Lakeview and The Park at Ocean Pines subdivisions.

D. Planned Development – PD-118

Name: The Preserve at White Rock Lake  
Applicant: Dream Finder Homes, LLC  
Tax Parcel: 21600039  
Location: Stone Chimney Road SW (SR 1115)  
Description: The Preserve at White Rock Lake is a proposed planned development, consisting of 91 single family lots on 42.81 acres, creating an overall density of 2.13 dwelling units per acre.

9) Other Business.

- Planning Board Case Update.

10) Adjournment.

**MINUTES**

**PLANNING BOARD**

**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday  
September 11, 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  
Harry Richard Ishler, Alternate  
Clifton Cheek  
Ron Medlin

**MEMBERS ABSENT**

Jason Gaver

**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  
Eric Clay  
Alan Holden  
Phil Norris, Norris & Tunstall Engineering  
Jennifer Kirkbride  
Fitz Read  
JoAnne McCart  
Linda Lofton  
William Wolf  
Jamey Cross, Star News

Matthew Nichols, Attorney-at-Law  
Christopher Stanley  
Walter Warren, Thomas & Hutton Engineering  
Sean Knudsen  
Charly Doerschuk  
Andrew Turlington  
Marie Hetcel  
Patrick Izzo  
Sue Manfredi  
Dylan Phillips, Brunswick Beacon

**I. CALL TO ORDER.**

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Jason Gaver was absent.

IV. CONSIDERATION OF MINUTES FROM THE 14-AUG-23 REGULAR MEETING.

Mr. Leary made a motion to approve the 14-Aug-23 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. NEW BUSINESS.

A. Rezoning Z-871 – Ben Bradsher.

Request 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 C-LD (Commercial Low Density) to I-G (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.

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

Mr. Meredith read the staff's recommendation and the consistency and reasonableness determination. He said staff recommends approval from C-LD (Commercial Low Density) to I-G (Industrial General) for Tax Parcel 18200093 located off Ocean Hwy West (US 17) between 2164 and 2248 Ocean Hwy West (US 17) near Shallotte in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to Industrial Intense.

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

Mr. Matthew Nichols, Attorney-at-Law, addressed the Board on behalf of the applicant. He stated that Ben Bradsher and Bailey Watkins, representatives of Construction Partners, were also present on behalf of the applicant. Mr. Nichols briefly discussed a PowerPoint presentation (attached) regarding aerial photos of the site, the current zoning of the property, the proposed zoning change, and an Industrial Suitability Map in the Blueprint Brunswick 2040 CAMA Land Use Plan that states this area is generally suitable for industrial use. Mr. Nichols said the subject property is adjacent to existing I-G (Industrial General) zoning and industrial uses in the area.

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 Tax Parcel 18200093 to I-G (Industrial General) located off Ocean Hwy West (US 17) between 2164 and 2248 Ocean Hwy West (US 17) in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to Industrial Intense and adopt the consistency and reasonableness determination statement 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 CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is REASONABLE and appropriate based upon the following findings:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives support 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 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: _____

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. Rezoning Z-872 (Haywood Equity Group Limited Partnership - % Ralph Dickson).**

Request 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, N.C. from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1820009205.

Mr. Ron Meredith addressed the Board. He read the staff's recommendation and consistency and reasonableness determination (attached). Mr. Meredith 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 1820009205 located at the corner of Ocean Hwy West (US 17) and Sherrow Estate Street SW (SR 1270) near Shallotte, NC.

Mr. Dunham asked staff about Tax Parcel 1820009202 that adjoins the subject parcel? Mr. Meredith said that is an outparcel separate from the subject parcel. Mr. Dunham asked if the parcels have the same owner and Mr. Meredith said he was not certain of the property owner of Tax Parcel 1820009202, but that parcel is currently zoned C-LD (Commercial Low Density) in its entirety.

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

Mr. Eric Clay addressed the Board on behalf on the property owners. Mr. Clay said he appreciates the Board's consideration on this matter. He further stated that they wish to rezone the entire parcel to C-LD (Commercial Low Density) to accommodate the existing commercial use on the subject property.

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 Tax Parcel 1820009205 to C-LD (Commercial Low Density) located at the corner of Ocean Hwy West (US 17) and Sherrow Estate Street SW (SR 1270) and adopt the consistency and reasonableness determination statement 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 CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is 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 and objectives support 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"/> <i>Agricultural Development Plan</i>	<input checked="" type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

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.

Mr. Dunham stated that there are three (3) Planned Developments for consideration and the Board cannot adjudicate civil matters; rather, the Planning Board can only address zoning issues. He further stated that a civil matter would be an amenity and/or HOA (Homeowners' Association) concerns.

C. Planned Development – PD-111

Name: The Beach at Bricklanding (Expansion) Planned Development  
 Applicant: Easystreet Properties LLC (%Dan Womble)  
 Tax Parcel(s): 244ED013  
 Location: Goose Creek Road SW (SR 1155)  
 Description: The Beach at Bricklanding is a proposed planned development expansion consisting of 6 additional single family lots on 1.21 acres creating an overall density of 4.95 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. Richard Ishler made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Christopher Stanley, Land Surveyor, addressed the Board on behalf of the applicant (Dan Womble). Mr. Stanley said Mr. Womble is out of town and he is helping Mr. Womble with this project. He further stated that this was an offsite septic system of the first section of the subdivision and the subdivision is now being served by public water and sewer; thus, making this property viable for development.

Mr. Alan Holden addressed the Board on behalf of the applicant. He stated that Mr. Womble appreciates the Board's consideration to approve this project. Mr. Holden further stated that Mr. Womble is mindful of preserving the trees on the property, whenever possible.

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

Mr. Leary made a motion to approve PD-111 (The Beach at Bricklanding Expansion Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-112

Name: Enclave at Camerson Woods (Expansion) Planned Development  
Applicant: Lennar Carolinas (%David Ellis)  
Tax Parcel(s): 22800008, 2280000701, 2280000702 and 2280000703  
Location: Jenrette Road SW (SR 1918)  
Description: Enclave at Cameron Woods is a proposed planned development expansion consisting of 124 single family lots on 48.50 acres creating an overall density of 2.6 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. Cheek asked staff if the parcels to the west of the stubout have access through the current development or are those parcels landlocked? Mr. Pages said those parcels are landlocked, but there is a potential for connection to the southeast of the proposed project (Ocean Aire Subdivision). Mr. Pages said staff suggested a connection south of the proposed project, but there is a wetland crossing in close proximity to that area. Mr. Dunham clarified the wetland crossing area on a visual map. Mr. Dunham asked staff about the wetland crossing through lot 120? Mr. Pages said there will be some reclamation for wetlands because the U.S. Army Corps of Engineers will have to approve the wetland crossings.

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

Mr. Walter Warren, representative of Thomas & Hutton, addressed the Board. Mr. Warren said they worked with staff to adjust the proposed plan to provide future connectivity. Mr. Warren said there were several concerns voiced at the neighborhood meeting on 28-Aug-23 regarding this project being part of Cameron Woods POA (Property Owners Association). He stated that this project will have a separate POA with amenities.

Mr. Cheek asked if there is a wetland area on lot 120? Mr. Warren said there is a small wetland area on lot 120 and they have been working with the consultant on the best course of action. Mr. Dunham pointed out 3 wetland crossings in that area on a visual map. Mr. Warren said there is a ditch in the area. Mr. Leary asked if lot 120 will be a buildable lot and Mr. Warren said yes. He stated that the ditch in that area will be filled-in as part of their permit with the U.S. Army Corps of Engineers.

Ms. Jennifer Kirkbride, homeowner in Cameron Woods, addressed the Board. Ms. Kirkbride was concerned that Lennar Carolinas LLC meets all minimum requirements and asked that the Board ensure such. She said at the neighborhood meeting on 28-Aug-23, there were approximately 70 homeowners in attendance, and no one voiced approval of this project. She stated that, after the neighborhood meeting, Waccamaw Management (representative of Lennar Carolinas LLC), posted a message on town square (Cameron Woods' communication tool) stating that, "Lennar has elected to proceed with the adjacent property currently consisting of 124 homesites without it being part of the existing Cameron Woods POA. The new community will have its own HOA and amenities". Ms. Kirkbride said she spoke with Madison McClane with Waccamaw Management today and requested a signed document from Lennar Carolinas LLC stating and confirming the town square post to no avail at the current time. She asked that the Board assure their community through Lennar Carolinas LLC written documents that the HOA is not the Cameron Woods POA, Inc. as a condition of approval of this project. Ms. Kirkbride asked if this project will be designed to a 100-year storm event? If not, she said they are requesting that the project be designed to a 100-year storm event.

Ms. Charly Doerschuk, resident of Cameron Woods, addressed the Board. Ms. Doerschuk was concerned with the potential of unsafe travel with the 124 single family proposed in addition to the existing homes in the area that will total approximately 458 homesites using 1 road for ingress and egress. She was concerned with evacuating the area during a natural disaster with only 1 way in or out of the area. Ms. Doerschuk was also concerned with emergency personnel trying to maneuver through the area in a timely fashion to save property or human life. She felt the proposed development should have its own entrance or a 4 way stop sign should be installed at the intersection of Jenrette Road SW (SR 1918) and Waterbrook Way SW as well as speed bumps on Jenrette Road SW (SR 1918). Ms. Doerschuk was also concerned with the removal of trees and the potential of flooding issues on Jenrette Road SW (SR 1918) and Waterbrook Way SW as a result of this development. She asked that the Board review all the recent developments in the County and the potential negative impacts of these developments. She asked that this project be denied until the potential risks that can be generated from this project are assessed and alleviated. Ms. Doerschuk concluded that she nor any of her neighbors received notification of the meeting. Mr. Pages interjected that public notices are sent to adjacent/adjoining property owners per the State statutes.

Mr. Fitz Read, resident of Ocean Ridge Plantation, addressed the Board on behalf of Waterbrook Woods community. Mr. Read said it was his understanding that there will be a 30' vegetative buffer separating Enclave at Cameron Woods from Waterbrook Woods development and Mr. Pages concurred. Mr. Read asked if there will be construction traffic on Waterbrook Way and Mr. Pages said there is no entrance to that area.

Mr. Andrew Turlington, property owner of Waterbrook Woods, addressed the Board. Mr. Turlington said there is a ditch in close proximity to the development that may cause runoff to the adjacent properties. Mr. Dunham said there is a stormwater plan for this area, and he suggested that Mr. Turlington contact the County Stormwater Engineer to review the stormwater plan. Mr. Pages added that the proposed development has to maintain stormwater runoff on the site and they cannot cause runoff to adjacent properties. Mr. Pages further stated that the plan will be designed to the 25-year storm event and the 100-year storm event shall be modeled and taken into consideration during the stormwater design.

Ms. JoAnne McCart, resident of Cameron Woods, addressed the Board. Ms. McCart was concerned with traffic on Jenrette Road SW (SR 1918) and noise pollution. She said she lives in close proximity to where the construction traffic will be entering the property for the next 3 to 5 years. Ms. McCart felt that there should be another entrance to the proposed project. She concurred that no one was notified of this meeting and the sign was hidden and obscured on the site.

Ms. Marie Hetcel, resident of Cameron Woods, addressed the Board. Ms. Hetcel was concerned with wildlife preservation in the area. She felt that the project should be denied until all agreements have been worked out with Cameron Woods property owners. Ms. Hetcel reiterated that an entrance should be required for this project. Mr. Pages interjected that the UDO does not address or require a separate HOA or an amenity center for this project approval. Ms. Hetcel asked if the HOA has to be named and Mr. Pages replied, no. He said an HOA has to be formed to maintain the roads and open space in the community. Ms. Hetcel reiterated that this development should have an entrance and exit and there should be a wildlife corridor. She also pointed out that there is a wastewater treatment plant in the area where this development is planned and buyers in this community will be complaining about the odor from the wastewater treatment plant.

Mr. Dunham asked Mr. Warren if they will have a separate HOA for this project? Mr. Warren replied, yes. He stated that the HOA for Enclave at Cameron Woods will be formed prior to the recordation of the plat map. Mr. Leary asked Mr. Warren if this information was provided to the homeowners in Cameron Woods in writing and Mr. Warren said yes. Ms. Dixon interjected that the Board has no purview over this matter. Mr. Warren stated that Cameron Woods POA Inc owns the property along the boundary of the property. He further stated that the sign was posted in a conspicuous place on the subject property.

Mr. Patrick Izzo, Cameron Woods homeowner, addressed the Board. Mr. Izzo was concerned with the additional traffic on Jenerette Road SW (SR 1918) that will be generated by this development and he suggested a traffic light be installed at Old Georgetown Road SW (SR 1163) and Jenrette Way SW (SR 1918) to accommodate the existing developments and the proposed project. Mr. Dunham said that is a matter that will be addressed by the North Carolina Department of Transportation (NCDOT). Mr. Izzo asked if the walking trails will be separate from Cameron Woods? Mr. Pages said the walking pedestrian area will not be excluded from Cameron Woods because it is good planning principle to connect walking areas throughout neighborhoods. Ms. Dixon added that this is an expansion of an existing development.

Ms. Linda Lofton, homeowner of Camerson Woods, addressed the Board. Ms. Lofton asked if this plan will reflect that an amenity center will be built in this community? Mr. Pages said they are not required to have an amenity center because they have adequate open space and recreation space proposed for the project. Ms. Lofton wanted assurance that this community will not have access to Cameron Woods' amenity center. Mr. Cheek said the Board does not have the authority to require such. Mr. Pages reiterated that they have enough recreation space for this development. Ms. Lofton asked if their community has any recourse if Lennar Carolinas LLC does not provide an amenity center or create a POA for this community? Ms. Easley said that will be a civil matter between the two parties and a decision made through the Court system. She further stated that the Board can approve a project if the minimum requirements of the UDO are met.

Mr. William Wolf, Cameron Woods homeowner, addressed the Board. He asked if any of the 4 Tax Parcels (22800008, 2280000701, 228000702, and 228000703) listed is part of Cameron Woods? Mr. Pages said these are 4 separate tax parcels that make up this project.

Ms. Sue Manfredi, homeowner in Waterbrook Woods, addressed the Board. Ms. Manfredi was concerned with their roads and stormwater drainage being affected by the proposed project.

Mr. Sean Knudsen addressed the Board. Mr. Knudsen said they will have a separate HOA and the homeowners will not have access to Cameron Woods' amenities. He said they will provide a letter to Cameron Woods homeowners stating such. He further stated that the HOA does not have a formal name, but they will provide the official name of the HOA to Cameron Woods homeowners when it is formed. He concluded that they are doing a threatened endangered species study as part of the wetlands permitting process.

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

Mr. Leary made a motion to approve PD-112 (Enclave at Cameron Woods Expansion Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

E. Planned Development – PD-113

Name: McLamb Farm Planned Development  
Applicant: Norris and Tunstall Engineering Consultants (%Phil Norris)  
Tax Parcel(s): 20900024 (a portion of)  
Location: No. 5 School Road NW (SR 1305)  
Description: McLamb Farm is a proposed planned development consisting of 319 single family lots on 82.36 acres creating an overall density of 3.87 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. Bittenbender made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Phil Norris, Norris & Tunstall Consulting Engineers, addressed the Board on behalf of the applicant. He stated that they have worked closely with staff and there are 2 major entrances to the property that are strategically situated to align with entrances to Rich Square Project and a healthcare facility across the street. Mr. Norris further stated that they connect to the County's public water and sewer and there are no wetland impacts on the project. He concluded that the stormwater facilities on the project will be designed to meet or exceed the 100-year storm event.

Mr. Cheek asked if the dotted lines that run down to the Caw Caw drainage canal is part of the 100-year storm event? Mr. Norris said that is an existing ditch.

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

Mr. Cheek made a motion to approve PD-113 (McLamb Farm Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

F. Text Amendment – Data Center.

Ms. Dixon addressed the Board. She stated that a data center/data storage is not addressed in the UDO, which prompted the proposed text amendment (attached). She stated that the UDO will be amended to add Data Centers/Data Storage as a principal use in Article 5, Section 5.1.6.B., Light Industrial Use Interpretation Table, allow Data Centers within the I-G (Industrial General) zoning

district as a permitted use, and add a definition for Data Centers. She further stated that Bob Lazaro, County citizen, expressed concern via email with where the data centers would be allowed, the amount of electricity the facility will use, and that the design standard for the facilities should be LEAD certified. Ms. Dixon said she informed Mr. Lazaro that the County cannot require that the facilities be LEAD certified.

Ms. Dixon read the staff's recommendation and consistency and reasonableness determination (attached). She said staff recommends approval to add Data Centers/Data Storage as a principal use in Article 5, Section 5.1.6.B., Light Industrial Use Interpretation Table, allow Data Centers within the I-G (Industrial General) zoning district as a permitted use, and add a definition for Data Centers in the Brunswick County Unified Development Ordinance.

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

With no further comments, Ms. Easley 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 Data Centers/Data Storage as a principal use in Article 5, Section 5.1.6.B., Light Industrial Use Interpretation Table, allow Data Centers within the I-G (Industrial General) zoning district as a permitted use, and add a definition for Data Centers in the Brunswick County Unified Development Ordinance and adopt the consistency and reasonableness determination statement 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 CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is REASONABLE and appropriate based upon the following findings:

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

VIII. OTHER BUSINESS.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Rezoning Case Z-870 was approved at the Planning Board's 14-Aug-23 meeting and there were no written appeals within the allotted time, so the Board's decision stands. She stated that the text amendment (First Responders Training Facility) will go before the Board of Commissioners at their 16-Sep-23 Board meeting for consideration.

IX. ADJOURNMENT.

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

**MINUTES**

**PLANNING BOARD**

**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday  
October 9, 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  
Ron Medlin

MEMBERS ABSENT

Harry Richard Ishler, Alternate

STAFF PRESENT

Kirstie Dixon, Director  
Marc Pages, Principal Planner  
Connie Marlowe, Admin. Asst. II  
Ron Meredith, Project Planner  
Tyler Connor, Planner I  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins  
Daniel Durler  
Dylan Phillips, Brunswick Beacon  
Carl Parker  
Richard Alvarez  
Stephanie Long

Phil Norris, Norris & Tunstall Engineering  
Jamey Cross, Star News  
Lisa Smith Trejo  
Betty Hewett  
Brandon Simmons

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Harry Richard Ishler was absent.

IV. AGENDA AMENDMENTS.

Mr. Pages said staff will provide the 11-Sep-23 minutes at the next regular meeting for consideration.

V. PUBLIC COMMENT.

Mr. Carl Parker addressed the Board. He read an article from the Center for Disease Control (CDC) regarding the cause of diseases in the counties of North Carolina. Mr. Parker said Brunswick County has the highest rate of cancer as a result of environmental issues (e.g., rusty and smelly water). He stated that he has been working to get adequate drinking water and sewer issues addressed in the undeveloped areas of the County. He further stated that the Board needs to slow down on approving new development and the County should refocus, reset and revise the County's vision to develop the undeveloped areas that need infrastructure.

Ms. Betty Hewett addressed the Board. She stated that she lives on Exum Road NW about 2 miles from a hog farm. Ms. Hewett said she has a potable well and septic tank on her property and she was bothered by the County allowing a community to be built in the Ash area that will have public water and sewer. She said she has to worry about the kind of water she is drinking because she lives in close proximity to a hog farm. Ms. Hewett felt that the Ash community should have been asked if they want the Ashton Farms Planned Development in their community. Ms. Hewett proceeded to say that she is disappointed in the Planning Board and Board of Commissioners. She said she was told that studies have been done stating the proposed planned development would not affect the churches, schools and roads in the Ash area. Mr. Dunham said this Board does not regulate farming activities and Mr. Pages concurred. Mr. Pages said there are state agencies (e.g., Department of Environmental Quality) that regulate hog farms. Mr. Dunham suggested that Ms. Hewett get with staff and he suggested that staff can provide her with the appropriate agency to talk with regarding this matter. Mr. Pages added that agricultural uses are addressed in the State Statutes and they are exempt from some County requirements.

Ms. Lisa Smith Trejo addressed the Board. Ms. Trejo said she grew up in the Ash community. She was concerned with properties being rezoned when there is current water and septic issues in the Ash community. There are people that cannot drink their water, but Ashton Farms Planned Development is proposed in the Ash community with public water and sewer. Ms. Trejo was concerned with wildlife habitat being invaded by the proposed construction and the potential for some undesirable wildlife (poisonous snakes) ending up in her yard. She felt that the people currently living in the area should be the Board's focal point and not how much money that can be made from new development.

Mr. Richard Alvarez addressed the Board. Mr. Alvarez asked if traffic studies are available to the general public? Mr. Pages said staff and/or the North Carolina Department of Transportation (NCDOT) can provide a copy of the traffic studies. He said traffic studies are not always required prior to a property being developed. Mr. Pages proceeded to explain the process when a traffic study is required by NCDOT and/or the County. Mr. Pages said Helen Bunch is the contact person for the County regarding traffic concerns.

Ms. Trejo re-addressed the Board. She stated that there are homeless people as well as stray pets that need help. She said the County needs to stop worrying about making money and take care of the people already in the County as well as address the current water and sewer issues. Ms. Trejo said Ash-Little River Road NW (SR 1300) needs to be improved. Ms. Easley said NCDOT is responsible for road improvements to State-maintained roads, but the County does not own or maintain roads.

Mr. Jason Gaver addressed Ms. Trejo by saying the Board is not the enemy in this process. He stated that he is a disabled combat veteran and the President of the Board of Directors for Brunswick County Habitat for Humanity (Habitat for Humanity). He said Habitat for Humanity is trying to be part of the solution for the citizens of Brunswick County. He asked Ms. Trejo to meet with him after this meeting to discuss some of the concerns of displaced individuals in the County and she agreed to do so.

## VI. NEW BUSINESS.

### A. Planned Development – PD-114

Name: Supsura Tract (Expansion) Planned Development  
Applicant: J. Phillip Norris (Norris and Tunstall Engineering)  
Tax Parcel(s): 20900054, 2090005402 and a Portion of 2090005401  
Location: Ash-Little River Road NW (SR 1300)  
Description: Supsura Tract is a proposed 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.

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, it is his understanding that this project name has changed to Sterling Oaks Planned Development.

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.
- Amend the site data table to show the correct Parcel ID's for the project and to correct the project density calculations.

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

Mr, Phil Norris, Norris and Tunstall Consulting Engineering, addressed the Board. Mr. Norris said they are in agreement with the staff report. He reiterated that this is an addition to a subdivision that is currently under construction that was approved in August 2021 and modified in August 2022. Mr. Norris said all the existing permits (Federal, State and County) will be amended to include this area. The wetlands on the site will not be impacted. He proceeded to say that there is a floodplain in the rear of property and no development will be within the 100-year floodplain. He further stated that the project will be designed to the 100-year storm event. Mr. Dunham asked about an existing stormwater pond on the site. Mr. Norris said the stormwater pond will be modified to accommodate the additional runoff from the expansion, which is part of an amendment to the existing stormwater permit approval. He further stated that the natural drainage flows in that direction.

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-114 (Sterling Oaks [formerly Supsura Tract] Expansion Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

B. Rezoning Z-874 – David Fort (%Phil Norris).

Request rezoning of approximately 87.49 acres located off Ash-Little River Road NW (SR 1300) near Ash from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcels 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 Parcels 1770000801, 1770000802 and 1770000804 located off Ash-Little River Road NW (SR 1300) near Ash, NC. This Land Use Plan Amendment totals approximately 87.49 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 read the staff's recommendation and the consistency and reasonableness determination. He said staff recommends approval from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcels 1770000801, 1770000802 and 1770000804 located off Ash-Little River Road NW (SR 1300) near Ash in conjunction with an

amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to MDR (Medium Density Residential).

Mr. Dunham asked about Tax Parcel 1770000803 remaining RR (Rural Low Density Residential). Mr. Meredith said staff attempted to reach out to the property owner to no avail.

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

Mr. Phil Norris, Norris and Tunstall Consulting Engineering, addressed the Board. He stated that several months ago a rezoning was approved to R-7500 to the east of the subject property (Tax Parcel 1780000301) and Tax Parcel 1770000804 was inadvertently left out of the rezoning request at that time. He further stated that other property owners joined in the zoning change. Mr. Norris said there are no current plans to develop the property. He said the portions of the site that are environmentally sensitive will be delineated and avoided for development. Mr. Cheek asked Mr. Norris if wetlands have been delineated by the U.S. Army Corps of Engineers? Mr. Norris said he is not aware of a wetlands' delineation on Tax Parcel 1770000804, but there appears to be wetlands on the site based on the map presented by staff.

Mr. Brandon Simmons addressed the Board. He stated that he lives in Longwood on a small family farm. Mr. Simmons was opposed to the zoning change. He reiterated that the staff report stated that portions of the site have sensitive animal and plant habitat as well as wetlands. He further stated that the parcels are within ½ mile of a VAD (Voluntary Agricultural District). Mr. Simmons said he read online that the applicant said, "this area of Brunswick County is transitional from a rural agricultural use to more high-density residential uses. The rezoning is compatible with adjacent existing zones." Mr. Simmons proceeded to say that according to published data, these claims are not entirely accurate. In 2017, there were 231 farms in Brunswick County with an average farm size of 193 acres according to the agricultural census. Furthermore, according to the 2023 tax records and maps from Brunswick County, all directly adjacent properties on 3 sides of the requested parcels have a RR zoning designation, which contradicts the applicant's statement. Mr. Simmons said the Blueprint Brunswick 2040 CAMA Land Use Plan states, "County leaders can intentionally help ensure the conservation and sensitive integration of such features as development continues to shape the County. It further states that we should conserve and expand agriculture because agriculture is more viable in areas where there is a sufficient amount of land and areas uninterrupted by other development. Mr. Simmons said things that make agriculture viable are distance from encroaching development as well as access to road network for maneuvering farm equipment. He stated that North Carolina has lost 2.37 million acres of cropland and forestland from 1987 to 2007, an estimated 325 acres daily according to Environment NC Research Center. North Carolina ranked 2<sup>nd</sup> in the nation of potential agricultural land lost by year 2040 according to research from the American Farmland Trust. Mr. Simmons concluded that a majority of developments in the County are considered luxury housing with cost anticipated at \$300,000, while 38.9% of people within Longwood zip code live in poverty. He reiterated his opposition to the zoning change because he felt that infrastructure is not in place to support the development.

Ms. Trejo addressed the Board. She again expressed her concern with water, sewer, roads and schools in the nearby area. Mr. Dunham said schools have adequate capacity according to the staff report. Mr. Pages interjected that there is no site plan associated with this rezoning request and Mr. Meredith concurred. Mr. Meredith stated that the applicant will have to submit a site plan prior to the development of the property that will require approval from this Board.

Ms. Betty Hewett asked if the property is being rezoned for development? Mr. Meredith said the applicant has a right to request a zoning change and there is a potential for the property to be developed thereafter.

Ms. Stephanie Long addressed the Board. Ms. Long cautioned the Board on approving parcels for future development. She asked if the proposed zoning change would be appropriate for the Ash community? She reiterated that County wastewater is not available and Mr. Meredith concurred. He stated that public water is available to the area, but the developer will be responsible for connection. She asked that staff further explain biodiversity and wildlife habitat assessment and Mr. Meredith proceeded to explain staff's findings that were addressed in the staff report, but the rezoning request cannot be denied solely for this purpose.

Mr. Norris re-addressed the Board. He stated that this is forestry land and not farmland. He reiterated that there are no plans for development at the current time. Mr. Norris said there are several approvals required from the appropriate agencies before the property can be developed.

Mr. Simmons re-addressed the Board. He asked for clarification of the number of dwelling units allowed in the R-7500 zoning district and Mr. Pages read the minimum dwelling units allowed in the R-7500 zoning district when there is public water and sewer available or when there is not both public water and sewer available to the property.

Mr. Cheek asked staff if residents are allowed to tie into public sewer or water when a developer connects and Mr. Pages replied, yes with certain provisions.

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 approve Tax Parcels 1770000801, 1770000802 and 1770000804 to R-7500 (Medium Density Residential) located off Ash-Little River Road NW (SR 1300) in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to MDR (Medium Density Residential) and adopt the consistency and reasonableness determination statement 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 **CONDITIONALLY CONSISTENT** with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is **REASONABLE** and appropriate based upon the following findings:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) supports the rezoning.
  - The majority of the site is consistent with the Medium Density Residential Place Type of the western portion of the subject parcel.
  - 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.

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

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

C. Rezoning Z-875 (Daniel Durler).

Request rezoning of approximately 4.12 acres located at 125, 179 and 191 Southport-Supply Road SE (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 (Added by Staff).

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 125, 179 and 191 Southport-Supply Road SE (NC 211) near Supply, NC. This Land Use Plan Amendment totals approximately 4.12 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 proceeded to staff's recommendation and consistency and reasonableness determination (attached).

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 Parcels 16800004, 1680000401 and 16800005 (Added by Staff) located at 125, 179 and 191 Southport-Supply Road SE (NC 211) near Supply, NC in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to MDR-M (Medium Density Residential-Mixed Use).

Ms. Easley asked if the church parcel (168000005) was added to the rezoning change? Mr. Meredith said yes. He said staff spoke with representatives from the church regarding adding the church's property to the zoning change.

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

Mr. Daniel Durler addressed the Board. He stated that the zoning change will meet the characteristics of the area because there is existing commercial property in the immediate area.

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 Tax Parcels 16800004, 1680000401 and 16800005 (Added by Staff) to C-LD (Commercial Low Density) located 125, 179 and 191 Southport-Supply Road SE (NC 211) in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to MDR-M (Medium Density Residential-Mixed Use) and adopt the consistency and reasonableness determination statement 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 CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is 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 and objectives support 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 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: _____

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

VIII. OTHER BUSINESS.

- Planning Board Case Update.

Mr. Pages addressed the Board. He stated that Rezoning Cases Z-871 and Z-872 were approved at the Planning Board's 11-Sep-23 meeting and there were no written appeals within the allotted time, so the Board's decision stands.

IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-115

Applicant: Thomas and Hutton Engineering

Project Name: Ashton Farms Planned Development

Property Location: Whiteville Rd NW (NC 130), Russtown Rd NW (SR 1315), and Longwood Rd NW (SR 1321)

Parcel Numbers: 146NA004, 146NA005, 146NA006, 164NA007, 146NA008, 146NA009, 16300008, 16300009, 16300013, 16300014, 16300015 (PORTION), 16300017

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:** RR (Rural Residential)  
**South:** RR and R-6000 (High Density Residential)  
**East:** RR and CLD (Commercial Low Density)  
**West:** RR

Proposed Use: Ashton Farms is a proposed planned development to consist of 2,750 single-family lots, 200 townhome lots and 20.5 acres of commercial on a total of 1256.5 acres, creating an overall density of 2.35 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consist of agricultural, single-family residential, and vacant land.
- The majority of the project site (Tax Parcels 146NA004, 146NA005, 146NA006, 164NA007, 146NA008, 146NA009, 16300013, 16300015, 16300017) totaling 1,016.43 acres were rezoned from RU (Rural) to R-7500 in December of 2006 as part of rezoning case Z-536. Tax Parcels 16300008, 16300009, and 16300014 totaling 266.09 acres were rezoned from RR to R-7500 in April of 2023 as part of rezoning case Z-864. Note that all RU zoned properties in the county were rezoned from RU to RR as part of the UDO adoption in 2007.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential, Low Density Residential, Rural Agricultural, and OSC-1 (Open Space Conservation).
- 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 251.3 acres. The developer is proposing 500 acres of dedicated open space. The developer is also proposing 37.7 acres of recreation space of which 37.7 acres are required.
- The proposed project will generate approximately 27,479 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis (TIA) shall be required prior to construction and driveway permits 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 500 acres of open space where as 251.3 acres are required.
  2. All lots shall be located outside of the AE Flood Zone.
  3. The stormwater system will be constructed to the 25-year storm event.
  4. Sidewalks to be provided on one side of all roads.
  5. Land for a Fire/EMS station to be provided. (Location TBD)
  6. Low Impact Development (LID) methods to be utilized:
    - a. Bioretention areas within medians, cul-de sacs, and amenity sites.
    - b. Disconnected roof drains.
    - c. Street Trees throughout.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
  3. Commercial Area along Whiteville Road (NC 130).
- A very small southern portion of Tax Parcel 16300013 is located in the 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 30, 2023.
- A neighborhood meeting was held on September 20, 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. That the collector spine road connecting Russtown Road NW (SR 1315) and Whiteville Road NW (NC 130) shall not be gated and shall be open for public use. Furthermore, this collector spine road shall have limited individual driveways to promote traffic flow and reduce conflicts. This road shall be installed and open to through traffic prior to any certificate of occupancy (CO) is granted for any residential structure in Section R-4.

5. The applicant has indicated that some of the trail system and open space shall be open to the public. Identify those trails and areas that will be accessible to the public including public parking site(s).
6. Note on the site plan that the land provided for the Fire/EMS Station shall be a minimum of 4 acres and the final site shall be selected after consultation with the local fire chief.
7. Provide a vehicular stubout or access easement to Tax Parcel 1630001502.

**Planned Development  
Case PD-115  
Ashton Farms**

CO = COUNTY JURISDICTION

**Project Area**

CO-RR

CO-CLD CO-RR

CO-R-7500

CO-RR

CO-RR

CO-R-6000

WHITEVILLE RD NW

NC 130

NEWMAN SMITH RD NW

JMS WAY NW

LUDLUM RD NW

16300017

16300008

16300009

1630001502

16300013

16300015

16300014

16300013

146NA001

146NA003

146NA004

146NA005

146NA006

146NA008

LONGWOOD RD NW

LONG LEAF CT NW

WILD WING DR NW

SHERYL ANN DR NW

OLD OAK RD NW  
SR 1321

RUSSTOWN RD NW  
SR 1315

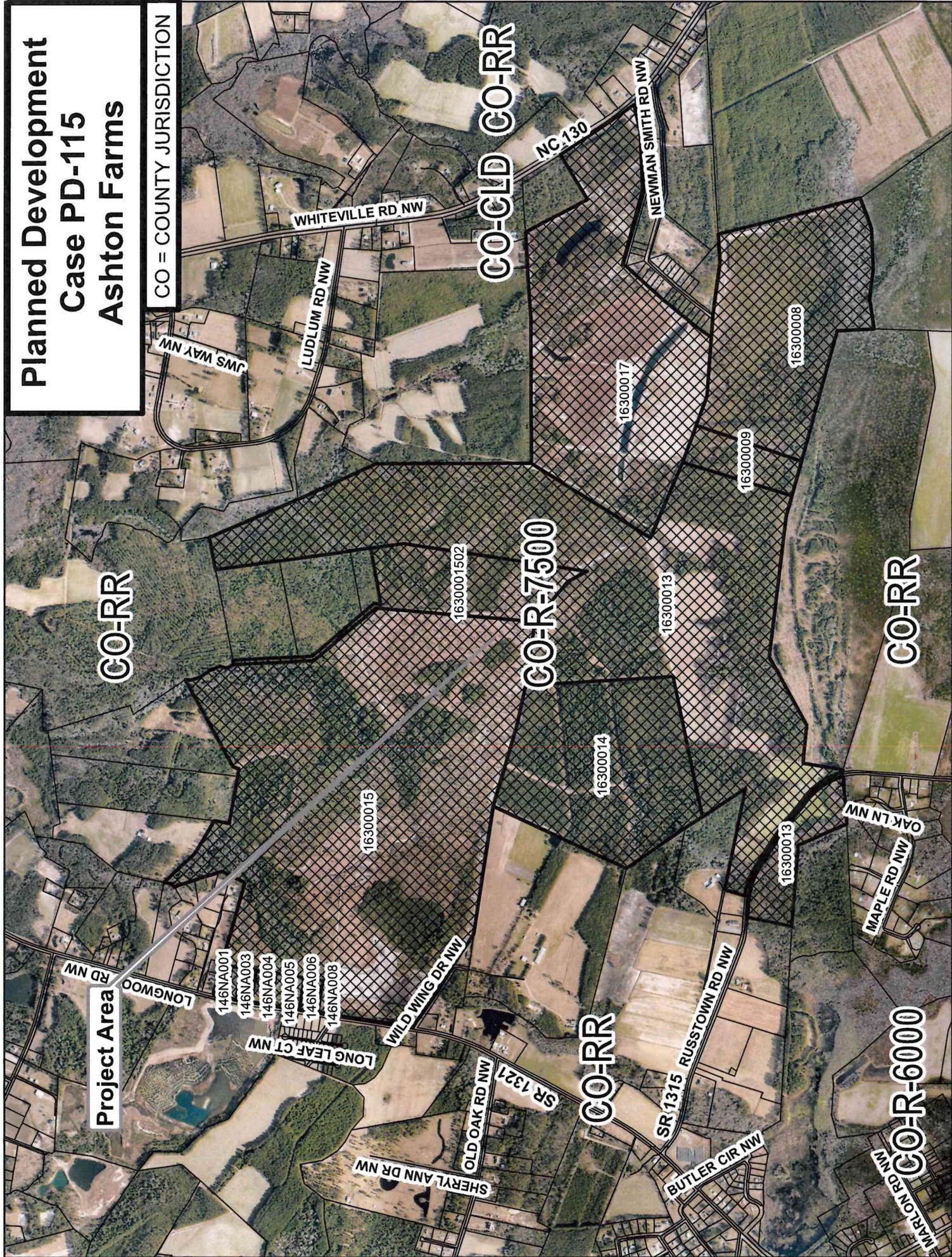
BUTLER CIR NW

OAK LN NW  
MAPLE RD NW

MARLON RD NW

# Planned Development Case PD-115 Ashton Farms

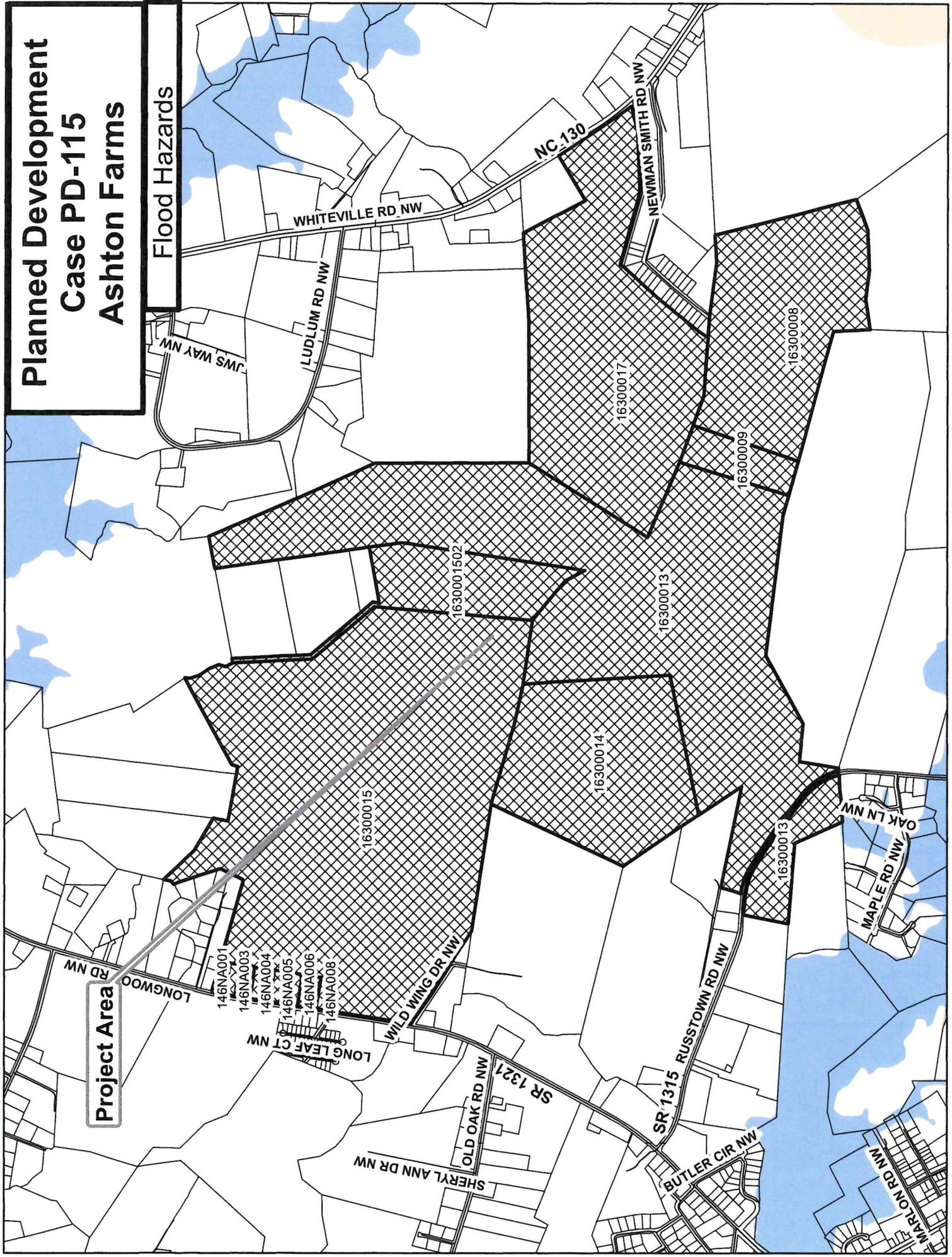
CO = COUNTY JURISDICTION



# Planned Development Case PD-115 Ashton Farms

Flood Hazards

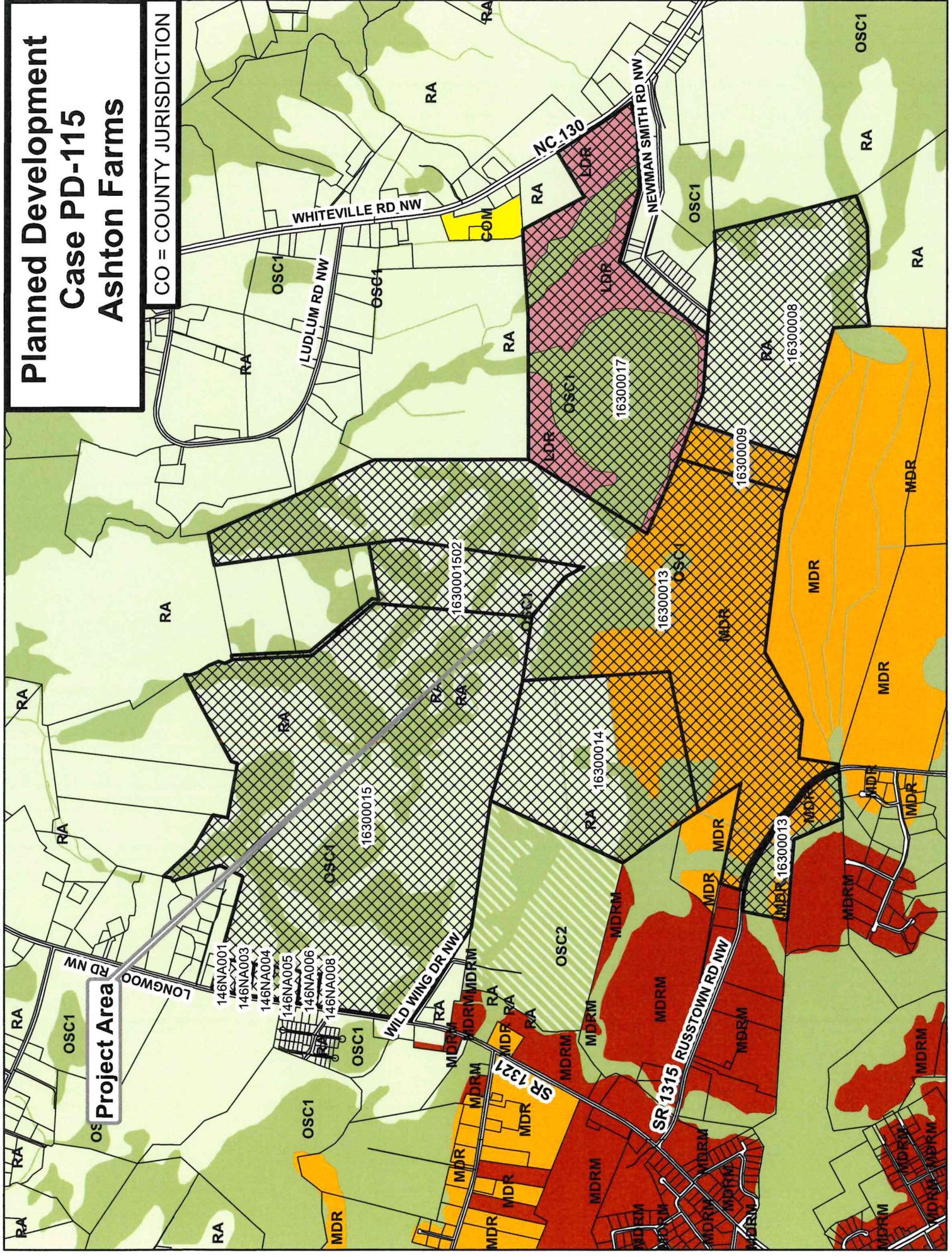
Project Area



# Planned Development Case PD-115 Ashton Farms

CO = COUNTY JURISDICTION

Project Area







# 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	Ashton Farms LLC MLH, LLC 74 Holdings LLC	Phone	804.314.3542
	Address	2038 Oleander Drive	Fax	
	City, St, Zip	Wilmington, NC 28403	Email	gharrelson@cpbrunswick.com

Applicant or Representative	Name	Thomas & Hutton c/o John Danford	Phone	843.315.5906
	Address	611 Burroughs & Chapin Blvd, Suite 202	Fax	
	City, St, Zip	Myrtle Beach, SC 29588	Email	danford.j@tandh.com

Property Information	Address	Vicinity of Russtown Rd, Longwood Rd NW & NC 130
	Tax Parcel(s)	146NA001, 146NA002, 146NA003, 146NA004, 146NA005, 146NA007, 146NA008, 146NA009, 16300008, 16300009, 16300013, 16300014, 16300017, 16300015 (portion)
	Acreage	1,256.5 ac
	Current Zoning	R-7500
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Ashton Farms
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	1,236.1 ac Lots 2,950
	Multi-Family Acres	N/A Units N/A
	Commercial Acres	20.5 ac

Authorization	Property Owner Signature		Date	8/10/2023
	Applicant/Representative Signature	 Thomas & Hutton	Date	8/10/2023

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

September 1<sup>st</sup>, 2023

Thomas and Hutton  
611 Burroughs and Chapin Blvd. Suite 202  
Myrtle Beach, SC 29588

**RE: Ashton Farms Planned Development  
File # PD-115**

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 note that Planning Staff recommends that the collector street connecting Whiteville Road to Russtown Road be open to the public and not gated as this would greatly improve connectivity in the area. This collector road could be dedicated to NCDOT so they would be responsible for maintenance.
- Please note that it is recommended that some acreage be set aside for public use for Fire, EMS, school, etc.
- Please add stubouts to Tax Parcels 14700005, 16300016, and 16300007.
- Please provide housing types and unit counts for each phase.
- Please indicate recreational open space to be provided in each phase.
- Please label all wetland areas.
- Please note on the plan that the 30' peripheral buffer will have a 0.6 opacity. Also note that existing vegetation shall be preserved within the buffer and supplemental landscaping shall be installed where necessary.
- Please indicate the minimum dimensional standards for both SFR and Townhomes.
- Please note on the plan that a heritage tree survey shall be submitted prior to recordation of the final plats.
- Please note on the plan that there shall a minimum of 2 non-garage parking spaces per lot provided outside of any right-of-way.
- Please note on the plan that all project lighting shall comply with UDO Section 6.9.
- Please note that the pump station and any applicable mechanical equipment will be screened consistent with UDO Section 6.4.
- Please note on the plan that there will be a 10 access easement along all NCDOT roads for future sidewalks/greenways.
- Please note that sidewalks shall be provided on one side of all roads at a minimum.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### 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 Sedimentation and 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)

- Under utility notes in Site Information water and sewer is to be provided by Brunswick County (not Brunswick H2GO).
- Sewer permit issued 9/21/22 for a 510 gpm pump station and 24,742 LF of 10" forcemain (offsite) with 1,400 3-bedroom residences (294,000 gpd discharge).
- Proposed forcemain connects to 12" forcemain on Hwy 17/Ocean Hwy.
- NCDOT encroachment signed in August 2022 for approval, not aware if it has been approved.
- 12" existing watermain on Longwood Rd, 12" on Whiteville Road, and a 16" and a 12" watermain is currently under construction on Russtown Road.
- Gravity sewer to be designed to maximum extent possible before any consideration of alternative sewer.
- Double water meter boxes or 2 single gang meter boxes required for each lot/unit (either single family or multifamily/townhomes).
- NCDOT Encroachment would be needed for any watermain connections on Longwood, Whiteville Road or Russtown Rd.

### 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.



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Sincerely,

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

Marc A. Pages  
Brunswick County Principal Planner

# Case PD-115

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	ADDRESS	CITY	STATE	ZIP
163GA029	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA028	HINSON TERRY JONES				
163GA027	HINSON TERRY JONES				
163GA025	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA024	CANADY PHILLIP R AND	6114 NEWMAN SMITH RD NW	ASH	NC	28420
163GA023	CANADY PHILLIP R AND	6114 NEWMAN SMITH RD NW	ASH	NC	28420
163GA018	MADISON GEORGE T	PO BOX 990	SHALLOTTE	NC	28459-0990
163GA017	HUGHES TIMMY	3403 WHITEVILLE RD NW	ASH	NC	28420
163GA016	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA015	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA014	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA013	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA012	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA011	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
1630001712	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163PA009	UTTER URSULA M	2042 OAK LANE	ASH	NC	28420
163PA011	HOLDEN MICHAEL A AND	2039 RUSSTOWN RD NW	ASH	NC	28420-3237
16300024	KING CAROLINA PROPERTIES LLC	4872 WHITEVILLE RD NW	ASH	NC	28420-3714
163GA026	BARRON LUZ RESENDIZ AND	6966 HUGHES SMITH RD NW	ASH	NC	28420-3016
16300025	KING CAROLINA PROPERTIES LLC	4872 WHITEVILLE RD NW	ASH	NC	28420-3714
16300021	SIMMONS GENE ALAN ETUX	2580 WHITEVILLE RD NW	ASH	NC	28420-3222
1630001706	SMITH JONATHAN L	286 SADDLEBRED LANE	RAEFORD	NC	28376
1630001702	BATES PAMELA VARNAM	219 N RIO GRANDE AVE	AZTEC	NM	87410-2325
16300016	KING CAROLINA PROPERTIES LLC	4872 WHITEVILLE RD NW	ASH	NC	28420-3714
1630001505	HINSON TERRY J	422 ATLAS PRICE RD	SEVEN SPRINGS	NC	28578-8546
1630001504	HARDEE MICHAEL B	131 HOUGHTON PLACE SW	SUNSET BEACH	NC	28468
1630001503	SMITH JONATHAN L	286 SADDLEBRED LANE	RAEFORD	NC	28376
16200028	SMITH BRYAN R SR	7520 PIREWAY RD NW	LONGWOOD	NC	28452
1620002408	MILLER RUSSELL WAYNE ETUX	3370 DREW BRANCH CT NW	ASH	NC	28420-3112
1620002405	BENTON MARTHA WARD	2714 LONGWOOD RD NW	ASH	NC	28420
16200023	MILLER RUSSELL WAYNE ETUX	3370 DREW BRANCH CT NW	ASH	NC	28420-3112
1470000601	SMITH LENNON C ET	6860 HUGHES SMITH RD NW	ASH	NC	28420
14600032	WARD RALPH W	3008 LONGWOOD RD NW	ASH	NC	28420-3002
1460003011	MAREK MICHAEL A ETUX	2986 LONGWOOD RD NW	ASH	NC	28420-3022
1460003010	KAMAR MOUNIRA ETVIR	258 RIVERS EDGE CIR	SIMPSONVILLE	SC	29680-7164
1460003009	MILLIKEN MICHAEL ETUX	6776 RANDALLWORTH DR NW	ASH	NC	28420-3122
1460003003	ESCALERA IGNACIO RAMOS	6757 RANDALL WORTH DR NW	ASH	NC	28420
1630002506	HOUSKA EVONNE ETALS	2320 WHITEVILLE RD NW	ASH	NC	28420-3226
1630001713	BWH LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
1620002404	BENTON MARTHA WARD	2714 LONGWOOD RD NW	ASH	NC	28420
1460003008	BARRON LUCIO	PO BOX 275	ASH	NC	28420-0275
14700003	EARP BRITTANY YVONNE ETALS	6948 LIPSCOMB DR	WILMINGTON	NC	28412-3152
1460003001	MAREK MICHAEL A ETUX	2986 LONGWOOD RD NW	ASH	NC	28420-3022
14700004	BARNEY C & FREIDA S SIMMONS REV LIV TRUST	6185 LUDLUM RD NW	ASH	NC	28420-3213
1630002508	CARLISLE LEE ROY JR ET	2256 WHITEVILLE RD NW	ASH	NC	28420
1470000602	SMITH THELBERT V TRUSTEE AND	1037 PAYNES CREEK RD	HARTWELL	GA	30643
1460003007	MILLIKEN MICHAEL ETUX	6776 RANDALLWORTH DR NW	ASH	NC	28420-3122
1620002604	RICHARD A ALVAREZ & TERI K ALVAREZ	2559 CHRISTOPHER LN	ASH	NC	28420-3250
14700006	SMITH THELBERT V TRUSTEE AND	1037 PAYNES CREEK RD	HARTWELL	GA	30643
1460003201	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
146MA042	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1620002410	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1460003204	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
146MA04201	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1460003203	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1460003202	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1630002103	BROWN JEFFREY LEE ETUX	2535 WHITEVILLE RD NW	ASH	NC	28420-3223
16300010	ASHTON FARMS LLC	PO BOX 126	ASH	NC	28420-0126
16200026	MILLIGAN BOBBY DANE ET	2885 ASH LITTLE RIVER RD NW	LONGWOOD	NC	28452-9723
16200057	EMMANUEL OUTREACH CHURCH	PO BOX 128	ASH	NC	28420

16300012	TRIPP DAVID RAEFORD JR ETUX	1992 RUSSTOWN RD NW	ASH	NC	28420-3400
16200027	TRIPP HAZEL E (LT)	4163 WOOD ST SW	SHALLOTTE	NC	28470-4610
163GA021	MILLER RUSSELL WAYNE ETUX	3370 DREW BRANCH CT NW	ASH	NC	28420-3112
163GA022	MILLER RUSSELL WAYNE ETUX	3370 DREW BRANCH CT NW	ASH	NC	28420-3112
1620002406	PETCH RICHARD OLAF (LT) ETALS	PO BOX 267	LONGWOOD	NC	28452-0267
16200025	PETCH RICHARD OLAF (LT) ETALS	PO BOX 267	LONGWOOD	NC	28452-0267
162MA013	FREGEAU LINDA S	2140 DOGWOOD LN NW	ASH	NC	28420-2243
14700005	HEWETT BRANDON R	202 11TH ST	HONOLULU	HI	96818-4749
16300007	RACCOON SILVA LLC	8809 LENOX POINTE DR	CHARLOTTE	NC	28273-3376
1460002907	DEW PAMELA WATKINS	1630 VILLAGE POINT RD SW	SHALLOTTE	NC	28470-5581
1790000501	DIAL DEWANDA ETALS	1600 N OAK ST	ARLINGTON	VA	22209-2751
163GA020	CAISON JOSHUA R	800 CALABASH RD NW	CALABASH	NC	28467

**OWNER(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
146NA008	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA007	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA006	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA005	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA004	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA003	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA002	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401- 28420
146NA001	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
16300015	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
16300013	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
16300014	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
16300009	74 HOLDINGS LLC	115 N 3RD ST	WILMINGTON	NC	28401-4086
16300008	MLH LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076

**APPLICANT(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	THOMAS AND HUTTON C/O JOHN DANFORD	611 BURROUGHS & CHAPIN BLVE	MYRTLE BEACH	SC	29588

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-116  
Applicant: Berkley Bay, LLC c/o Craig Johnson  
Project Name: Berkley Bay Planned Development  
Property Location: Old Lennon Road (SR 1504)  
Parcel Numbers: 16900012, 1690001202, & 1850001503  
Zoning District: RR (Rural Residential)

RR Density Maximum – 2.9 Dwelling Units per Acre

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

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

Proposed Use: Berkley Bay is a modification to a previously approved planned development called Old Lennon Tract. Old Lennon Tract was approved in November 2022, consisting of 252 single family lots on 105.26 acres, creating an overall density of 2.39 dwelling units per acre. The applicant is proposing to modify the planned development by reducing the single family lots to 178, adding 108 townhouse units, and adding 8 semi-attached units, on 107.93 acres, creating an overall density of 2.72 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, agricultural, and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Rural Agricultural and Open Space Conservation 1.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary. The developer is also proposing a 30-foot street buffer on Old Lennon Road.
- The required open space for the development is approximately 16.19 acres. The developer is proposing 49.66 acres of dedicated open space. The developer is also proposing 2.75 acres of recreation space of which 2.43 acres are required.

- The proposed project will generate approximately 2,407 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 49.66 acres of open space where as 16.19 acres are required.
  2. The stormwater ponds will be constructed to treat the 100-year storm event.
  3. All lots except lots 65-68 are located outside of the AE Flood Zone. A Letter of Map Revision (LOMR) may be required to remove the lots from the flood zone.
  4. A 30' street buffer along Old Lennon Road is proposed rather than the minimum 20' street buffer.
  5. A 50' stream buffer along centerline of Lennon Branch.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- Significant portions of the site are in an AE flood zone. The rear of lots 65-68 lie within the AE Flood zone but this may be remedied with a LOMR. The majority of the property located in the AE Zone will be in passive open space.
- The family cemetery on Tax Parcel 1690001202 has been relocated in accordance with state and local requirements. The former cemetery site is designated as open space on the site plan.
- Directly adjacent to this property is the previously approved Rivergate (formerly Smith NC 211 Tract) Planned Development that was approved in May 2021 for 292 single family lots on 133.61 acres for a density of 2.18 units per acre. Both projects are proposed to share the main entrance onto Old Lennon Road.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on October 17, 2023.
- TRC was held on October 4, 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.

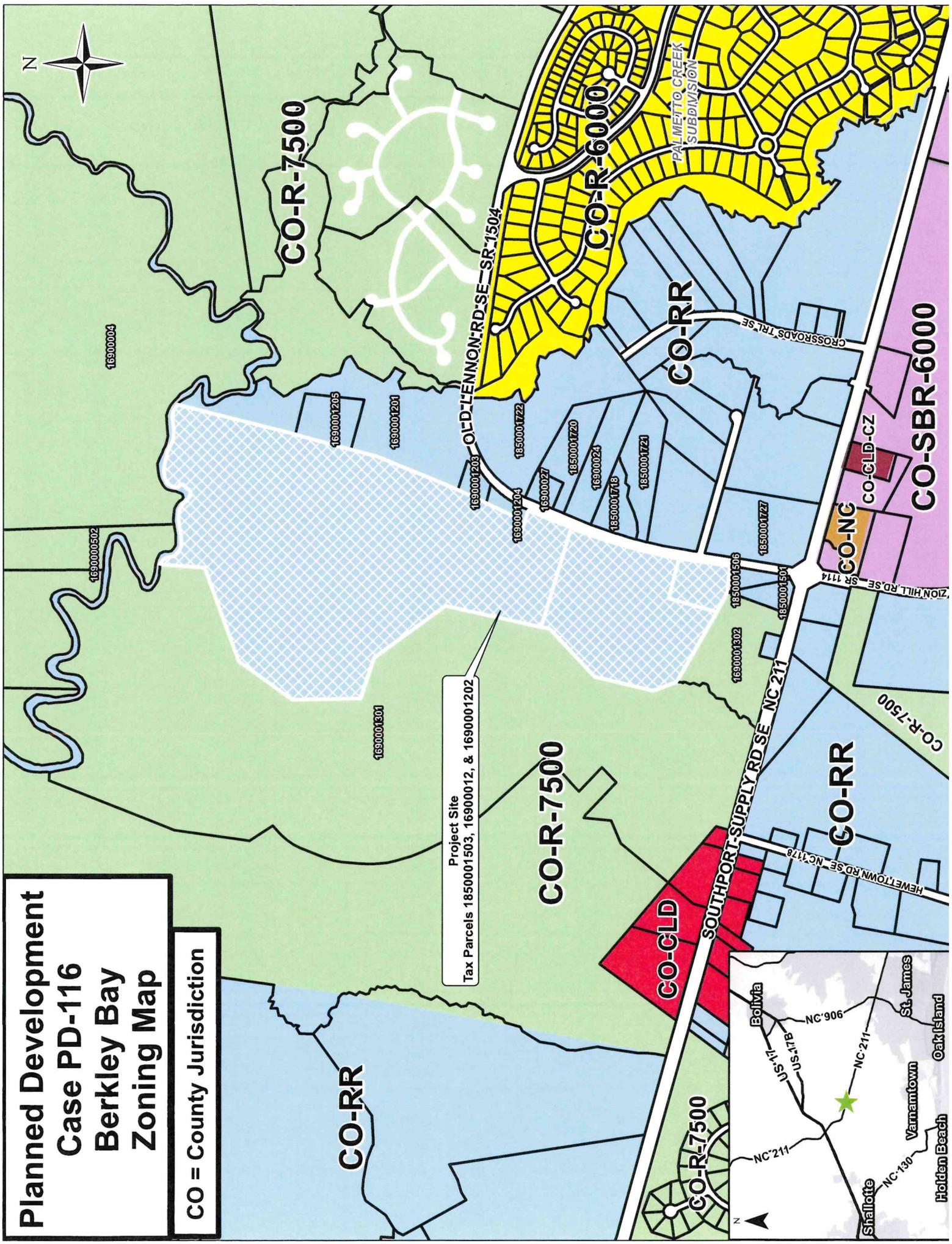
Staff recommends approval based on the following conditions:

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. Portions of lots 65-68 should be removed from the AE Flood Zone by relocation or filing a LOMR (Letter of Map Revision) with the Floodplain Administrator.
5. (Condition carried over from Case # PD-92) Work with the property owner of Tax Parcel 16900024 to provide screening designed to block light from headlights coming from the development entrance.

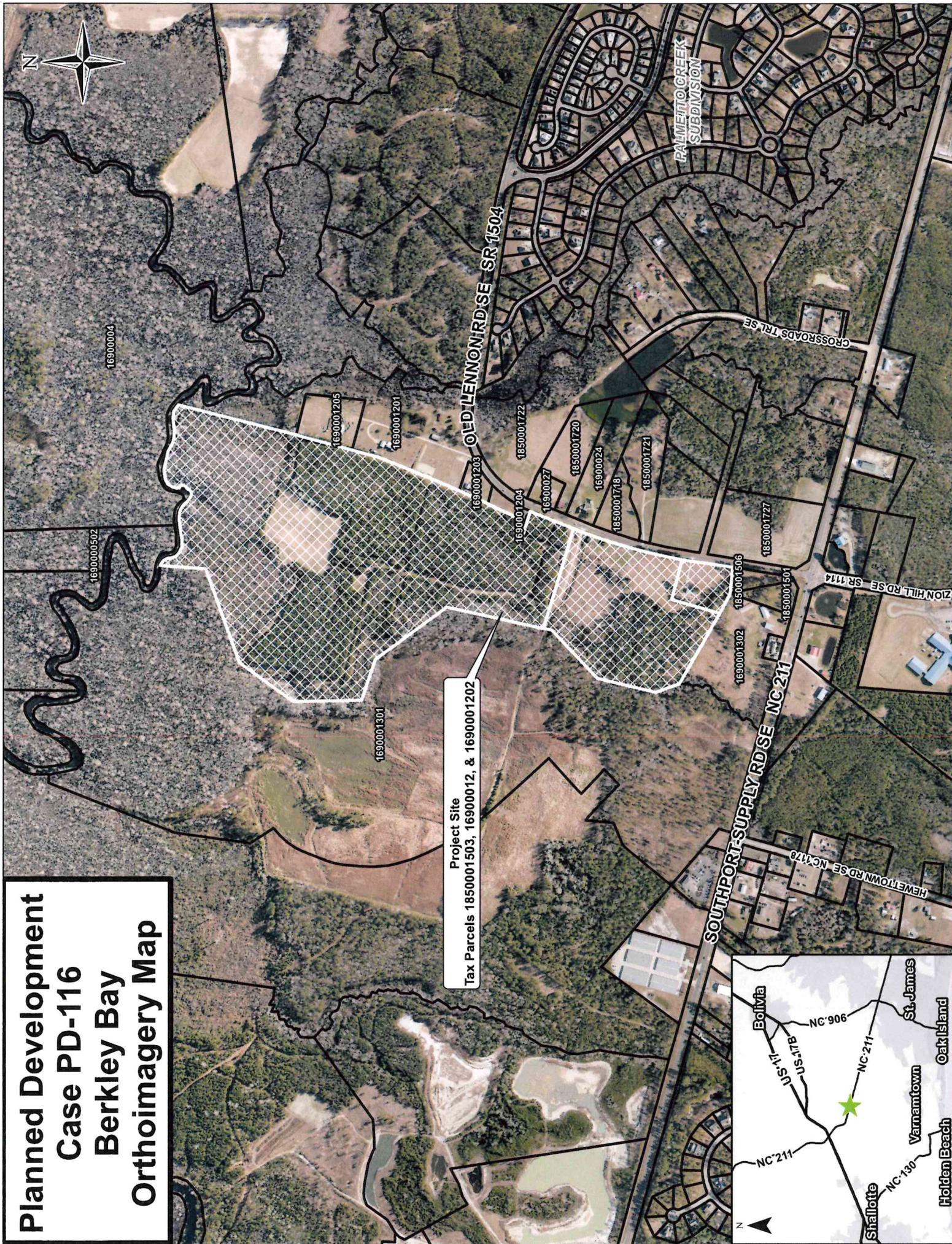
# Planned Development Case PD-116 Berkley Bay Zoning Map

CO = County Jurisdiction

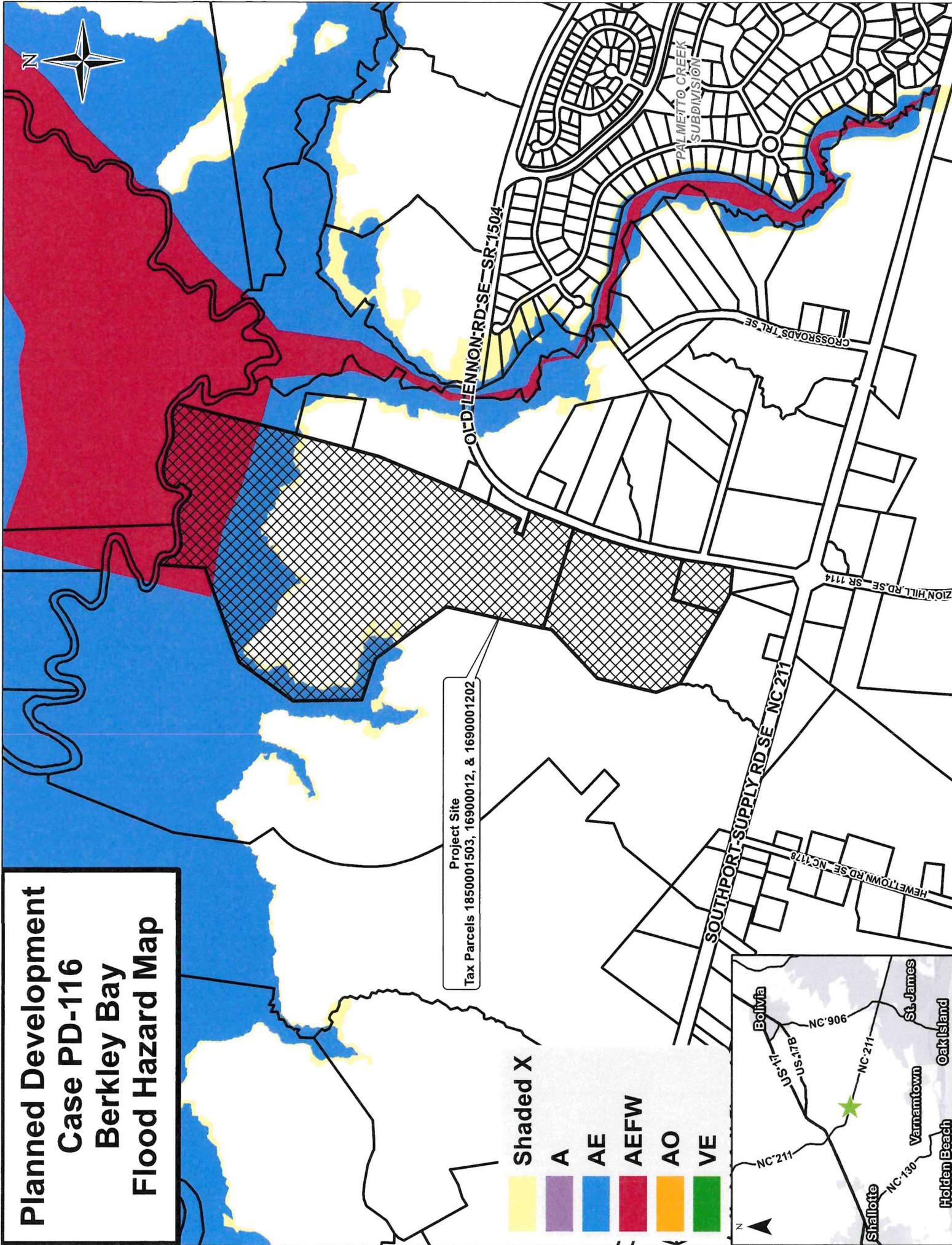
Project Site  
Tax Parcels 1850001503, 16900012, & 1690001202



# Planned Development Case PD-116 Berkley Bay Orthoimagery Map

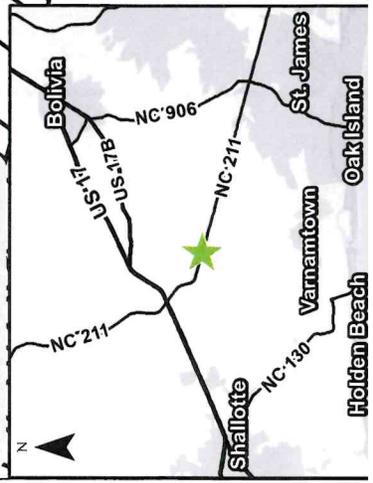


# Planned Development Case PD-116 Berkley Bay Flood Hazard Map



Project Site  
Tax Parcels 1850001503, 16900012, & 1690001202

- Shaded X
- A
- AE
- AEFW
- AO
- VE



OLD LENNON RD SE SR 1504

PALMETTO CREEK  
SUBDIVISION

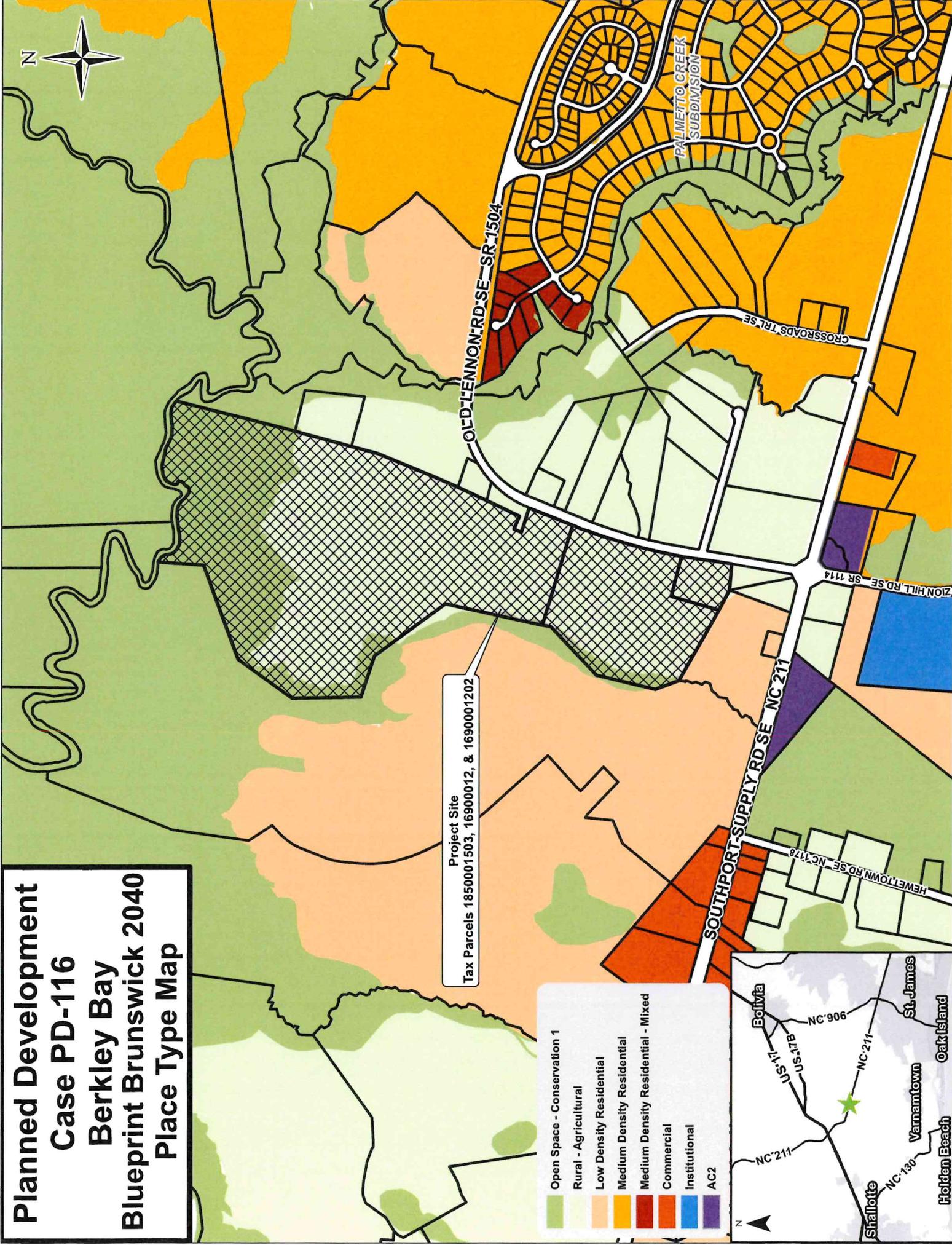
CROSSROADS TRL SE

ZION HILL RD SE SR 1114

SOUTHPORT SUPPLY RD SE NC 211

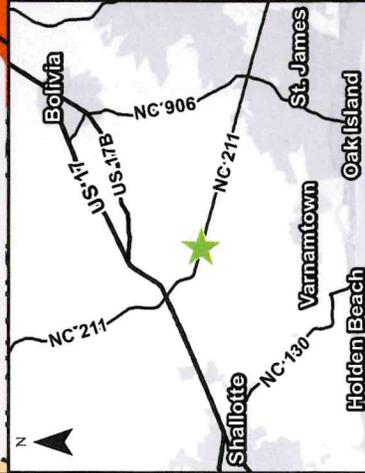
HEWETOWN RD SE NC 1178

# Planned Development Case PD-116 Berkley Bay Blueprint Brunswick 2040 Place Type Map



Project Site  
Tax Parcels 1850001503, 16900012, & 1690001202

- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Medium Density Residential
- Medium Density Residential - Mixed
- Commercial
- Institutional
- AC2







# Planned Development (PD)

## Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input type="checkbox"/> NO	

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

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

Property Owner	Name	Shawn & Kelley Lennon, Debbie Lennon	Phone	910-471-8547
	Address	452 Lennon Lakes Dr SE, 810 Old Lennon Dr SE	Fax	
	City, St, Zip	Bolivia, NC 28422	Email	slennon@ncsu.edu

Applicant or Representative	Name	Berkely Bay, LLC	Phone	910.442.7500
	Address	P.O. Box 538	Fax	
	City, St, Zip	Wrightsville Beach, NC 28480	Email	craig@herringtonclassichomes.com

Property Information	Address	810 Old Lennon Rd SE & 452 Lennon Lakes Dr SE		
	Tax Parcel(s)	1850001503, 16900012, 1690001202		
	Acreage	+/-105 acres		
	Current Zoning	RR		
Project Information	Project Name	Berkely Bay		
	Modification or Expansion Of Existing PD?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
	Single Family Acres	Lots	178	
	Multi-Family Acres	Units	27 quads 4 duplexes	
Public Utilities Available?	Water	Sewer		
Commercial Acres				

Authorization	Property Owner Signature	<i>Shawn Lennon</i>	dotloop verified 09/06/23 5:13 PM EDT KGJ-UNH3-GQRY-MVL9	Date	
		<i>Kelley E. Lennon</i>	dotloop verified 09/06/23 4:33 PM EDT ESRV-FBMH-BAUQ-RVJL	Date	
		<i>Debbie T. Lennon</i>	dotloop verified 09/06/23 6:14 PM EDT UNB4-PXCF-OHTU-9EMI	Date	
	Applicant/Representative Signature	<i>[Signature]</i>	Manager	Berkely Bay LLC	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

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October 5, 2023

Berkley Bay, LLC  
PO Box 538  
Wrightsville Beach, NC 28480

**RE: Berkley Bay Planned Development  
File # PD-116**

To Whom It May Concern:

The Technical Review Committee (TRC) at their October 4, 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 note that one of the conditions of the Planning Board from the previous approval for this project was:  
*“Work with Rivergate (Smith NC 211) PD to relocate the main proposed driveway onto Old Lennon Road at least 100 feet to the north or south to minimize impact on the existing single-family dwelling located on Tax Parcel 16900024 across Old Lennon Road. If all attempts fail at relocating the main driveway provide screening on the Tax Parcel 16900024 with permission of the property owner. The screening should be 100% opaque and designed to block light from headlights on the main driveway.”*  
Please provide details on how you are going to address this condition.
- Please change the water and sewer provider to state Brunswick County.
- Please indicate if sidewalks are to be installed.
- Please specify the trail surface material to be used.
- Please note that the cemetery has been relocated off site.
- Please note that all lots are located outside of the AE flood zone.
- Please note that the pump station will be screened consistent with UDO Section 6.4.
- Please note that there will be a minimum of 2 driveway parking spaces per lot outside of the right-of-way.
- Please change the designation of quadplexes to townhomes and indicate the total number of units. In addition please change the duplex designation to semi attached homes and provide the total number of units.
- 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)



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- A State Stormwater Permit will be required as stated in Note #6 on the Concept Plan.
- A County Stormwater Permit will be required as stated in Note #6 on the Concept Plan.
- A State Erosion Control Permit will be required as stated in Note #21 on the Concept Plan.
- County SW will require no net increase in the peak discharge from the pre-development conditions for the 1-year, 10-year, and 25-year 24-hour storms.
- Per Note #19, all stormwater ponds will be designed to treat the 100-year, 24-hour design storm.

### Comments from Engineering

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

- Water & Sewer Provider is Brunswick County (Not Brunswick County H2GO).
- Existing 12" watermain on Old Lennon Road.
- Existing 18" high pressure forcemain on Hwy 211.
- Proposed pump station site may be problematic with regards to proximity to the flood zones and NCDEQ-DWQ rules on sewer separation from wetlands and flood zones; location may not be acceptable to County Public Utilities either; at current pump station site, Odor Control would not be required; the proposed 30' wide PUE between lots 68 and 69 for the PS access road must be shown all the way to the minimum required 50' x 50' PS site.
- Gravity Sewer & sewer forcemain through Clubhouse & amenity area? Will need a utility easement over these lines if they are going to be installed in this amenity/common area.
- Each SFR lot must have a sewer lateral and a water service lateral with a double gang water meter box.
- Each quadplex unit, and each duplex unit, must have its own sewer lateral and water meter lateral.
- All water and sewer design shall meet all county design manual requirements.
- Fire hydrants required at subdivision entrances and every 800' maximum spacing.
- NCDOT Encroachment required – Primary and Secondary.

### Comments from Floodplain Administration

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

- Floodplain Development Permit for Fill will be required to be obtained at the site development stage for fill placement in regard to Storm Water Ponds to the rear of lot 37 et al, and lot 59 et al.
- Recommend that the proposed Sewage Pump Station be located outside/or above the Shaded X Zone. All electronic controls/Generators/Electric Meter shall be placed at elevation 11.1 (RFPE) or above.
- General Comments:
- Previous application did not depict the Cemetery located on the premises (Near Lot 160). Applicants must comply with North Carolina General Statutes Chapters 14, 65 and 70 and any applicable other statutes and obtain all necessary permissions. It is recommended that GPR (Ground Penetrating Radar) be



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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required throughout the Cemetery area in order to verify that no unmarked graves remain.

### Comments from NCDOT

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

These preliminary comments and are based on the plans as submitted for the proposed site and are subject to further review upon receipt of any additional information.

Subsequently, additional comments and/or requirements may be necessary for this site.

- NCDOT Driveway Permits, and Encroachments are submitted through the NCDOT Online Portal -<https://connect.ncdot.gov/municipalities/Utilities/Pages/help.aspx>
  - Include a temporary construction entrance is to have 8" min depth per NCDOT std 1607.01
  - \$50 inspection fee per access is required
  - Driveway connections to SR will be required to have a min 2% fall from the EOP and shown on driveway profiles and minimum pipe cover of 12" for RCP culverts shown. If no pipe is needed, show appropriate information for grade to drain away from the roadway.
- No obstructions shall be placed within the NCDOT sight triangles.
- Refer to the NCDOT checklist for submittal requirements (Documents, details, and plans).
- All driveways on opposing side of Old Lennon Rd to be shown
- **Need to follow approved TIA as noted in plans from Davenport.** Further review in more detail during driveway permitting process.
- The curbing should end at the R/W line with a flare end.
- If the subdivision roads are to be petitioned to NCDOT, plan approval is required prior to any construction activities.
- Submit stormwater data for hydraulic review and all wetland information per VCER form
- An NCDOT Encroachment Agreement(s) is/are required for any utility connections or installation within NCDOT right-of-way and submitted through the electronic portal.

### 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.



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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 October 13, 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-116

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1850001727	NANCY LENNON MOORE REV TRUST ETALS		1255 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7689
1690001301	O & P LAND DEVELOPERS LLC		PO BOX 1366	LUMBERTON	NC	28359-1366
1690001204	CLEMMONS JAMES W ETUX	CLEMMONS JUNE L	811 GERMAN SHEPHERD RD SE	BOLIVIA	NC	28422-8284
1850001722	CLEMMONS JAMES W ETUX	CLEMMONS JUNE L	811 GERMAN SHEPHERD RD	BOLIVIA	NC	28422
1850001718	LASKA MURIEL A ETVIR	LASKA H MICHAEL	901 OLD LENNON ROAD	BOLIVIA	NC	28422
16900004	COUNTY OF BRUNSWICK	C/O FINANCE DEPT	PO BOX 249	BOLIVIA	NC	28422
1850001721	MOORE NANCY L (LT)	% LORI C BOYER	1255 SOUTHPORT SUPPLY SE	BOLIVIA	NC	28422
1690001201	CLEMMONS JUNE L ETVIR	CLEMMONS JAMES W	811 GERMAN SHEPHERD RD SE	BOLIVIA	NC	28422
16900027	WILLIAMS NEAL HENRY		915 OLD LENNON RD SE	BOLIVIA	NC	28422-7645
1850001720	LASKA H MICHAEL ETUX	LASKA ANNETTE	901 OLD LENNON RD SE	BOLIVIA	NC	28422
1690001205	WAGNER DOUGLAS ETALS		817 GERMAN SHEPHERD RD SE	BOLIVIA	NC	28422-8284
1690000502	GRISSETT LYNN ETALS		PO BOX 195	SUPPLY	NC	28462
1850001506	SHADE LLC THE		168 ENGLEWOOD CT SE	BOLIVIA	NC	28422-8360
1690001302	SHADE LLC THE		168 ENGLEWOOD CT SE	BOLIVIA	NC	28422-8360
1850001501	SHADE LLC THE		168 ENGLEWOOD CT SE	BOLIVIA	NC	28422-8360
16900024	LASKA MURIEL ANNETTE		901 OLD LENNON RD SW	BOLIVIA	NC	28422
1690001203	POKOLUK NICHOLAS ETUX	POKOLUK LISA	3846 RED BUG RD	HALLSBORO	NC	28442-9318

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1690001202	LENNON SHAWN H		452 LENNON LAKES DR SE	BOLIVIA	NC	28422-4203
16900012	LENNON SHAWN H		452 LENNON LAKES DR SE	BOLIVIA	NC	28422-4203
1850001503	LENNON DEBBIE T		810 OLD LENNON RD SE	BOLIVIA	NC	28422-7646

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	BERKELY BAY, LLC		P.O. BOX 538	WRIGHTSVILLE BEACH	NC	28480

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-117

Applicant: McKim and Creed c/o Richard Collier

Project Name: Cresswind Planned Development Expansion

Property Location: Bricklanding Road (NC 179) and Old Georgetown Road (SR 1163)

Parcel Number: 21300066, 21300067, 21300068, 2130006701, 2290002902, 2290002903, and 229BA001-229BA096.

Zoning District: R-7500 (Medium Density Residential)  
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:** NC (Neighborhood Commercial)  
**South:** R-7500  
**East:** NC and CLD (Commercial Low Density)  
**West:** R-7500, NC, and CLD

Proposed Use: Cresswind is a planned development that was approved in December 2021 to consist of 314 single family lots and 58 townhomes for a total of 372 residential units on 68.64 acres creating an overall density of 5.42 dwelling units per acre. The applicant is proposing to expand and modify the planned development to decrease the number of single family lots to 271 and increase the number of townhomes to 156 on a total of 150.8 acres for an overall density of 2.84 dwelling units per acre. This proposed modification will include the previously recorded sections of Lakeview and The Park at Ocean Pines subdivisions.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial, and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as LDR (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 30.2 acres. The developer is proposing 36.39 acres of dedicated open space. The developer is also proposing 7.53 acres of recreation space of which 4.5 acres are required.

- The proposed project will generate approximately 3,499 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 36.39 acres of open space where as 30.2 acres are required.
  2. The developer is proposing 7.53 acres of recreation space where as 4.5 acres are required.
  3. The stormwater ponds will be constructed to treat the 25-year storm event.
  4. Sidewalks are to be installed on one side of the street.
  5. A 50' stream buffer along centerline of Lennon Branch.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- No portions of the site are in an AE flood zone.
- There are six independently owned individual lots (previously part of Lakeview Subdivision) that will remain within the proposed project. Roads and utilities shall be installed and made available to these lots.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on October 25, 2023.
- TRC was held on October 4, 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.

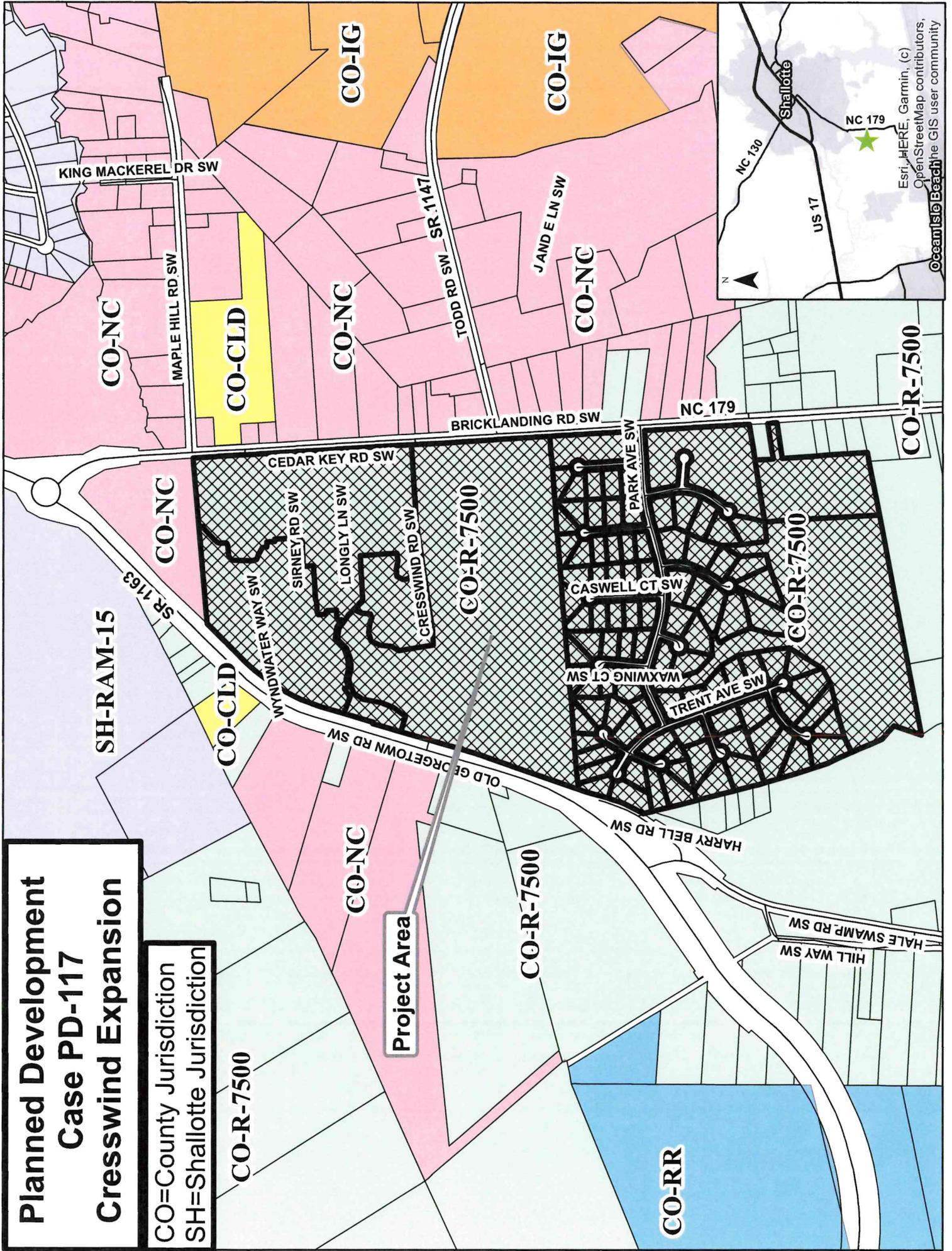
Staff recommends approval based on the following conditions:

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. Roads and utilities consistent with UDO standards shall be provided to the six independently owned lots.

# Planned Development Case PD-117 Cresswind Expansion

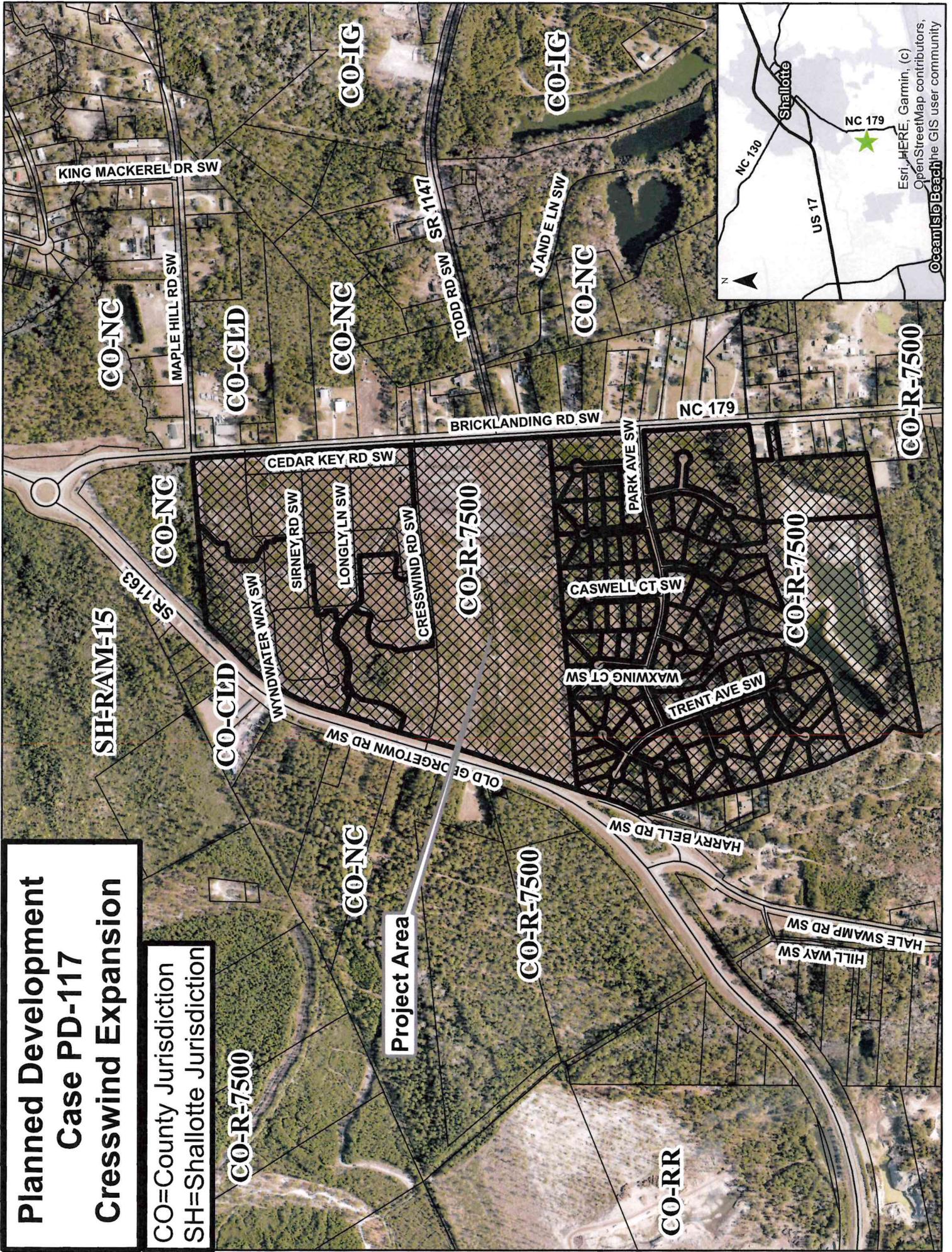
CO=County Jurisdiction  
SH=Shallotte Jurisdiction

Project Area



# Planned Development Case PD-117 Cresswind Expansion

CO=County Jurisdiction  
SH=Shalotte Jurisdiction



Project Area

CO-R-7500

CO-NC

CO-CLD

SH-RAM-15

CO-NC

CO-CLD

CO-NC

CO-NC

CO-IG

CO-IG

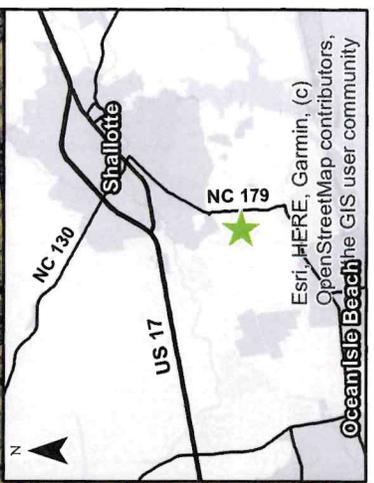
CO-NC

CO-R-7500

CO-R-7500

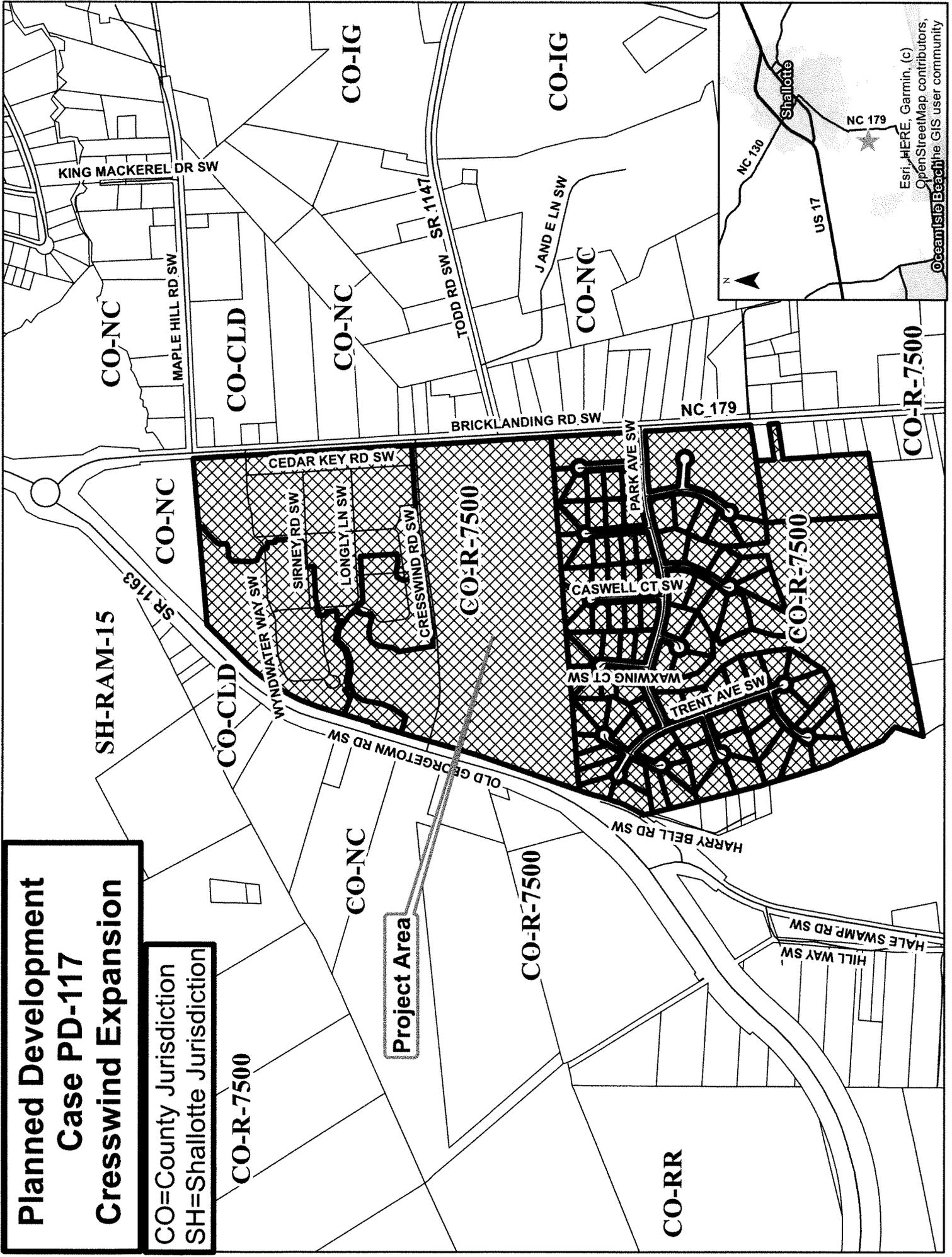
CO-R-7500

CO-RR



# Planned Development Case PD-117 Cresswind Expansion

CO=County Jurisdiction  
SH=Shalotte Jurisdiction



Project Area

CO-R-7500

CO-NC

CO-R-7500

CO-RR

SH-RAM-15

CO-NC

CO-CLD

CO-CLD

CO-NC

CO-IG

CO-IG

CO-NC

CO-R-7500

CO-R-7500

CO-R-7500

HILL WAY SW  
HALE SWAMP RD SW

HARRY BELL RD SW

OLD GEORGETOWN RD SW

TRENT AVE SW

WAXING CT SW

CASWELL CT SW

PARK AVE SW

CRESSWIND RD SW

LONGLY LN SW

SIRNEY RD SW

WINDWATER WAY SW

CEDAR KEY RD SW

BRICKLANDING RD SW

J AND E LN SW

TODD RD SW

SR 1147

MAPLE HILL RD SW

KING MACKEREL DR SW

NC 130

US 17

NC 179

Shalotte

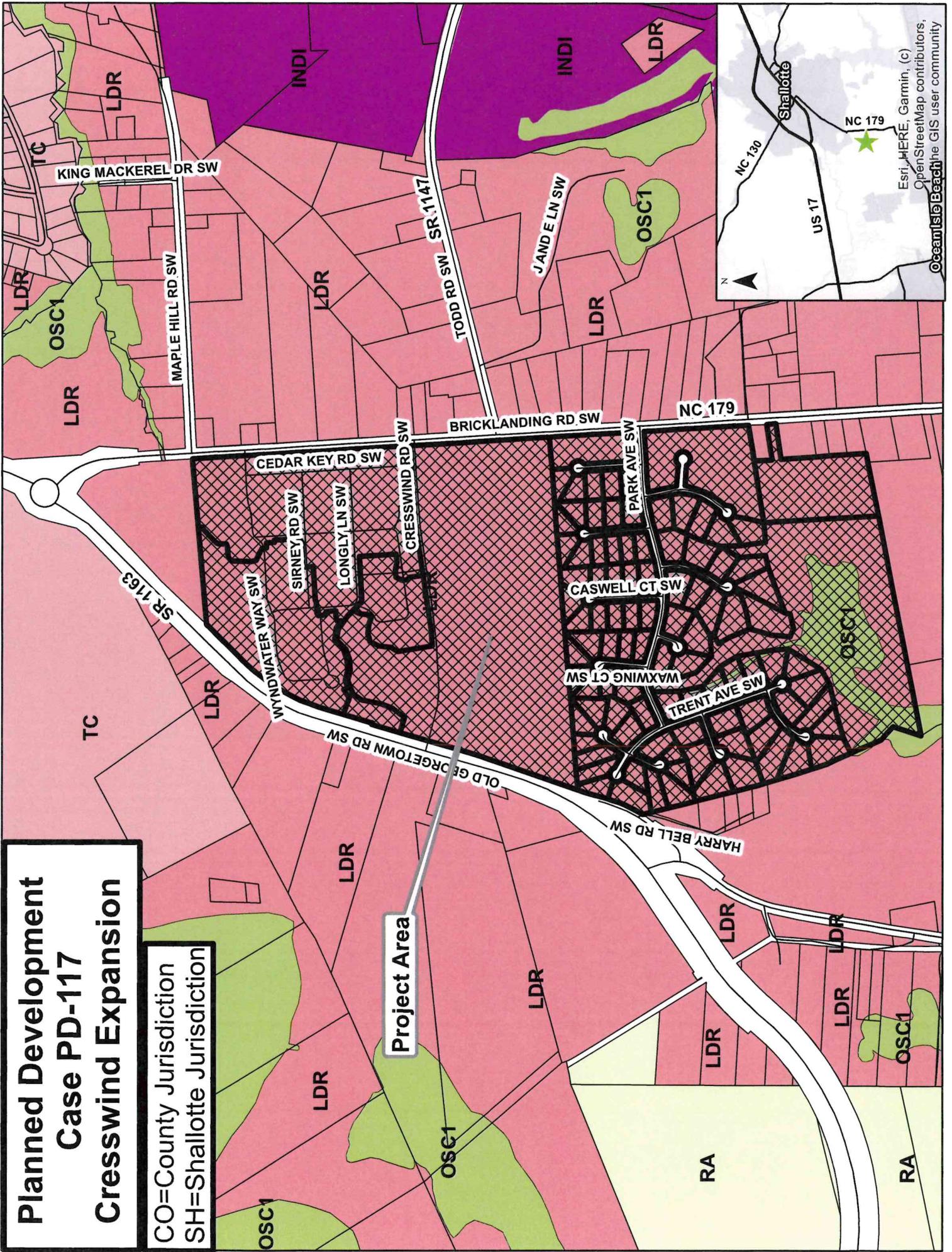


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©cartisto.Beat the GIS user community

# Planned Development Case PD-117 Cresswind Expansion

CO=County Jurisdiction  
SH=Shallotte Jurisdiction

Project Area



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# Planned Development (PD)

## Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

### For Office Use Only

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

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

Northwest Jurisdiction  YES  NO

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

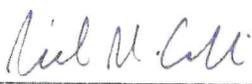
Please fill out form completely, supplying all necessary information and documentation to support your request.

<b>Property Owner</b>	Name Blueberry Ventures, LLC	Phone 910-452-7175
	Address 60 Gregory Rd	Fax
	City, St, Zip Belville, NC 28451	Email tlong@loganhomes.com

<b>Applicant or Representative</b>	Name Richard Collier, McKim & Creed	Phone 910-343-1048
	Address 243 N. Front St	Fax
	City, St, Zip Wilmington, NC 28401	Email rcollier@mckimcreed.com

<b>Property Information</b>	Address Hwy 179 (Bricklanding Rd)
	Tax Parcel(s) See attached
	Acreage 150.8
	Current Zoning CO-R-7500
	Public Utilities Available? <input checked="" type="radio"/> Water <input type="radio"/> Sewer

<b>Project Information</b>	Project Name Cresswind
	Modification or Expansion Of Existing PD? <input checked="" type="radio"/> Yes <input type="radio"/> No
	Single Family Acres 150.8      Lots 426
	Multi-Family Acres 0              Units 426
	Commercial Acres 0

<b>Authorization</b>	Property Owner Signature <u></u>	Date <u>9/14/23</u>
	Applicant/Representative Signature <u></u>	Date <u>9/15/23</u>

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



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October 5, 2023

McKim and Creed  
243 N. Front Street  
Wilmington, NC 28401

**RE: Cresswind Planned Development (Expansion)  
File # PD-117**

To Whom It May Concern:

The Technical Review Committee (TRC) at their October 4, 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)

- If the peripheral buffer along the southwest portion of the site is intended to be 20' wide, an opaque 6' high fence would be required. Please note if this is the intent.
- Please provide better distribution of recreation space throughout the project. There are multiple opportunities for pocket parks where there is proposed passive open space.
- Please specify the trail surface material to be used.
- Please specify that the stormwater system shall be designed to meet the 25-year storm at a minimum.
- Please note that all lots are located outside of the AE flood zone.
- Please note that the pump station will be screened consistent with UDO Section 6.4.
- Please note that there will be a minimum of 2 driveway parking spaces per lot outside of the right-of-way.
- Please note that sidewalks shall be provided on one side of internal streets.
- Please note that there shall be a 10' access easement within the 20' street buffer along Bricklanding Road and Old Georgetown Road for a possible future greenway.
- Please provide the total wetland acreage.
- 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)

- Cresswind – Phase 1A is currently under review for County SW permitting. Cresswind expansion will require modification of the Phase 1A SW permit.
- County SW will require no net increase in the peak discharge from the pre-development conditions for the 1-year, 10-year, and 25-year 24-hour storms for the expansion.
- Cresswind expansion will require State Stormwater and Erosion Control Permits.



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### Comments from Engineering

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

- Project is currently in plan review with McKim & Creed with Phase 1A, previously designed and permitted with Paramounte Engineering 2022.
- Existing 12" watermain on Bricklanding Rd.
- Brunswick County has no sewer in this area; the closest Brunswick County sewer is a 12" forcemain at Bricklanding/Beach Dr intersection (~1.5 miles); proposed 6" forcemain.
- Looped water system with 2 connections to Bricklanding Rd preferred.
- Hydrants required at the entrances to the neighborhood and every 800'.
- Double water meter boxes required.
- NCDOT Encroachment required for Bricklanding Rd water connection; we signed App in 2022, not known if Encroachment is approved, have not received a copy.

### Comments from Floodplain Administration

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

- The vast amount of the premises is located outside of the floodplain, However the Millpond Stream Flood Study ended to the east of Village Road due to study scope limits. The Stream continues to the West and through the northerly portion of Phase 1B. and to it's source located northwesterly of Old Georgetown Road. Base Flood Elevation Study is required to be continued from Millpond Stream from the existing study limits though phase 1B. This will determine the amount of fill limits of storm water pond located adjacent to the stream and any floodway considerations as determine. Study shall be submitted to NCFlood/FEMA and approved prior to any site construction activities on Phase 1B.

### Comments from NCDOT

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

- NCDOT Driveway permit Temporary, D033-010-22-00082 approved.
- Follow approved TIA.
- Driveway permit will be required.
- Bond (or letter holding contractor's bond) for all work within NCDOT R/W will be required prior to approval of driveway permit from NCDOT.
- A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way and submitted through the electronic portal.

### 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



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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 October 13, 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-117

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	ADDRESS	CITY	STATE	ZIP
22900055	SANCHEZ NEFI ETUX	1011 BRICK LANDING RD SW	SHALLOTTE	NC	28470-5359
22900049	TODD WILLIAM EARLET	989 BRICKLANDING RD SW	SHALLOTTE	NC	28459
2290004809	HEWETT CONNIE ELAINE	17507 KATHLEEN COURT	MATOACA	VA	23803
2290004802	TODD HENRY KELLY	P O BOX 1911	SHALLOTTE	NC	28459
2290004801	BELL PETER A	1640 GORES LANDING RD SW	OCEAN ISL BCH	NC	28469-6344
22900047	HALL BARBARA E	1910 GOOSE CREEK RD	OCEAN ISLE BEACH	NC	28469
22900029	BULLARD JUDY G	1022 BRICKLANDING ROAD	SHALLOTTE	NC	28470
2290001602	WRIGHT MICHAEL E	223 E MIDDLE ST # 1FL	GETTYSBURG	PA	17325-1922
22900015	SAPP LILLIE MAE	924 HARRY BELL RD	SHALLOTTE	NC	28459
21300059	ROBINSON JONATHAN WAYNE (LT)	1141 RUTLEDGE LANDING DR	KNIGHTDALE	NC	27545-8155
2130006304	COASTAL SAND INC	PO BOX 7322	OCEAN ISLE BEACH	NC	28469
21300057	CANADYS SERVICES INC	PO BOX 41035	FAYETTEVILLE	NC	28309-1035
21300061	MARINE SERVICES OF BRUNSWICK COUNTY INC	837 BRICKLANDING ROAD SW	SHALLOTTE	NC	28470
2290001504	STEPHENS SUSAN JOYCE	1041 BRICK LANDING RD SW	SHALLOTTE	NC	28470-5359
2290002905	AMADI WYCLIFF A ETUX	120 SALEEN DR	WILLOW SPRING	NC	27592-7606
2130006301	WEAVER HOMES INC	350 WAGONER DR	FAYETTEVILLE	NC	28303-4647
2290004901	TODD WILLIAM EARL	989 BRICKLANDING RD SW	SHALLOTTE	NC	28470
2290004808	GORE LINDSEY WAYNE	971 BRICK LANDING ROAD	SHALLOTTE	NC	28470
2290004806	DIXON LEANN GAIL ETVIR	979 BRICK LANDING RD SW	SHALLOTTE	NC	28470-5353
2290004803	HUSSEY GAIL L	947 BRICK LANDING RD SW	SHALLOTTE	NC	28470-5353
2290004701	GORE TIMOTHY WARREN	923 BRICKLANDING RD SW	SHALLOTTE	NC	28470
2130000104	ELECTRIC CO THE	P O BOX 608	SMITHFIELD	NC	27577
213000069	LUDLUM KAREN HOPE	7157 RIVERFRONT DRIVE	NASHVILLE	TN	37221
2130000107	WHITE R D III	PO BOX 40	SHALLOTTE	NC	28459-0040
2130000111	WHITE R D III	PO BOX 40	SHALLOTTE	NC	28459-0040
213000001	WHITE R D III	PO BOX 40	SHALLOTTE	NC	28459-0040
2290001501	JOHNSON MINEREE	P O BOX 3164	SHALLOTTE	NC	28459
2290002904	GURGANUS DOUGLAS LAWRENCE	4669 DEVANE RD SW	SHALLOTTE	NC	28470
2290002801	CALABASH HOLDINGS LLC	PO BOX 126	ASH	NC	28420-0126
2290002803	LUDLUM GARY LYNN	1521 N MAIN ST	WILLIAMSTOWN	NJ	8094
229000016	GRAHAM PAULINE	221 SMITH AVE	SHALLOTTE	NC	28459

2130006302	RAMIREZ ALVARO RENDON	3772 BEAVER CIR SW	SHALLOTTE	NC	28470-4605
2290004804	HENSON GRAYSON	3903 GARNER STREET SW	SHALLOTTE	NC	28470
2290004805	HENSON GRAYSON	3903 GARNER STREET SW	SHALLOTTE	NC	28470
2290001503	GAUSE PHILLIP	4623 MAPLE HILL RD SW	SHALLOTTE	NC	28470-5369
21300058	JOHNSON ELLA HILL	4743 MAPLE HILL RD SW	SHALLOTTE	NC	28470-5009
21300060	HICKMAN CLARICE R (LT)	PO BOX 1202	SHALLOTTE	NC	28459
2130005901	ROBINSON JONATHAN WAYNE	1141 RUTLEDGE LANDING DR	KNIGHTDALE	NC	27545-8155
21300062	PERALTA ADRIANA	4425 ALLIGATOR RD NW	ASH	NC	28420-2323
2290002901	STEPHENS CORP AT BRUNSWICK	322 CIRCLE PARK PLACE	CHAPEL HILL	NC	27517
2130000114	POWELL TIMOTHY BRYAN	P.O. BOX 1945	SHALLOTTE	NC	28459
2130000113	OCEAN SIDE CORPORATION	PO BOX 4640	CALABASH	NC	28467
2130000112	CAUSEY ELOISE P	985 VILLAGE POINT RD	SHALLOTTE	NC	28470-5335
2130000109	SHEFFIELD SEAFOOD & GROCERY INC	57 CAUSEWAY DRIVE SW	OCEAN ISLE BEACH	NC	28469
2130000108	SHEFFIELD JOHN C ET	57 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2130000106	ON SHORE REALTY DEV & EXCAV LLC	PO BOX 352	SHALLOTTE	NC	28459-0352
2130000105	BARRETT JAMES E	58 PLANTATION DR SW	OCEAN ISL BCH	NC	28469-7301
2130000103	FERRELL GLENN WALLACE ETUX	21827 ADVOCATES CT	CORNELIUS	NC	28031-8162
2290001502	HOLMES STEVE ANDREW	8 ABBY LN	MASTIC	NY	11950-5204
2290005504	OSPINA MARTHA I	1009 BRICK LANDING RD SW	SHALLOTTE	NC	28470-5359
2130006306	DUCKWORTH PAMELA N	138 SHALLOTTE BLVD	OCEAN ISLE BEACH	NC	28469-7712
2290002906	CANADY JOSEPH L AND	1034 BRICK LANDING RD SW	SHALLOTTE	NC	28470-5358
22900028	LUDLUM L L	1048 BRICKLANDING RD SW	SHALLOTTE	NC	28459

**OWNER(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
229BA079	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA071	KISELICH CHARLES J ETUX	517 ROBINHOOD LANE	MCMURRAY	PA	15317
229BA068	MOLER ROBERT K ET	4651 NEWINGTON RD	JEFFERSON	MD	21755-8240
229BA031	CRIM EDGAR T JR ETALS	37030 CHARLES TOWN PIKE	HILLSBORO	VA	20132-2755
229BA030	MARTI PETE	4568 HELENA DR	TITUSVILLE	FL	32780
229BA070	BEK JONG MAN	1667 GREENSIDE CT SW	OCEAN ISLE	NC	28469
	SHEMIT MIKE JR ET	14852 BERLIN TURNPIKE	PURCELLVILLE	VA	20132

**APPLICANT(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	MCKIM AND CREED	243 N. FRONT STREET	WILMINGTON	NC	29401

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-118

Applicant: Dream Finder Homes, LLC c/o Brian Johnston

Project Name: The Preserve at White Rock Lake

Property Location: Stone Chimney Road SW (SR 1115)

Parcel Number: 21600039

Zoning District: R-7500 (Medium Density Residential)  
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 RR (Rural Residential)  
**South:** R-7500, R-6000 (High Density Residential) and CLD (Commercial Low Density)  
**East:** RR and R-7500  
**West:** R-6000

Proposed Use: The Preserve at White Rock Lake is a proposed planned development, consisting of 91 single family lots on 42.81 acres, creating an overall density of 2.13 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 MDR (Medium Density Residential) and Open Space Conservation 1.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 8.56 acres. The developer is proposing 19.92 acres of dedicated open space. The developer is also proposing 1.66 acres of recreation space of which 1.28 acres are required.
- The proposed project will generate approximately 870 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots.

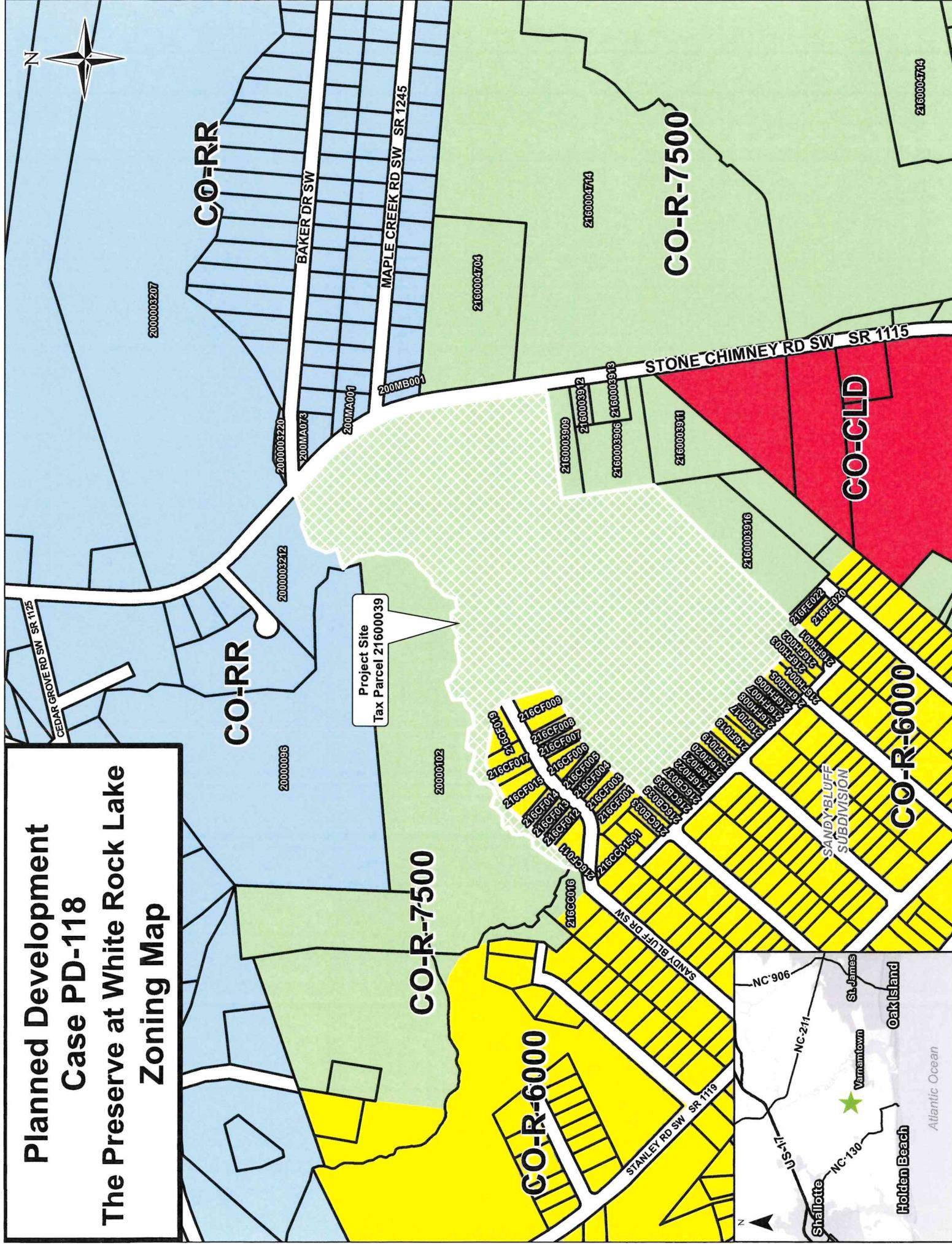
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 19.92 acres of open space where as 8.56 acres are required.
  2. The stormwater ponds will be constructed to treat the 25-year storm event.
  3. Sidewalks are to be installed on one side of the street.
  4. All lots will be located outside of the AE Flood Zone.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- Small portions of the open space are in an AE flood zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on October 30, 2023.
- TRC was held on October 4, 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:

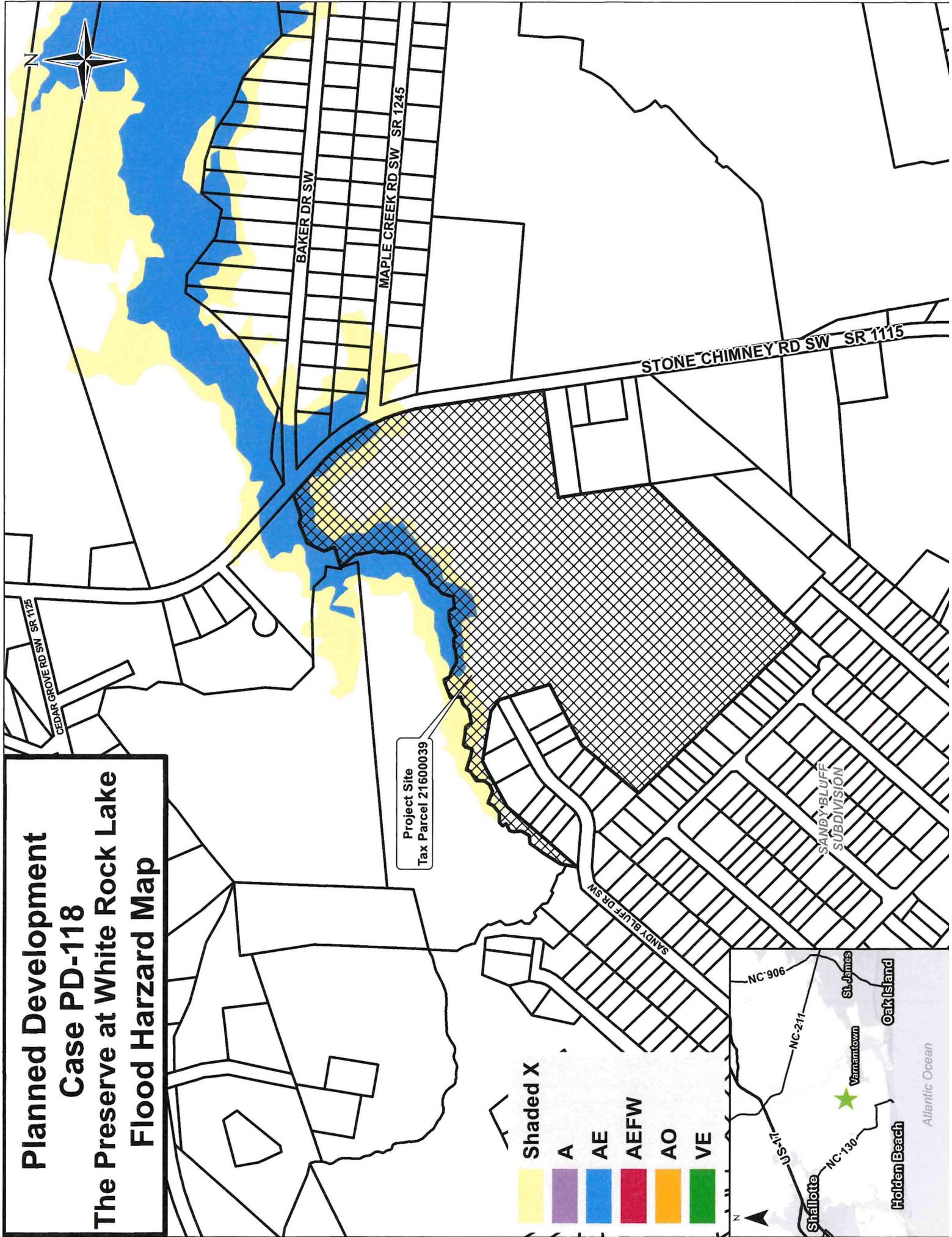
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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-118 The Preserve at White Rock Lake Zoning Map



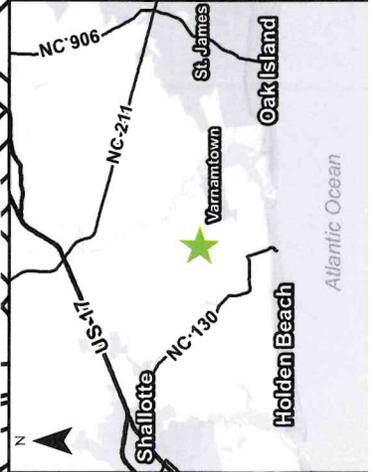


# Planned Development Case PD-118 The Preserve at White Rock Lake Flood Hazard Map

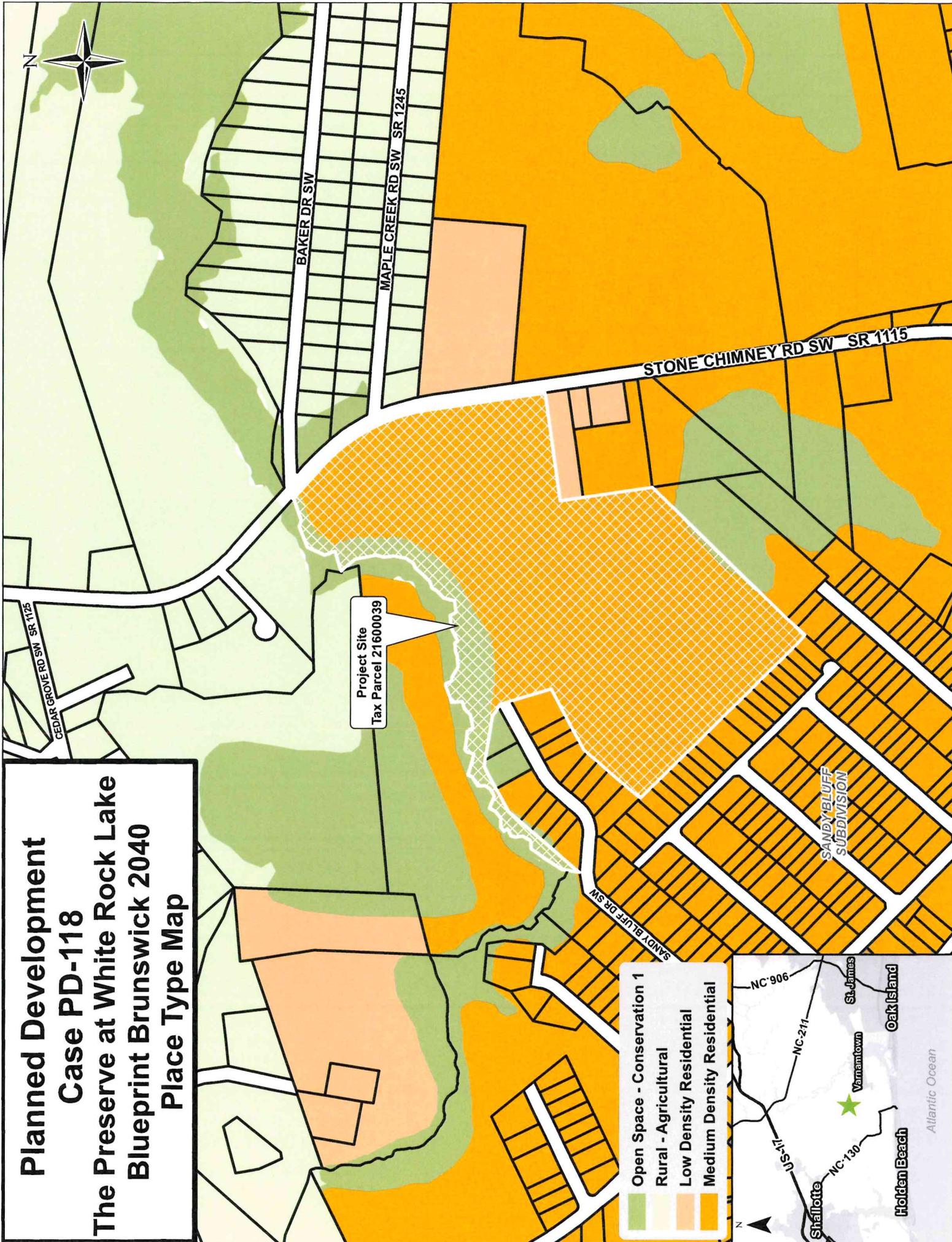


Project Site  
Tax Parcel 21600039

- Shaded X
- A
- AE
- AEFW
- AO
- VE



# Planned Development Case PD-118 The Preserve at White Rock Lake Blueprint Brunswick 2040 Place Type Map



Project Site  
Tax Parcel 21600039

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





**C/O Engineering, PLLC**  
 1000 S. Salisbury Street  
 Raleigh, NC 27605  
 Phone: 919-286-0100  
 Fax: 919-286-0101  
 www.coe-engineering.com

**The Preserve at White Rock Lake**  
 Holden Beach, Brunswick County, NC  
 Preliminary Subdivision Plan

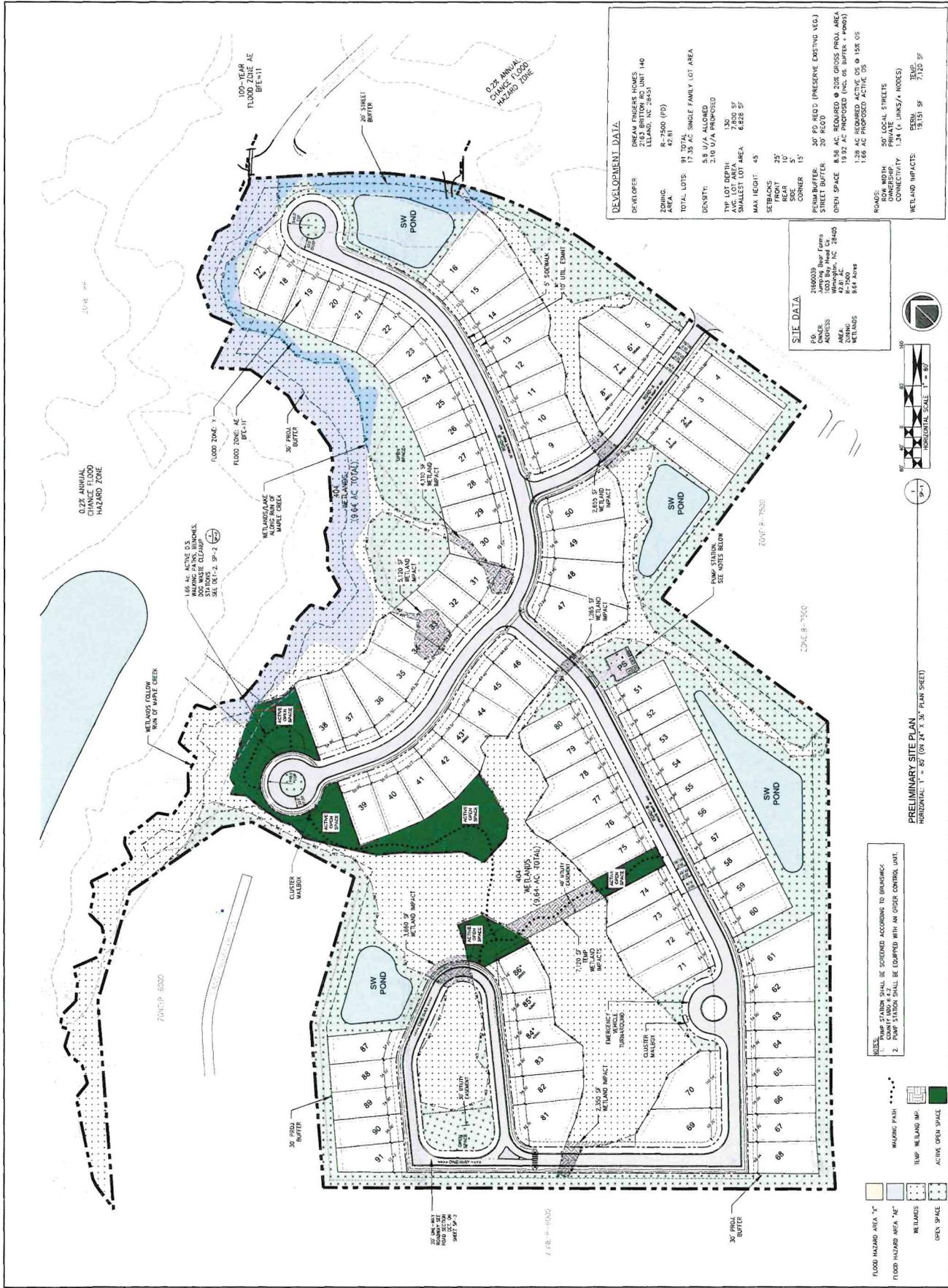
REV	DATE	DESCRIPTION
1	05/15/2018	ISSUED FOR CONSTRUCTION

**Dream Finders Homes**  
 1000 S. Salisbury Street  
 Raleigh, NC 27605  
 Leland, NC 28451



NO.	DATE	DESCRIPTION
1	05/15/2018	ISSUED FOR CONSTRUCTION

**SHEET**  
**SP-01**

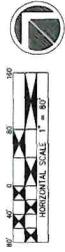


**DEVELOPMENT DATA**

DEVELOPER	DREAM FINDERS HOMES
PROJECT	THE PRESERVE AT WHITE ROCK LAKE
PARCEL	140
ZONING	R-7500 (P)
AREA	42.81
TOTAL LOTS	91 TOTAL SINGLE FAMILY LOT AREA
DENSITY	17.35 AC. ALLOWED
AVG. LOT AREA	2.10 U/A PROPOSED
LARGEST LOT AREA	13,200 SF
SMALLEST LOT AREA	6,828 SF
MAX. HEIGHT	45'
SETBACKS	FRONT: 25'
	REAR: 5'
	CORNER: 15'
PERMITS	30' PD REQ'D (PRESERVE EXISTING VEG)
STREET BUFFER	30' PD REQ'D
OPEN SPACE	8.56 AC. REQUIRED @ 20% GROSS PROJ. AREA
	19.92 AC. PROPOSED (INCL. OS, BUFFER + POND)
	1.28 AC. REQUIRED ACTIVE OS @ 1.5% OS
	1.68 AC. PROPOSED ACTIVE OS
ROADS	50' LOCAL STREETS
CONNECTIONS	PRIVATE
CONNECTIVITY	1.34 (1-JANUS/A, NODES)
WETLAND IMPACTS	35,335 SF
	15,335 SF
	7,000 SF

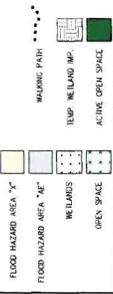
**SITE DATA**

21800339  
 1000 S. Salisbury Street  
 Wilmington, NC 28405  
 ZONING: R-7500  
 WETLANDS: 8.64 ACRES



**PRELIMINARY SITE PLAN**  
 HORIZONTAL SCALE: 1" = 80'

- 1. POND STATION SHALL BE SCREENED ACCORDING TO BRUNSWICK COUNTY ORDINANCE 10-100.
- 2. POND STATION SHALL BE EQUIPPED WITH AN GROSS CONTROL UNIT.





## BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422  
www.brunswickcountync.gov/planning • (910)253-2025

October 5, 2023

CLD Engineering  
PO Box 1172  
Wilmington, NC 28402

**RE: The Preserve at White Rock Lake Planned Development  
File # PD-118**

To Whom It May Concern:

The Technical Review Committee (TRC) at their October 4, 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 note any mail kiosk locations.
- Please remove/revise Note #11 since the buffer is not voluntary.
- Please specify the trail surface material to be used.
- Please remove any portion of all lots outside of the AE flood zone.
- Please specify or label all active open space uses.
- Please note that the pump station will be screened consistent with UDO Section 6.4.
- Please note that there will be a minimum of 2 driveway parking spaces per lot outside of the right-of-way.
- Please provide the total wetland acreage.
- Please specify the land use, Tax ID's and ownership of the adjacent parcels.
- 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)

- A State Stormwater Permit will be required as stated in Note #3 on the Existing Conditions plan sheet.
- A State Erosion Control Permit will be required.
- A County Stormwater Permit will be required as stated in Note #3 on the Existing Conditions plan sheet.
- County SW will require no net increase in the peak discharge from the pre-development conditions for the 1-year, 10-year, and 25-year, 24-hour design storms. The 100-year design storm will also need to be analyzed to ensure there is no overtopping of SCMs.

Comments from Engineering

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



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- Existing 12" watermain on Stone Chimney Road; existing 8" watermain on Sandy Bluff Drive for possible interconnection as shown on Sheet 4 of 4.
- Existing 8" high pressure sewer forcemain on Stone Chimney Road.
- Per Sheet SP-02 (Sheet 4 of 4) of the submitted preliminary plans a gravity sewer collection system is proposed with a sewer pump station adjacent to Lot #51 along with a public water distribution system.
- At this location of the PS an odor control unit will be required to be installed.
- Fire hydrant required at the subdivision entrance (one is proposed) and then maximum fire hydrant spacing is 800 LF max or as required by the Fire Marshal.
- Each lot must have its own gravity sewer lateral and its own water lateral with a double gang water meter box or two single gang water meter boxes.
- Water and a low pressure sewer main is shown stubbed to the adjacent tract for future development at the cul-de-sac at Lot 38; the end of line sewer manhole where the future low pressure line will connect must be a polymer concrete manhole per county tech specs; water and sewer stubs are crossing wetlands so a directional drill installation may be required; a minimum 40' wide public utility easement is required over the water and sewer lines for the future development with the PUE connecting to the street ROW of the cul-de-sac for Public Utilities staff access and maintenance of the water and sewer.
- A 20' side PUE is required over the proposed water main that crosses common area outside of the street ROW between Lots 81 and Lots 90 (note: proposed sewer crosses this common area as well and a PUE is shown over the sewer).
- From a future maintenance the water and sewer crossing the large wetlands area from Lot 86 to Lots 74/75 will most likely have to be of a jointless construction type; the reach of sewer between proposed sewer manholes for this installation thru the wetlands appears to exceed the maximum allowed between manholes per the State MCD for Gravity Sewer and Forcemains – engineer to address.
- NCDOT Encroachment would be required for water and sewer connections on Stone Chimney Road.

### Comments from Floodplain Administration

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

- Floodplain Development Permits are required the following locations prior to site construction: Storm Water Pond Construction North of Lot 16; Cul-de-sac at Easterly end of Road B; Water and Sewer stub construction north of open space west end of Road B.

### Comments from NCDOT

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

These preliminary comments and are based on the plans as submitted for the proposed site and are subject to further review upon receipt of any additional information.

Subsequently, additional comments and/or requirements may be necessary for this site.

- NCDOT Driveway Permits, and Encroachments are submitted through the NCDOT Online Portal -<https://connect.ncdot.gov/municipalities/Utilities/Pages/help.aspx>
  - Include a temporary construction entrance is to have 8" min depth per NCDOT std 1607.01
  - \$50 inspection fee per access is required



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- Driveway connections to SR will be required to have a min 2% fall from the EOP and shown on driveway profiles and minimum pipe cover of 12" for RCP culverts shown. If no pipe is needed, show appropriate information for grade to drain away from the roadway.
- No obstructions shall be placed within the NCDOT sight triangles.
- Refer to the NCDOT checklist for submittal requirements (Documents, details, and plans).
- Sight distance to be addressed and shown on plans with the curvature of Stone Chimney Rd (speed limit 55mph)
- Protected stem length 100 ft preferred from R/W line; show and label on plan.
- **If TIA not required, more comments during driveway permit review may be given.**
- The curbing should end at the R/W line with a flare end.
- If stormwater drains to NCDOT R/W, submit stormwater calcs for hydraulic review
- An NCDOT Encroachment Agreement(s) is/are required for any utility connections or installation within NCDOT right-of-way and submitted through the electronic portal.

### 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 combustibile 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 October 13, 2023.

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

Sincerely,



**BRUNSWICK COUNTY PLANNING DEPARTMENT**

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

*Marc A. Pages*

Marc A. Pages  
Brunswick County Principal Planner



# Planned Development (PD)

## Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)  
 \$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <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 : OSTINATO RIGORE LLC	Phone : 910 - 520 - 9777
	Address : 1003 BAY HEAD CIR	Fax
	City, St, Zip : Wilmington, NC , 28405	Email : ssgroup316@gmail.com

Applicant or Representative	Name: Joseph Brian Johnston (Dream Finders Homes LLC)	Phone : 704 - 361 - 5518
	Address : 2163 Britton Road, Unit 140	Fax
	City, St, Zip : Leland, NC, 28451	Email : Brian.Johnston@dreamfindershomes.com

Property Information	Address
	Tax Parcel(s) <b>Parcel ID: 21600039</b> <b>Parcel PIN: 202710455666</b>
	Acreage <b>42.81</b>
	Current Zoning <b>R-7500</b>
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name <b>The Preserve at White Rock Lake</b>
	Modification or Expansion Of Existing PD? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres <b>42.81</b> Lots <b>91</b>
	Multi-Family Acres _____ Units _____
	Commercial Acres _____

Authorization	Property Owner Signature  _____ Date <u>9/13/2023</u>
	Applicant/Representative Signature  _____ Date <u>9-13-2023</u>

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

# Case PD-118

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
200MB001	ROGERS JOHN A		459 MAPLE CREEK RD SW	SUPPLY	NC	28462-2751
200MA001	BRIGHT JULINA M AND	RUDDER DORIS A	516 SHOP LN	CHESTER	SC	29706-5197
216CB035	POTTS CHARLES GORDON ETUX	POTTS CRYSTAL TYNDALL	103 IVY ST	GROVER	NC	28073-9510
216FH006	PAGNOZZI ANTHONY CHARLES ET	PAGNOZZI NANCY A	3504 VERNON STREET	GREENSBORO	NC	27408
216FH004	MCMACKIN PHILLIP G		2200 MAPLE HILL DR SW	SUPPLY	NC	28462
216FH002	BELL TAMMY RENEE		2208 MAPLE HILL DR SW	SUPPLY	NC	28462-3085
216CF015	CAPE MARION E JR ETUX	CAPE LINDA B	624 SANDY BLUFF DR	SUPPLY	NC	28462
216CF011	ROME JESSIE ZANE		656 SANDY BLUFF DR SW	SUPPLY	NC	28462-2260
216CF009	EVERHART RICKY DALE		605 SANDY BLUFF DR SW	SUPPLY	NC	28462
216CF006	BLAKE TYLER ETUX	BLAKE ELIZABETH SHAE	2981 HOLIDAY ST SW	SUPPLY	NC	28462-2235
216CF003	CHAMBERLIN CARL S ETUX	CHAMBERLIN PRISCILLA B	641 SANDY BLUFF DRIVE	SUPPLY	NC	28462
216CF001	IRREVOC INTER VIVOS TRUST FOR MARSTON B HOI		4202 CABARRUS CT E	GREENSBORO	NC	27407-7350
216CC016	LATHAN WILLIAM E ET	LATHAN HAZEL	902 PINEBLUFF LAKE ROAD	ABERDEEN	NC	28315
216CB036	LUECK DANA LYNN		2134 MAPLE HILL DRIVE SW	SUPPLY	NC	28462
216CB033	MORRIS LARRY W JR ET	MORRIS RHONDA	2120 MAPLE HILL DR SW	SUPPLY	NC	28462-3083
216FE020	DOYLE COLEMAN LIND FAYE		600 OAKWOOD DR SW	SUPPLY	NC	28462-3087
2160003913	BURKE DOVOVAN ETUX	BURKE ROBIN	2173 STONE CHIMNEY RD SW	SUPPLY	NC	28462-5907
2160004714	RIVERLAKE OF HOLDEN LLC		2919 BREEZEWOOD AVE STE 100	FAYETTEVILLE	NC	28303-5283
2160003912	THOMAS RONALD D ETUX	THOMAS PAULA	2171 STONE CHIMNEY RD SW	SUPPLY	NC	28462-5907
216FH007	BERNHARDT CHRISTINA ETVIR	BERNHARDT ROYCE	811 E DONALDSON AVE	RAEFORD	NC	28376-2303
216CF017	ZELL BRIAN JOSEPH ETUX	ZELL MEREDITH JAYE	616 SANDY BLUFF DR SW	SUPPLY	NC	28462-2260
216FI021	SUPPLY GROUP INC		237 OCEAN HWY E	SUPPLY	NC	28462-3359
2000003220	VARNAM MITCHEL C JR ETUX	VARNAM NICOLE MARIE	405 MAPLE CREEK RD SW	SUPPLY	NC	28462-2751
2000003212	BRYANT ELLIOTT S		2190 WILDWOOD LAKE DR	SUWANEE	GA	30024
2000003207	MILES T BRYANT LIVING TRUST		6003 BAIRD ST	DURHAM	NC	27712-3407
200MA073	HOFFMAN ROBERT ALLEN ETUX	HOFFMAN SHARON	2090 STONE CHIMNEY RD SW	SUPPLY	NC	28462-6082
2160004704	NEW LIFE CHRISTIAN FELLOWSHIP INC		2401 LEONARD ROAD SW	SUPPLY	NC	28462
2160003909	ALSBROOKS LEE HAMILTON		6480 MYRTLEHEAD RD NW	ASH	NC	28420-2622
2160003906	WHITE DANNY C (LT)	* DANIEL CARTER WHITE	2177 STONE CHIMNEY ROAD	SUPPLY	NC	28462
2160003911	BABINGTON ROBERT ETUX	LINN TRACY	2183 STONE CHIMNEY RD SW	SUPPLY	NC	28462-5907
2160003916	PERDUE ADAM		415 DEPOT ST	RANDLEMAN	NC	27317-1745
216FE022	PERDUE ADAM		415 DEPOT ST	RANDLEMAN	NC	27317-1745

216FI022	STEGALL LARRY S ET	STEGALL DEBORAH S	6420 LANDSFORD RD	MARSHVILLE	NC	28103
216FI020	WILLIAMS PAUL J ET	WILLIAMS CYNTHIA K	281 BULLARD CIR	FAYETTEVILLE	NC	28311
216FI019	HONEYCUTT LISA	HUTCHINSON NANCY S	183 MIDWAY RD	GEORGETOWN	SC	29440-2295
216FI018	HUTCHINSON DONALD C ET	CABRAL DANIEL F JR ET	3668 ENGLISH RD	WALLACE	SC	29596
216FI017	CABRAL DANIEL F JR ET	WHITLEY LOU LOVE	2055 DARROCH ROAD	LILLINGTON	NC	27546
216FH008	WHITLEY GARY L ETUX	HUMPHREYS ELIZABETH W	47670 MILLER TOWN ROAD	ALBEMARLE	NC	28001
216FH005	HUMPHREYS LEVI H ET		383 COUNTRY WOODS DR	HILLSVILLE	VA	24343-5227
216FH003	CODY KATHY		1103 INDIGO BRANCH RD SW	SUPPLY	NC	28462-3055
216FH001	KOVACH MELISSA		465 WINDY KNOB WAY	SALISBURY	NC	28146-6603
20000102	JUMPING BEAR FARMS LLC	C/O SEAN SCANLON	1003 BAY HEAD CIR	WILMINGTON	NC	28405-4037
20000096	JUMPING BEAR FARMS LLC	C/O SEAN SCANLON	1003 BAY HEAD CIR	WILMINGTON	NC	28405-4037
216CF019	PEAVY CAROLYN DIANE HEIRS	C/O APRIL E SANDERS	604 SANDY BLUFF DR SW	SUPPLY	NC	28462-2260
216CF014	KENDALL KENNETH C ETUX	KENDALL LINDA H	38434 JUDE ROAD	NEW LONDON	NC	28127
216CF013	BRIGGS DARRELL LYNN ETUX	BRIGGS LINDA KAYE	207 CONRAD ST	LEXINGTON	NC	27295-1713
216CF012	COTUGNO VIRGINIA		636 SANDY BLUFF DR SW	SUPPLY	NC	28462-2260
216CF008	PLATEROTI ANTONIO S AND	EMMINO MARY JO	696 SANDY BLUFF DR SW	SUPPLY	NC	28462-2260
216CF007	PLATEROTI ANTONIO S AND	EMMINO MARY JO	696 SANDY BLUFF DR SW	SUPPLY	NC	28462-2260
216CF005	LAY MELISSA K ETVR	LAY MICHAEL J	629 SANDY BLUFF DRIVE SW	SUPPLY	NC	28462
216CF004	WELCH JACK R ETUX	WELCH PAULETTE H	731 KILLIAN FARM RD	STANLEY	NC	28164-8753
216CC01501	GIBSON FREDDIE L JR ETUX	GIBSON LISA S	17860 LONGVIEW FARM ROAD	LAUREL HILL	NC	28351
216CB037	LUECK DANA LYNN		2134 MAPLE HILL DRIVE SW	SUPPLY	NC	28462

**OWNER(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
21600039	OSTINATO RIGORE LLC	C/O SEAN SCANLON	1003 BAY HEAD CIR	WILMINGTON	NC	28405-4037

**APPLICANT(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	DREAM FINDERS HOMES, LLC	ATTN: JOSEPH BRIAN JOHNSTON	2163 BRITTON ROAD UNIT 140	LELAND	NC	28451