



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
December 11, 2023**

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

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the November 13th Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Guest presentation from *Building Alliance for a Sound Economy* (BASE) on the state of housing.
- 9) Public Hearing.
 - A. Major Subdivision – SS-285

Name: Pea Landing
Applicant: Norris and Tunstall Consulting Engineers P.C.
Tax Parcel: 21000071
Location: Pea Landing Road north of Jessie Mae Monroe Elementary School
Description: Pea Landing is a proposed major subdivision consisting of 85 single-family lots on 28.76 acres creating an overall density of 3.0 units per acre.
 - B. Rezoning Z-876

Proposed rezoning of approximately 28.95 acres located off Ash-Little River Road (SR 1300) near Ash, NC from RR (Rural Residential) to R-7500 (Medium Density Residential) for Tax Parcel 20900056.

LAND USE PLAN MAP AMENDMENT LUM-876:
Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from RA (Rural Agricultural) to MDR (Medium Density Residential) for Tax 20900056 located off Ash-Little River Road (SR 1300) near Ash, NC. This Land Use Plan Amendment totals approximately 28.95 acres.
 - C. Rezoning Z-877

Proposed rezoning of approximately 1.51 acres located at 593 Holden Beach Road SW (NC 130) Near Shallotte, NC from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1980004303.
- 9) Other Business.
 - A. Planning Board Case Update.
- 10) Adjournment.

Revised 12/8/23

MINUTES

PLANNING BOARD

BRUNSWICK COUNTY, NC

**6:00 P.M. Monday
November 13, 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
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Ron Medlin

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Principal Planner
Connie Marlowe, Admin. Asst. II
Ron Meredith, Planner
Tyler Connor, Planner I
Dennis Rabon, Zoning Administrator
Jeff Walton, Planner II
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Chuck Munn
Don Harley
Cindy Babson
Richard Collier, McKim and Creed
Julie Youngman
David Ballengee
Savanna Tenenoff, Brunswick Beacon
Carl Parker
Richard Alvarez
Cindy Davis
John Richards, Thomas & Hutton
Amy Schafer
Mario Lawrence
Jeff Petroff, CLD Engineering

Polly Hewett Long
Tim Evans
Wendy Sibley
Len McLamb
Johnia McCumbee
Wendy Brown
Christy Merek
Lisa Smith Trejo
Courtney Milliken
Brandon Simmons
Belinda Benz
Terri Alston
Charles Cazier
Nate Allen, CLD Engineering
Robin Vanvliet

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. Ron Medlin was absent.

IV. CONSIDERATION OF MINUTES FROM THE 11-SEP-23 AND 09-OCT-23 MEETINGS.

Mr. Bittenbender made a motion to approve the 11-Sep-23 and 09-Oct-23 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon addressed the Board. She stated that staff will provide an update to the Board regarding the Holden Beach Causeway under VIII. Other Business.

VI. PUBLIC COMMENT.

There were no public comments.

VII. NEW BUSINESS.

A. Planned Development – PD-115

Name: Ashton Farms Planned Development
Applicant: Thomas and Hutton Engineering
Tax Parcel(s): 146NA004, 146NA005, 146NA006, 146NA007, 146NA008, 146NA009, 16300008, 16300009, 16300013, 16300014, a Portion of 16300015, and 16300017
Location: Whiteville Road NW (NC 130), Russtown Road NW (SR 1315) and Longwood Road NW (SR 1321)
Description: Ashton Farms is a proposed planned development consisting of 2,750 single-family lots, 200 townhome lots and 20.50 acres of commercial on a total of 1,256.50 acres, creating an overall density of 2.35 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.
- 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.
- 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).
- 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.
- Provide a vehicular stub out or access easement to Tax Parcel 1630001502.

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

Mr. Chuck Munn, Director of Development for Hoya Investment Corporation, addressed the Board on behalf of the applicant. Mr. Munn said Thomas & Hutton is the engineering firm for this project. Mr. Munn said they met with staff on several different occasions and they are in agreement with staff's conditions for approval of the project. He said developing the property as a planned development (PD) will allow for the best and highest use of the property. Mr. Munn said the proposed PD will be 2.3 units per acre; whereas, 5.8 units per acre are allowed in the R-7500 (Medium Density Residential) zoning district. He stated that additional landscape buffers and open space (250 acres in a PD and 65 acres in R-7500) are required. He said they are providing 500 areas of dedicated open space and 37.7 acres of recreational space. There will be a wide variety of housing options (architectural style) and lot sizes; there will be useable street scape including connectivity for vehicles, bicycles, golf carts and pedestrians; this will be a LID (Low Impact Development) project that will include bioretention swales, rain gardens and street trees. Mr. Munn said they will be installing approximately 5 miles off-site force main for sewer and approximately 2 miles off-site for public water, which will be available to properties subject to the County's Public Utilities capacity. He further stated that they will comply with all minimum requirements as outlined in the Staff Report. Mr. Munn concluded that they feel that the PD approach is more appropriate for this area.

Mr. Carl Parker, representative of Brunswick County NAACP (National Association for the Advancement of Colored People) addressed the Board on behalf of the Ash community. Mr. Parker expressed concern with stormwater issues and the potential of wells drying up if this project is approved. He felt that public water should be available to the entire Ash community. Mr. Parker felt that money should be set aside to build up the Ash community prior to allowing more development in the area, which could potentially place a burden on the community.

Ms. Lisa Trejo addressed the Board. She concurred with Mr. Parker's comments. Ms. Trejo expressed concern with homeless people in the area that need assistance as well as the excessive traffic that will be generated by the proposed development. Ms. Trejo felt that there is a potential for schools to be more overcrowded and the wildlife is being run out of its habitat.

Mr. Brandon Simmons addressed the Board. Mr. Simmons said Appendix D of the Blueprint Brunswick 2040 CAMA Land Use Plan (Plan) lists significant natural heritage areas and protected lands within the County. The Plan states, "These areas include complex natural areas, areas that sustain remnant species, pocosins, wooded swamps, prime wildlife habitats, or registered natural landmarks". He stated that Table D-2.7 Heritage Areas Map Ref. #31 list Long Bays Savana and Carolina Bays and a large portion of Ashton Farms PD is within this area. Mr. Simmons proceeded to say that building should be responsible, while preserving the delicate ecosystem for future generations. Mr. Simmons was also concerned with the wetland areas being disturbed where side streets are proposed in close proximity to wetlands and natural heritage areas. Mr. Simmons asked if D.R. Horton is the builder for this project? Mr. Dunham said the Board has not been informed of the builder for the project. Mr. Simmons provided unfavorable building practices done by D.R. Horton in Hawkeswater according to an article in the Port City Daily on 16-May-19. He quoted an article from Dallas News where an entire subdivision sued D.R. Horton for damages in Anderson County, SC and was awarded \$15 million dollars on 27-Sep-23. He stated that D.R. Horton prides themselves on being the largest homebuilders in the country by volume, but he felt the focus should be on quality rather than quantity. Mr. Simmons asked the Board to deny the request or postpone the matter until other arrangements can be made. He, personally, felt that the site would be better suited for a state park and wildlife refuge to preserve resources and educate the public.

Ms. Easley asked Mr. Simmons to indicate on a map where the areas are located that he was speaking about? Mr. Simmons approached the Board and presented 2 maps of the areas in question.

Ms. Polly Hewett Long addressed the Board. Ms. Long said she served on the Committee for the County Historic Survey and she traveled around the County documenting the history and heritage. Ms. Long said since that time, she only sees destruction of the heritage of the County because wetlands have been filled (i.e., Brunswick Plantation). She said roads are overcrowded and this development will only compound the problem. Ms. Long asked the Board to eliminate clear cutting and restrict and/or adjust the density requirements in the Brunswick County Unified Development Ordinance (UDO).

Mr. Tim Evans addressed the Board. Mr. Evans felt that the UDO is destroying the culture of the County. He stated that the Ash community has no representation from the Planning Board or the Board of Commissioners. He said the TRC (Technical Review Committee) has reviewed the project and staff is recommending approval with conditions as outlined in the Staff Report. He further stated that the NC Law says if there is a gray area such as who has the approving authority, such action(s) is grounds for an appeal. Mr. Evans said the developer has been working on the property building roads and stormwater ponds and Section 3.1.1. in the UDO requires a development permit be issued prior to development. Mr. Evans reiterated that the Ash community does not have representation because the Board of Commissioners have decided that the final decision will be the Planning Board as outlined in the UDO. He urged the Board to lift their moral integrity and deny this project.

Mr. Don Harley, Listing Agent for the property, addressed the Board in favor of the project. He felt that the neighbors will benefit from the development because there is an extension of public utilities that homeowners will be able to tie into, stormwater drainage will be improved, there is a

commercial component of the project to provide commerce to the area and there will be reserved land for a potential fire station to the area.

Ms. Wendy Sibley addressed the Board. Ms. Sibley provided statistical information regarding the student to teacher ratio (Elementary – 23 to 1, Middle – 25 to 1, High School – 25-30 to 1) relevant to the Shallotte and Ash areas of the county. Ms. Sibley said there is a current problem with the availability of veterinary services in the county as well as assisted living and long-term care facilities. She expressed concern with the people moving into the county when there is already limited availability of services or capacity deficiencies for services such as medical, schools, and emergency/first responders.

Ms. Cindy Babson addressed the Board. She stated that she is part of the petition against Ashton Farms being approved for development in the County. She said she currently live about ¼ of a mile from the proposed project. She read statistical information regarding development approvals in the County from 2021 to the present date with a focus on the western part of the County. Ms. Babson said there have been 31 PDs and some expansions for existing PDs approved with 11,234 acres of disturbed land, which encompasses wetlands, animals, trees, pervious land, open space, farms, hog farms, horse farms, chickens, and ponds. She further stated that there are 12,567 structures, which equates to approximately 2.60 people per household (according to the US Census), thus, adding 32,674.20 people in the western part of the County. The population growth rate is 898% for the upcoming years. Ms. Babson felt that there should be a solution to slow down growth in the County and she suggested a moratorium be placed on development.

Mr. Len McLamb addressed the Board. Mr. McLamb was concerned with the schools being overcrowded and the current need for road improvements.

Ms. Johnia McCumbee addressed the Board. Ms. McCumbee expressed concern with educational deficiencies in the County and the potential for more children if proposed development is approved, which will further overcrowd the schools and pose a negative impact on the teacher's ability to teach in an effective manner. She reiterated that work has been done on the subject property and wetlands have been disturbed. Mr. Dunham informed the audience that the delineation of federal wetlands is determined by the US Army Corps of Engineers (Corps of Engineers).

Ms. Julie Youngman, Southern Environmental Law Center, addressed the Board. Ms. Youngman asked that the Board consider the potential impact of converting forested marshy areas into impervious surfaces. She stated that flooding can end up on neighboring properties and there are several other factors to consider such as endangered species, shellfish, water filtration to keep groundwater clean, etc. that can be detrimental to the area because of the proposed development.

Ms. Wendy Brown, adjacent to the subject property and a business owner in the area, addressed the Board. Ms. Brown was concerned with the community being safe and the potential for an increase in traffic accidents on NC 130 if the proposed project is approved.

Mr. David Ballengee addressed the Board. Mr. Ballengee asked if tax dollars will be used to build the roads in this community since it is no longer a gated community? Mr. Ballengee said NC 130 and Longwood Road NW (SR 1321) are already congested and this development will compound the traffic issues. Mr. Ballengee said the stormwater plan previously discussed at the neighborhood meeting showed the sand mine on Longwood Road NW (SR 1321) not being a part of the property, even though the project is named Ashton Farms Sand Mine. He stated that they had this sand mine and another sand mine drawn in as part of their stormwater runoff. Mr. Ballengee asked what will happen to the water that was going to eventually end up in the sand mine areas? Mr. Ballengee was concerned about his well water (water table being affected by

runoff from this development). He concluded that there are several ponds in the area that were not there before the applicant purchased this property. Mr. Ballengee said this property will flood again just as it flooded during Hurricane Floyd. Mr. Ballengee was opposed to the development.

Ms. Christy Merek, business owner (Tree Service) in the area, addressed the Board. Ms. Merek said she started the petition against Ashton Farms PD that was previously submitted to the County. She stated that she owns a family farm in the nearby area and the proposed project will be a nuisance to her family. Ms. Merek said she has several livestock on her property and they cannot handle loud noises. Ms. Merek said her livestock provide for some of her income and she has already lost a lot of livestock due to predatory animals coming on her property because they are pushed out of their habitat. She was also concerned about chemicals (pesticides, soil erosion, etc.) used at the many homes built in this development that will be harmful to her garden, livestock and family. Ms. Merek warned the Board that they will be receiving calls from the new homeowners in this development regarding discharge of firearms when the people are hunting, noisy farm equipment (tractors, combines, etc.), fumes and odors, and noisy livestock in the area. Ms. Merek was also concerned with the additional traffic that will be generated by the proposed development because there are existing traffic issues (being forced off the road, no shoulder to pull off the road, and accidents in the area). She reiterated the need to protect the wetlands for wildlife habitat and plant growth. She said the more critical roles are protecting water quality, preventing floods and erosion. Ms. Merek felt that the proposed development is not a fit for the Ash area and will pose a negative impact to the area. She reiterated that a moratorium needs to be put in place and she urged the Board to protect their community by denying the applicant's request.

Ms. Courtney Milliken addressed the Board. Ms. Milliken was concerned with limited medical providers in the County and she provided statistics of wait times in emergency rooms, doctor's offices and other medical facilities that are currently scheduled several months in advance for appointments. Ms. Milliken said the proposed development will only escalate that number and place more stress on the provider as well as the people in need of care. She, too, expressed the same concerns previously expressed regarding schools, current road conditions, traffic, and the potential disruption of the current peaceful quality of life in the Ash community.

Ms. Cindy Davis, 2275 Whiteville Road NW, addressed the Board. Ms. Davis said the expanded commercial development along NC 130 would require more emergency services and facilities. She stated that she lives approximately 350' from the commercial portion of the proposed project. She urged the Board to preserve their community character (rural Ash) by denying this project. Ms. Davis said careful planning is crucial to strike a balance between meeting the needs of the community and avoiding overdevelopment. It is essential to consider the capacity of local infrastructure, transportation systems and the impact on neighboring residential areas. Ms. Davis further stated that the additional influx of residences and businesses require efficient infrastructure including transportation networks, utilities, and public services. She proceeded to say infrastructure development should keep pace with the growth of new development and retail commercial activity to prevent a strain on existing systems. Ms. Davis felt that infrastructure is currently lagging in meeting the needs of the County, especially, the Ash community. She concluded by saying property taxes can be increased when a residence is in close proximity to commercial development. She was also concerned with the environmental impact and excessive traffic that will be generated from the commercial component of the proposed project and the potential for crime in close proximity to her home, which she stated earlier is approximately 350' from the proposed commercial area.

Ms. Belinda Benz addressed the Board. Ms. Benz said Wet Ash Swamp, north of Ludlum Road NW, should be preserved. She stated that Wet Ash Swamp flows to the Waccamaw River and there are flood zones on the east side of the property in question as well as her property. Ms.

Benz reiterated that Ashton Farms is not a farm and the Ash community is not pleased with the developer insinuating otherwise. She stated that there are woodpeckers on her property that need to be protected. She said her husband retired 3 years early because he has cancer and air quality is paramount to his wellbeing. Ms. Benz, too, was concerned with air quality, wildlife, wetlands and flooding. Ms. Benz concluded that the County is putting the cart before the horse because Hwy 31's route through the County has not been determined, which will make a significant to the County once the location is determined.

Mr. Chuck Munn re-addressed the Board. He stated that this project will not be a gated community and the roads will be owned and maintained by the homeowner's association of the PD, but open to the public for through travel. He further stated that no County tax dollars will be used to build the roads; rather, private funds will be used to install all of the infrastructure development for this project. Mr. Munn concluded that they are committed to adhering to all Federal, State and local minimum requirements. He clarified that his company has not done any work on the property to date. He said there has been some activity at the sand mine between the owner and the contractor doing the work. He reiterated that his company has no involvement in the activities going on related to the sand mine or other work on the property. Mr. Munn said stormwater, wetlands, and wildlife will be better off with the proposed PD than a major subdivision submittal because there are extra buffers and open space requirements in a PD approval.

Ms. Trejo re-addressed the Board. Ms. Trejo mentioned a flooding situation where assistance was not provided to the Ash community during that time, but assistance was extended to the more affluent neighborhoods. She reiterated that the Ash community just wants a peaceful life and this development will potentially diminish the quiet environment. She reiterated that wildlife has no place to go because their habitat is being built upon. Ms. Trejo expressed her concerns about wetlands being preserved, which will minimize flooding in the area. Mr. Dunham said the diagram presented to the Board shows 30 ponds proposed for the area, but he is unsure if they are all wetlands and stormwater ponds.

Mr. John Richards, Engineer for Thomas & Hutton Engineering, addressed the Board and he stated that there are 30 stormwater ponds (earthen ponds) excavated from uplands. He said the Corps of Engineers will be reviewing the entire site.

Mr. Evans re-addressed the Board. He asked if this project has been approved by stormwater and Mr. Pages replied, no. Mr. Evans said the ponds cannot be stormwater ponds without approval from stormwater. He reiterated that work is being done on the site without proper permits. Mr. Evans was upset with Mr. Richards and Mr. Munn saying they have a stormwater plan when no stormwater permit has been issued by the State or locally.

Ms. Merek re-addressed the Board. She stated that Bobby Harrelson is the owner of the property and there is work being done on the property. She said she witnessed a bobcat being driven through the wetlands and there is another gate to keep people out of the area where work is being done.

Ms. McCumbee re-addressed the Board and asked that wildlife be relocated to a safe area if this project is approved.

Mr. Dunham said even though the developer does not have an approved stormwater plan, the project submittal shows where they intend to place retention ponds. He said those ponds may change once the project is reviewed by stormwater.

Mr. Ballengee re-addressed the Board and asked about stormwater ponds being in low areas and the potential for pollutants to be gathered in wetlands. Mr. Dunham said the Board has not reviewed the developer's stormwater plan, so he is unsure if the wetlands will be affected by the location of the stormwater ponds. Mr. Ballengee said the area where the stormwater ponds are indicated are wetland areas on the site.

Ms. Benz re-addressed the Board and asked the Board to review the new flood maps that were approved by FEMA (Federal Emergency Management Agency) in 2018 before making a decision on this project. Mr. Pages said the Board previously received the flood hazard areas that impact the subject property.

Ms. Terri Alston addressed the Board. Ms. Alston felt that the County is not prepared for the proposed development. She reiterated that there are currently not enough medical facilities in the area, public sewer and water capacity, and emergency services available to the citizens in the County. She felt that public transportation should be factored into the equation. She was concerned with the disposal of waste. Mr. Dunham said the developer will be responsible for connecting to the County's public water and sewer systems.

Ms. Cindy Davis re-addressed the Board and asked that the buffer requirements be doubled if this project is approved.

Mr. Richard Alvarez addressed the Board. Mr. Alvarez reiterated that the property is being worked on at the current time. He felt that this is gentrification. He reiterated that the people in this area hunt, fish and farm and the proposed project do not fit into the lifestyle in the Ash community.

Mr. Cheek asked Mr. John Richards who delineated the wetlands (map says SEGL) on the plan? Mr. Richards said a private consulting firm was hired by the owner to delineate the wetlands that will require the Corps of Engineers' approval. Mr. Cheek asked about sewer connection to a 10" force main down NC 130 to US 17. Mr. Richards said the sewer force main runs down Russtown Road NW up to US 17 and there is a lift station to service this project that has already been issued. Mr. Cheek clarified that the permit was issued on 21-Sep-22 for 1,400 three bedrooms residences. Mr. Cheek asked where the sewer capacity will come from for the remaining homes proposed for this project? He asked if another lift station have to be constructed to accommodate the rest of the project? Mr. Richards said there is a potential for another lift station that the developer will fund. Mr. Cheek asked if the 10" force main will be overloaded if there is future development in this area? Mr. Richards said the County Engineer will have to address that matter. Mr. Richards reminded the Board that this is the first phase of the approval process and most of the items covered in this meeting will be addressed if the PD is approved.

Ms. Easley asked staff about the verbiage in the Blueprint Brunswick 2040 CAMA Land Use Plan regarding protection of significant heritage areas? Ms. Dixon said they are delineated by the State and most of the areas are in conservation and/or wetlands.

Mr. Gaver asked staff if they are aware of work being done on the site. He asked if there is any prohibition in place preventing the current landowner from working on the site? Mr. Pages said it depends on the level of work (timbering is allowed, but other land disturbing activity requires State approval before any undertaken occurs). Mr. Pages said when he put signs on the site regarding this meeting, there were dump trucks leaving the previously permitted sand mine. Mr. Gaver said he is concerned about work being done on the site and asked staff to investigate.

Mr. Cheek asked staff about the site being developed as a major subdivision versus a planned development. Mr. Pages said the property could be developed for residential purposes only as a

major subdivision in the current zoning district and no buffers would be required with only 5% open space required rather than 20% required for a planned development.

Mr. Dunham clarified that the applicant could come back with another plan that can allow for more homes to be built on the site with a commercial component and Mr. Pages concurred. Mr. Pages interjected that, if the Board denies the planned development, the applicant could revise the planned development and resubmit a new plan for approval.

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

Ms. Easley made a motion to deny PD-115 (Ashton Farms Planned Development) based on significant heritage areas, the project not being designed to the 100-year stormwater event, and the plan, site design and development intensity is not appropriate for or tailored to the unique natural characteristics of the site, such as significant wooded areas, specimen trees, wetlands, significant historic resources, steep slopes, and floodplains and the motion was unanimously carried.

Mr. Cheek suggested that, if the project is resubmitted for approval, the collector spine road is connected throughout the project to Longwood Road NW (SR 1321) for the ease of emergency first responders to the area.

B. Planned Development – PD-116

Name: Berkley Bay Planned Development (Modification)
Applicant: Berkley Bay, LLC
Tax Parcel(s): 16900012, 1690001202, and 1850001503
Location: Old Lennon Road SE (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.

Mr. Marc Pages addressed the Board. He read the Staff Report (attached). Mr. Pages added that Condition 5 in the Staff Report is a result of the property owner at Tax Parcel 16900024, at the previous meeting, expressing concern of headlights shining into their home from vehicles entering and exiting the proposed development. He said, since that time, the entrance has been moved approximately 60' to the south, but staff suggested both parties come to an agreement of some type of screening to alleviate any nuisance (shining car lights) to the property owner of Tax Parcel 16900024. 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.
- 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.
- (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.

Mr. Dunham asked staff how the stormwater ponds will be constructed? Mr. Pages said the project will be designed to the 100-year storm event.

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

Ms. Amy Schafer addressed the Board on behalf of the applicant. Ms. Schafer reiterated that the subject property is currently RR (Rural Low Density Residential) and there is a current PD for 252 residential units. They are requesting 294 residential units with the proposed project, which is an additional 42 residential units creating an increase of approximately 0.33 units per acre. Ms. Schafer said the applicant is different from the original approved project and they want to add more housing types to the project. Ms. Schafer's PowerPoint (attached) outlined the proposed housing types as well as the exceptional design for the project.

Mr. Gaver asked about sidewalks in the neighborhood. Ms. Schafer said there will be sidewalk connections throughout the property in front of the homes. Mr. Gaver said there is currently an affordable housing issue in the County and the proposed townhomes will help alleviate some of that issue.

Mr. Cheek asked if Lots 51 and 52 are impacted by the AE Flood Zone? Mr. Charles Cazier, Intracoastal Engineering, addressed the Board. Mr. Cazier said those lots are in the flood zones, but the buildings will be outside the flood zones. However, they are proposing to fill in some of those flood zone areas. Ms. Easley clarified that they are filling some areas in the flood zone, but they are applying for a LOMR (Letter of Map Revision) with the Brunswick County Floodplain Administrator and Mr. Cazier concurred.

Ms. Johnia McCumbee addressed the Board. Ms. McCumbee was concerned with services (medical facilities, first responders, schools, roads, etc.) not being readily available to accommodate 800 more people to the area coupled with all the other previously approved developments. She was also concerned with local businesses not having staff to provide commerce for the additional people that will be living in the development.

Mr. Mario Lawrence addressed the Board. Mr. Lawrence was opposed to the PD. He felt that the price market (approximately \$300k) is not affordable housing. He stated that there are current traffic issues on NC 211 (Southport-Supply Road SE) as well as overcrowded schools in the County. Mr. Lawrence asked who the contact person is at the Board of Education that provides information regarding school capacity? Mr. Pages said Craig Eckert is the contract person in the school system.

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

Mr. Cheek made a motion to approve PD-116 (Berkley Bay Planned Development Modification) with the noted conditions in the Staff Report and include Lot 51 and 52 in Condition 4 and the motion was unanimously carried.

C. Planned Development – PD-117

Name: Cresswind Planned Development Expansion
Applicant: McKim and Creed
Tax Parcel(s): 21300066, 21300067, 21300068, 2130006701, 2290002902, 2290002903 and 229BA001-229BA096
Location: Bricklanding Road SW (NC 179) and Old Georgetown Road SW (SR 1163)
Description: Cresswind is a planned development that was approved in December 2021 consisting 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 150.80 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.

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

Mr. Bittenbender asked why the project will be designed to the 25-year storm event? Mr. Pages said there is no flood zone in close proximity to the site and the previously approved project was designed to the 25-year storm event.

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

Mr. Richard Collier, representative for McKim and Creed, addressed the Board. He stated that this is a re-development of Cresswind with a reduction in density. He said, previously, there was

a “Build for Rent” Phase (Phase 1A and Phase 1B on this plan) of the development that had approximately 378 acres, which has not been as successful as they thought. As a result, the developer revised this area to single-family and townhome lots, which resulted in a decrease of residential units. Phase 2 is an addition with six individually owned lots in the center of the project that will be provided with public water and sewer connection. Mr. Collier reiterated that they will comply with the open space requirements, there will be a clubhouse and pool area on site and permits are in hand for any impacts generated by the proposed project. He concluded that the project will be designed to the 25-year storm event and they will route the 50-year storm and 100-year storm through the stormwater ponds to make sure they are protecting downstream.

Ms. Johnia McCumbee addressed the Board. She expressed concern with adding 1,100 people to the County population and the potential imposition to first responders, medical facilities, schools, police, and frontline workers. Ms. McCumbee said there is currently a high volume of traffic in the vicinity where this project is proposed. She said there will likely be safety issues in the area when residential dwellings are built because law enforcement do not have the manpower to direct traffic in this heavily traveled area during tourist season, especially, at the round-about.

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-117 (Cresswind Planned Development Expansion) with the noted conditions in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-118

Name: The Preserve at White Rock Lake Planned Development
Applicant: Dream Finder Homes, LLC
Tax Parcel(s): 21600039
Location: Stone Chimney Road SW (SR 1115)
Description: The Preserve at White Rock Lake is a planned development, consisting of 91 single-family lots on 42.81 acres, creating an overall density of 2.13 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 added that Sandy Bluff Subdivision is adjoining the subject property and there were discussions to potentially provide interconnectivity, but there is a stream and other environmental issues that prohibit such from occurring. He further stated that the road ends approximately 120’ from the subject property.

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. Gaver asked staff to define a wetland impact and why it would be allowed? Mr. Pages said a permit has to be issued by the Department of Environmental Quality and the US Army Corps of Engineers to disturb wetlands and they decide where and how much wetlands can be disturbed with the appropriate mitigation. Mr. Gaver asked how the walking trail (active open space) will be constructed because it is proposed through the wetlands? Mr. Pages said it can be mulch or an elevated boardwalk, depending on the wetland type involved.

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

Mr. Nate Allen, CLD Engineering, addressed the Board. Mr. Allen reiterated that they are proposing 91 single-family lots with an average lot size of 7,800 square feet. He said they are requesting a PD because of the wetland acreage around the property. There will be 19.92 acres of open space, which is predominantly wetlands. Mr. Allen said the walking trail is another method for people to gain access to the mail kiosk area and other amenities in the neighborhood without driving a vehicle. He said they are proposing normal curbs and gutter and paved roads throughout the project that will drain to 4 proposed stormwater ponds that are designed for the 1 year, 10 year and 25-year 24-hour storm event. Mr. Allen said no increase is allowed in the peak stormwater discharge on the entire site, so it has been engineered to capture any water that is on the site and treated in the stormwater ponds. Gravity sewer will serve the site with a pump station on site.

Mr. Cheek asked if a portion of Lot 17 lies within the 404 wetlands? Mr. Allen said Lot 17 will be outside of the 404 wetlands.

Mr. Gaver asked why the plan shows a 100-year Flood Zone AE, but the applicant is proposing the plan be designed to the 25-year storm event? Mr. Allen said they are not developing in 100-year Flood Zone AE. Mr. Gaver suggested that the plan be designed on a higher threshold. Mr. Pages said there were discussions at the TRC meeting, but Bridgit Flora recommended the project be designed to the 25-year storm event and the 100-year storm event be analyzed to ensure there is no overtopping of the SCMs (Stormwater Control Measures).

Mr. Jeff Petroff, Engineer with CLD Engineer, addressed the Board. He stated what is called wetlands and where the flood zone is located is really surface water and the area is heavily saturated. Mr. Petroff said designing the project to the 100-year flood would create more clearing and more impact to the wetlands, which will increase the costs of the lots. Mr. Petroff said with the location to the wetland draws that go to surface water, the 25-year design made more sense rather than over designing the pond(s). Mr. Gaver was not convinced that the 25-year design is appropriate since the stormwater engineer felt that the 100-year storm event should be analyzed. Mr. Cheek asked Mr. Petroff to explain the 100-year attenuation? Mr. Petroff said they will analyze the 100-year storm event to ensure they are not flooding anything in the neighborhood or downstream, but they do not want to oversize the pond(s) to meet the pre/post development.

Ms. Robin Vanvliet addressed the Board. Ms. Vanvliet was concerned with the potential impact on Stone Chimney Road SW (SR 1115) regarding flooding and traffic congestion. She stated that the road is very narrow with no shoulder to pull off the road, if needed. Ms. Vanvliet said this is her evacuation route out of the County and there have been problems evacuating in the past. She further stated that this is a direct route from NC 211 (Southport-Supply Road SE) and US 17 to get to Holden Beach. She concluded that she is concerned how the entire area with regards to medical facilities, first responders, schools, police, etc. will be impacted.

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

Mr. Gaver made a motion to approve PD-118 (The Preserve at White Rock Lake) with the noted conditions in the Staff Report and the stormwater system be analyzed to the 100-year storm event to ensure no overtopping of stormwater control measures (SCMs) and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Holden Beach Causeway

Ms. Dixon addressed the Board. She stated that GSATS (Grand Strand Area Transportation System) hired a consultant to do a transportation plan for the Holden Beach Causeway, which will be released in the near future. Ms. Dixon said the plan will be presented to the Board of Commissioners for approval. She further stated that some of the recommendations in the plan will affect the UDO, which may prompt an overlay district to be incorporated in the UDO.

Ms. Dixon stated that staff is scheduling a Community Input meeting on 12-Dec-23 at the Senior Center (101 Stone Chimney Road SW) in Supply on how to incorporate more green space within the UDO. She further stated that more information will be forthcoming.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She 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. She further stated that Rezoning Cases Z-874 and Z-875 were approved at the Planning Board's 09-Oct-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. SS-285

Applicant: Norris And Tunstall Consulting Engineers P.C.

Project Name: Pea Landing Major Subdivision

Property Location: Pea Landing Road north of Jessie Mae Monroe Elementary School

Parcel Number: 21000071

Zoning District: R-7500 (Medium Density Residential)
R-7500 Density Maximum – 5.8 Dwelling Units per Acre (with water and sewer)
“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 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: R-7500 (Medium Density Residential) with an existing school located to the South.

Proposed Use: Pea Landing is a proposed major subdivision consisting of 85 single-family lots on 28.76 acres proposing an overall density of 3.0 units per acre.

Approval Criteria

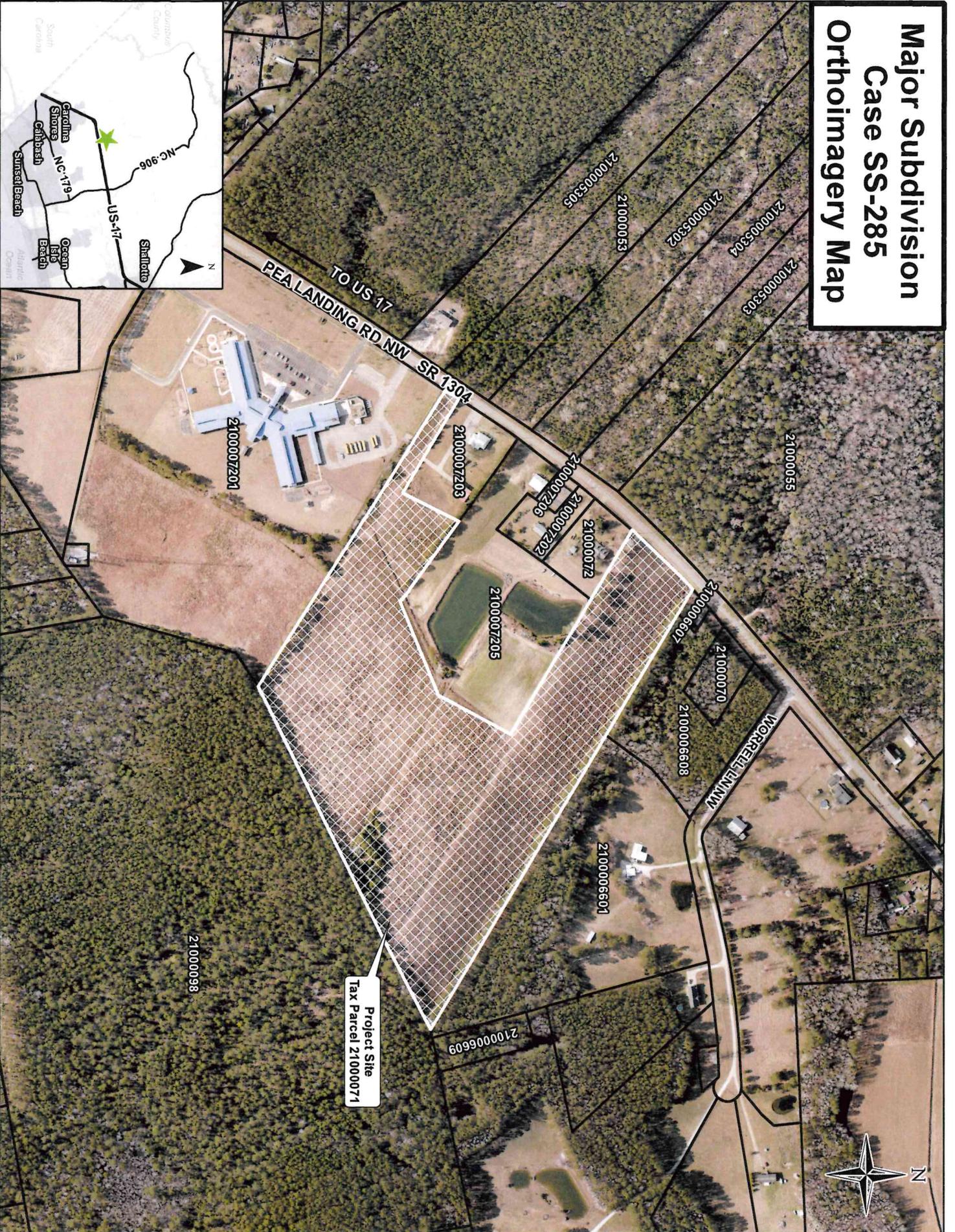
- The minimum residential lot size in the R-7500 (Medium Density Residential) with water and sewer is 7,500 square feet. The average lot within the development is 9,731 square feet.
- No buffer is required or proposed by the applicant.
- The 85 proposed lots will generate approximately 869 vehicle trips per 24-hour weekday volume.
- Two spaces are required within the driveway area per unit to meet the minimum vehicular access point requirements. A stub out will be provided to the west, identified as tax parcel 210000098, to accommodate for future development.
- Proposed infrastructure will include:
 1. **Water and sewer** will be provided by Brunswick County Utilities.
 2. **Roads** will be private.
- **Open space** is required at 5% of the development area. The developer is proposing **1.50** acres of total open space, of which **1.44** acres are required. Of the required open space, 15% is required to be a usable recreation area. The developer is proposing **1.04** acres of recreational open space, of which **0.22** acres is required.
- Surrounding uses consist of existing school sites, single-family residential properties, and vacant land.
- Adjacent property owners were notified via US mail, and a notification sign was posted on the subject property.
- **TRC** was held on October 4, 2023.

If approved, this development shall have a vested right for a period of three years. The applicant has the option to request and two-year extension to the Brunswick County Planning Department.

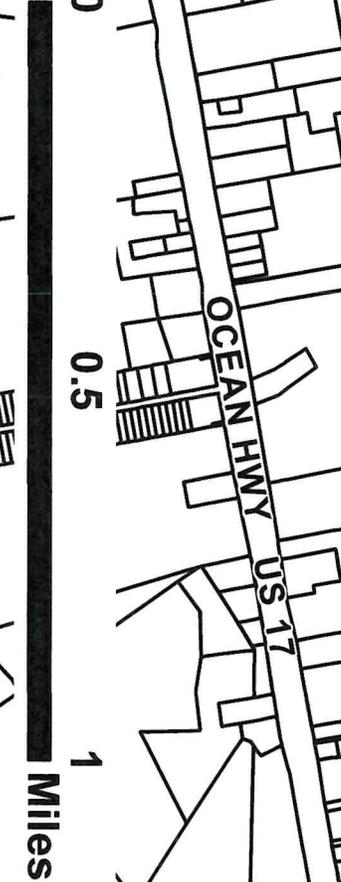
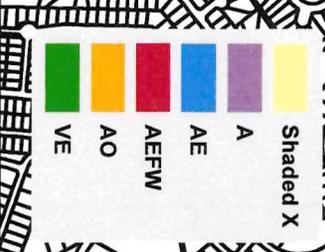
Staff recommends approval based on the following conditions:

1. That the development proceeds in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
2. The development of the parcel complies with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. A pedestrian connection extending to the right of way is required to the existing school location to the south.

Major Subdivision Case SS-285 Orthoimagery Map

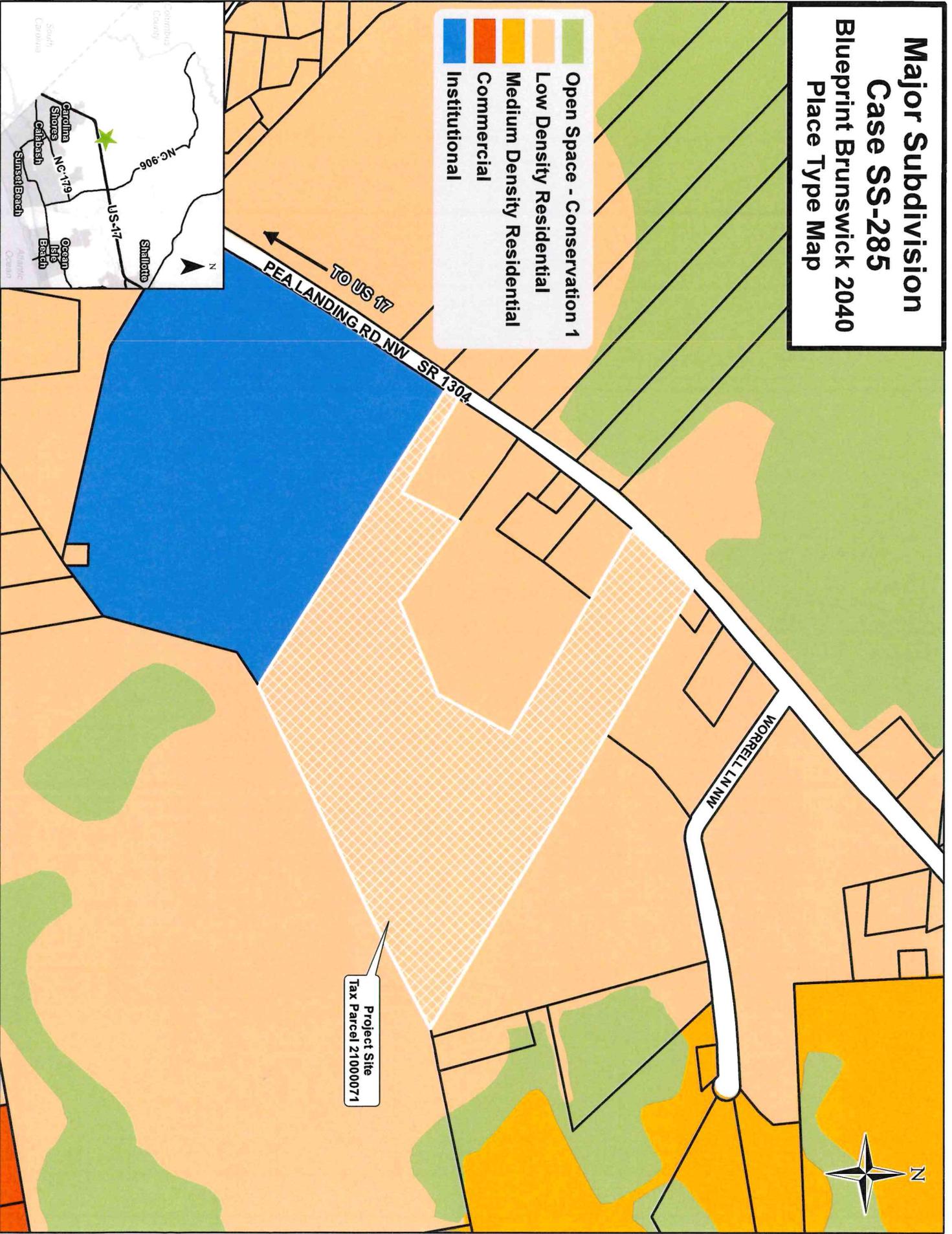


Major Subdivision Case SS-285 Flood Hazards Map



Major Subdivision Case SS-285 Blueprint Brunswick 2040 Place Type Map

- Open Space - Conservation 1
- Low Density Residential
- Medium Density Residential
- Commercial
- Institutional



Project Site
Tax Parcel 21000071



NTH 23082



Major Subdivision

Application and Checklist

Fee: \$450 (Brunswick County Jurisdiction)
\$825 + \$11 per lot (City of Northwest Jurisdiction)
Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File #	SS-285 Invoice # 58114
Date Received:	9/7/23
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

This application is a request to obtain approval to construct a Major Subdivision of more than 10 lots consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot size, width, buffers, off-street parking and street widths. Please reference Section 3.4.11. of the Unified Development Ordinance (UDO) for requirements regarding Major Subdivisions.

NT#23082

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

Property Owner	Name	Pea Landing, LLC d/b/a Pea Landing Group, LLC	Phone	843-241-2654
	Address	1054 Ocean Hwy Pawleys Island, SC 29585	Fax	
	City, St, Zip		Email	chip@abernethyandjones.com

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

Property Information	Address	Pea Landing Rd
	Tax Parcel(s)	21000071
	Acreage	28.76 ac
	Current Zoning	R-7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> yes Sewer <input checked="" type="checkbox"/> yes

Project Information	Project Name	Pea Landing Tract
	Project Description	Subdivision w/ 85 3-bedroom lots
	Modification or Expansion Of Existing Subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	28.76 ac
	Commercial Acres	0 ac
Number of Lots	85 lots	

Authorization	Property Owner Signature		Date	8-23-23
	Applicant/Representative Signature		Date	8/29/2023

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

Major Subdivision Checklist

NOTE: All items below must be shown on the provided Site Plan

Existing Site Data	X	Zoning of Subject Property	X	Project Acreage
	X	Zoning and Land Use of Adj. Property	X	Wetland Areas
	X	Tax Parcel Numbers of Adj. Property	X	Tax Parcel Number(s) of Subject Property
	X	Owner Information of Adj. Properties	N/A	Heritage Tree Survey (<i>UDO Section 6.1.3.</i>)
Project Breakdown	X	Single Family Acreage	X	Single Family Lots
	N/A	Commercial Acreage	N/A	Commercial Lots
	X	Required Open Space (<i>UDO Section 6.4.4</i>)	X	Project Density (Dwelling Units Per Acre)
	X	Recreation Space (<i>UDO Section 6.4.4.</i>)	N/A	Workforce Housing Density Bonus (<i>Optional</i>) (<i>UDO Section 4.3.2.</i>)
	X	Total Open Space (<i>UDO Section 6.4.4.</i>)	X	Wetland Acreage
Project Site Data	X	Total Number of Lots	X	Lot Widths
	X	Lot Numbers	X	Impervious Area
	X	Minimum Lot Size	X	Setbacks
	X	Average Lot Size	N/A	Periphery Buffer (<i>UDO Section 6.3.9.</i>)
	X	Smallest Lot Size	N/A	Street Buffers (<i>UDO Section 6.3.8.</i>)
Roads	X	Indicate Roads to be Public or Private	X	Street Names
	X	Right of Way Widths	N/A	Traffic Impact Study (<i>UDO Section 6.16</i>)
	X	Street Detail	X	Link Node Ratio (<i>UDO Section 6.11.3.B.</i>)
	X	Cul de Sac Radius	X	External Access (<i>UDO Section 6.11.3.C.</i>)

Utilities	X	Utility Plan	N/A	Utility Provider Approval Documentation <i>(If other than Brunswick County)</i>
	X	Water Provider	X	Topography
	X	Sewer Provider	X	Stormwater Plan
	X	Location of Utility Lines	X	10' Utility Easement on Interior Roads

Miscellaneous	X	Owner Contact Information	X	Vicinity Map
	X	Engineer Contact Information	X	Graphic Scale
	N/A	Phase Lines	X	Date
	TBD	Neighborhood Meeting	X	North Arrow

General Notes to be Included on Site Plan:

- "Project to be built to County or City specifications for water and sewer. A utility plan must be submitted and approved by Engineering and Emergency Management."
- "County and/or State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits."
- "There shall be a note on the final plats, master covenants, and deeds showing the location of wetlands and noting that those areas may not be filled, disturbed, or altered in any way unless properly permitted by the NC Department of Environment and Natural Resources and/or the U.S. Army Corp of Engineers."
- "A home owners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The homeowners association will comply with the standards set forth in Section 6.11.2.1. of the Unified Development Ordinance."
- "All roads will be built to NCDOT minimum paving standards for subdivision roads."



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

October 4, 2023

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

RE: Pea Landing Major Subdivision
File # SS-285

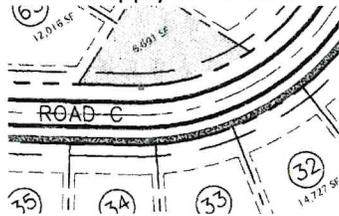
To Whom It May Concern:

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 Brunswick County Planning and Community Enforcement Planning: Ron Meredith – 910-253-2056 – ron.meredith@brunswickcountync.gov

- Please clarify open spaces; it appears that not all the open spaces were included within the calculations. Also, please clarify which areas are passive and recreational.
- Please note that a heritage tree survey is required, and if no trees are present, provide a note in the site data table stating this.
- Please include sight triangles per Section 6.15 of the Brunswick County Unified Development Ordinance (UDO).
 - Please keep in mind the future driveway placement; zoning officials will be checking this during the building permit process.
- Please clearly label all ADA accessibility or note on the plan.
- Please be advised that note number 6 is duplicated.
- Please supply a sidewalk connection for the open space shown below.



- Please identify the area located between lots 50 and 51.
- Please clearly identify the location of the cluster boxes.
- Please specify that the parking spaces are all non-garage spaces located outside of the right of way (ROWs).
- Please note on the plan that all street lighting must meet UDO Section 6.9.
- Please add the roadway cross-section, including the proposed sidewalk.
- Please provide an ADA-accessible sidewalk connection to the school by extending the proposed sidewalk near the pumpstation.



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Comments from Brunswick County Stormwater

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

- Norris & Tunstall submitted the Stormwater submittal package on September 13, 2023. County SW has reviewed and provided comments to N&T on September 21, 2023. Awaiting resubmittal that addresses County review comments.

Comments from Brunswick County Floodplain Administration

James Paggioli – 910-253-2054 – james.paggioli@brunswickcountync.gov

- The entire parcel is outside of the SFHA. No Comments.

Comments from Brunswick County Environmental Health

Danny Thornton – 910-253-2252 – danny.thornton@brunswickcountync.gov

- No Comments provided.

Comments from Brunswick County Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.
 2. Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
 3. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.

<https://www.brunswickcountync.gov/fire-marshal/development->

<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>

Comments Brunswick County Brunswick County

Bill Pinnix /Amy Aycock 910-253-2407 amy.aycock@brunswickcountync.gov

Plans are currently in plan review in the Engineering Department

- Existing 8" watermain on Pea Landing Road
- Existing 12" high pressure forcemain on Hwy 17 available for connection (the pump station and forcemain from the school is not able to be connected to)
- NCDOT Encroachment required for connection, may only require a Primary/Secondary Road permit and not a CA

Comments from North Carolina Department of Transportation



BRUNSWICK COUNTY PLANNING DEPARTMENT

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Angela Hammers-Engineering Technician III 910-398-9100 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).
- Any existing culverts to be shown and noted replaced with new driveway access
- Minimum Stem length preferred 100 feet from R/W line
- **If TIA not required, more comments during driveway permit review may be given.**
- If the subdivision roads are to be petitioned to NCDOT, plan approval is required prior to any construction activities.
- 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.

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,

Ron Meredith
Brunswick County Planner

Case SS-285

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
21000098	GAUSE FREEMAN (LT) ETALS		8221 OCEAN HWY W	SUNSET BEACH	NC	28468-6116
2100007202	CRIBB PAMELA ELENE		340 PEA LANDING RD NW	ASH	NC	28420-2520
2100007206	CRIBB I V (LT) ETALS		340 PEA LANDING RD NW	ASH	NC	28420-2520
2100007205	CRIBB I V (LT) ETALS		340 PEA LANDING RD NW	ASH	NC	28420-2520
210000072	CRIBB I V (LT) ETALS		340 PEA LANDING RD NW	ASH	NC	28420-2520
2100007201	BRUNSWICK COUNTY BOARD OF EDUCATION		35 REFERENDUM DR NE	BOLIVIA	NC	28422-7578
210000070	EVANS RANDOLPH ETUX	EVANS ANNIE	370 BLUE CREEK SCHOOL RD APT 1C JACKSONVILLE	JACKSONVILLE	NC	28540-3322
2100006609	PIERCE KEVIN L ETUX	PIERCE KELLY T	8089 WORRELL LN NW	ASH	NC	28420-2535
2100006608	PIERCE KEVIN L ETUX	PIERCE KELLY T	8089 WORRELL LN NW	ASH	NC	28420-2535
2100006607	ATLANTIC TELEPHONE CO		P O BOX 3198	SHALLOTTE	NC	28459
2100006601	PIERCE KEVIN L ETUX	PIERCE KELLY T	8089 WORRELL LN NW	ASH	NC	28420-2535
2100005304	CHESTNUT SYLANE G ETVIR	CHESTNUT EARL	702 WEST 6TH ST	TABOR CITY	NC	28463
2100005302	BROOKS WANDA G		7112 MUSKERRY WAY	LELAND	NC	28451-5025
2100005303	GAUSE ROGER L		1214 S 7TH ST	WILMINGTON	NC	28401-5732
21000055	COASTAL CAROLINA TIMBER MGMT LLC		302 LIBERTY STREET	WHITEVILLE	NC	28472
21000053	GAUSE HOLLINS HRS	C/O MELODY GAUSE	737 HUNT STATION DR	LAWRENCEVILLE	GA	30044
2100007203	JESUS ROBERT B ETUX	FINN JESUS LAUREN K	328 PEA LANDING RD NW	ASH	NC	28420-2520
2100005305	GAUSE PERCELL	C/O JEREMINE FRINK	478 MCMILLY RD NW	SHALLOTTE	NC	28470-1802

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
21000071	PEA LANDING LLC		10554 OCEAN HWY	PAWLEYS ISL	SC	29585-6510

APPLICANT(S)

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

REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner
Rezoning Case#: Z-876
December 11, 2023

APPLICATION SUMMARY

The applicant, Norris Tunstall Consulting Engineers P.C., requests to rezone Tax Parcels 20900056 from SBR-6000 (High Density Site Built Residential) to SBR-6000 (High Density Site Built Residential). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

Location

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

Tax Parcel

20900056

Current Zoning

RR (Rural Density Residential)

Proposed Zoning

SBR-6000 (High Density Site Built Residential)

Surrounding Zoning

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

Current Use

Vacant Lands

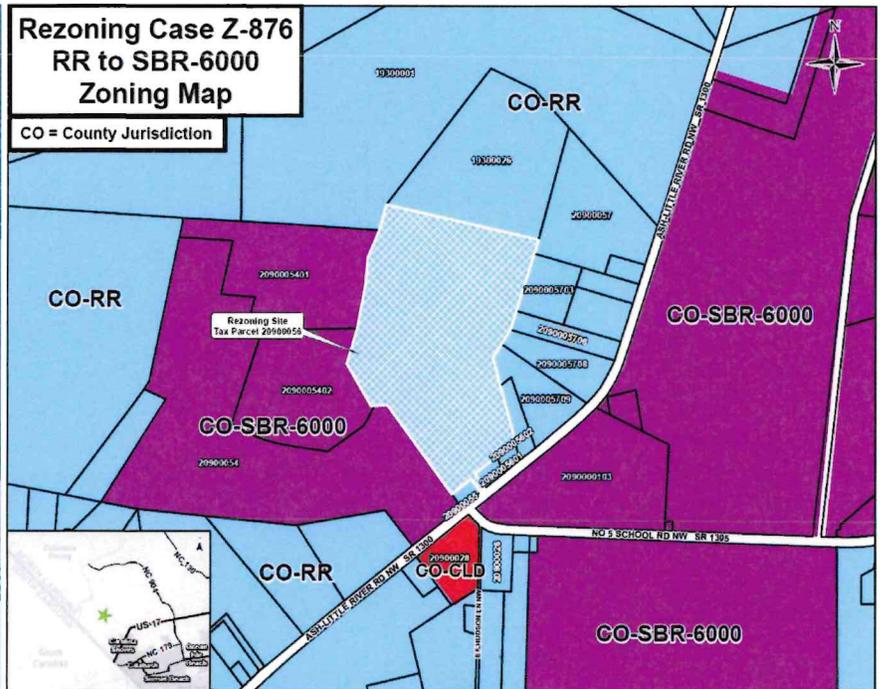
Surrounding Land Uses

Residential and Vacant Lands

Size 28.95 acres

Rezoning Case Z-876 RR to SBR-6000 Zoning Map

CO = County Jurisdiction



SITE CONSIDERATIONS

Zoning History:

- The zoning of the subject parcel was changed in 2007 from RU (Rural) to RR (Rural Density Residential) with the adoption of the Brunswick County Unified Development Ordinance (UDO).
- On December 13, 2021, the Planning Board approved a rezoning for Tax Parcels 20900054 and 2090005403 (Case Z-829), consisting of approximately 42.5 acres located west of the subject parcel from RR (Rural Residential) to SBR-600 (Site Built Residential).
- On August 8, 2022, the Planning Board approved a Planned Development (PD), Supsura Tract, for Tax Parcel 2090005403 and a portion of 20900054 (Case PD-88), located west of the subject parcel. Supsura Tract is a planned development that was approved in August 2021 for 118 single family lots on a gross site of 42.21 acres, creating an overall density of 2.8 units per acre. On August 8, 2022, a modification was made to the planned development to have 148 single family lots on 35.21 acres, creating an overall density of 4.2 dwelling units per acre.
- On July 10, 2023, the Planning Board approved a rezoning for Tax Parcels 2090005402 and 2090005401 (Case Z-868), consisting of approximately 22.6 acres located north and west from the subject parcel from RR (Rural Residential) to SBR-600 (Site Built Residential).

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

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

Utilities: Water and wastewater are available from Brunswick County Utilities. Utility connections will require developer responsibility to connect to the water and wastewater systems.

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

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

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

NCDOT Road Improvement Projects in Area:

- Carolina Bays Parkway (R-5876) – Planning and Design Phase; Smith Avenue and US 17 (U-5862)–Upgrade to interchange (2027).
- Bridge Replacement 090126 – under construction; over Cawcaw Swamp (B-5996).

Environmental Impacts:

- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 3-9 out of 10 due to potential watersheds, wetlands, and Relative Conservation Value on the site.
- Portions of the requested parcels (20900056) are located within a half mile of a Voluntary Agricultural District property.

ANALYSIS

Proposed Zoning District:

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

Existing Blueprint Brunswick 2040 Plan Place Types:

Open Space-Conservation 1, these areas consist primarily of undisturbed open space: floodways and floodplains, high-risk flood areas, publicly protected lands (e.g., state-maintained sanctuaries), CAMA setbacks, privately protected lands (i.e., conservation easements), NC Natural Heritage Conservation Program areas, and historically or culturally significant areas/properties. Though some development exists in these areas, new development is unlikely. New uses are associated with access to protected open space (i.e., game lands for

hunting, nature preserves for education and passive recreation) and natural resource management. Maintaining environmental integrity or historic value are major considerations in land-disturbing activities.

Rural-Agricultural, this area is characterized by relatively undeveloped land and working lands (pastures, crops, timberlands). It is intended to remain rural while allowing residential uses at very low densities. New residential development is sensitively integrated, avoiding encroachment on agricultural operations or valuable natural and cultural features. Agricultural support uses, homebased businesses, and seasonal and temporary uses are part of the mix. Most of the open space is privately maintained. Conservation design, which preserves more natural open space (or agricultural land) in exchange for smaller minimum lot sizes, may be a preferred approach to conventional residential development, provided utilities are available.

Blueprint Brunswick 2040 Plan Place Type: RA (Rural Agricultural) and Open Space-Conservation 1 Place Types

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

The majority of the site is designated as RA (Rural Agricultural) Place Type. Pockets of environmental features such as wetlands and sensitive habitats may exist on the subject parcels and are classified in the Open Space-Conservation 1 Place Type. A land use amendment (LUM-876) is proposed to bring all parcels to the MDR (Medium Density Residential) Place Type. Staff finds the applicant's request reasonable and in the public's interest because the request for the SBR-6000 zoning district is similar to the parcels directly adjacent to the subject parcel.

Applicable Blueprint Brunswick 2040 Plan Policies:

- LU-2. Support development in areas that are best suited for future development.
- The Residential Suitability Map identifies the subject parcels as generally suitable for residential development.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-876, with the Land Use Amendment LUM Z-876 to Medium-Density Residential-Mixed Use based upon information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

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

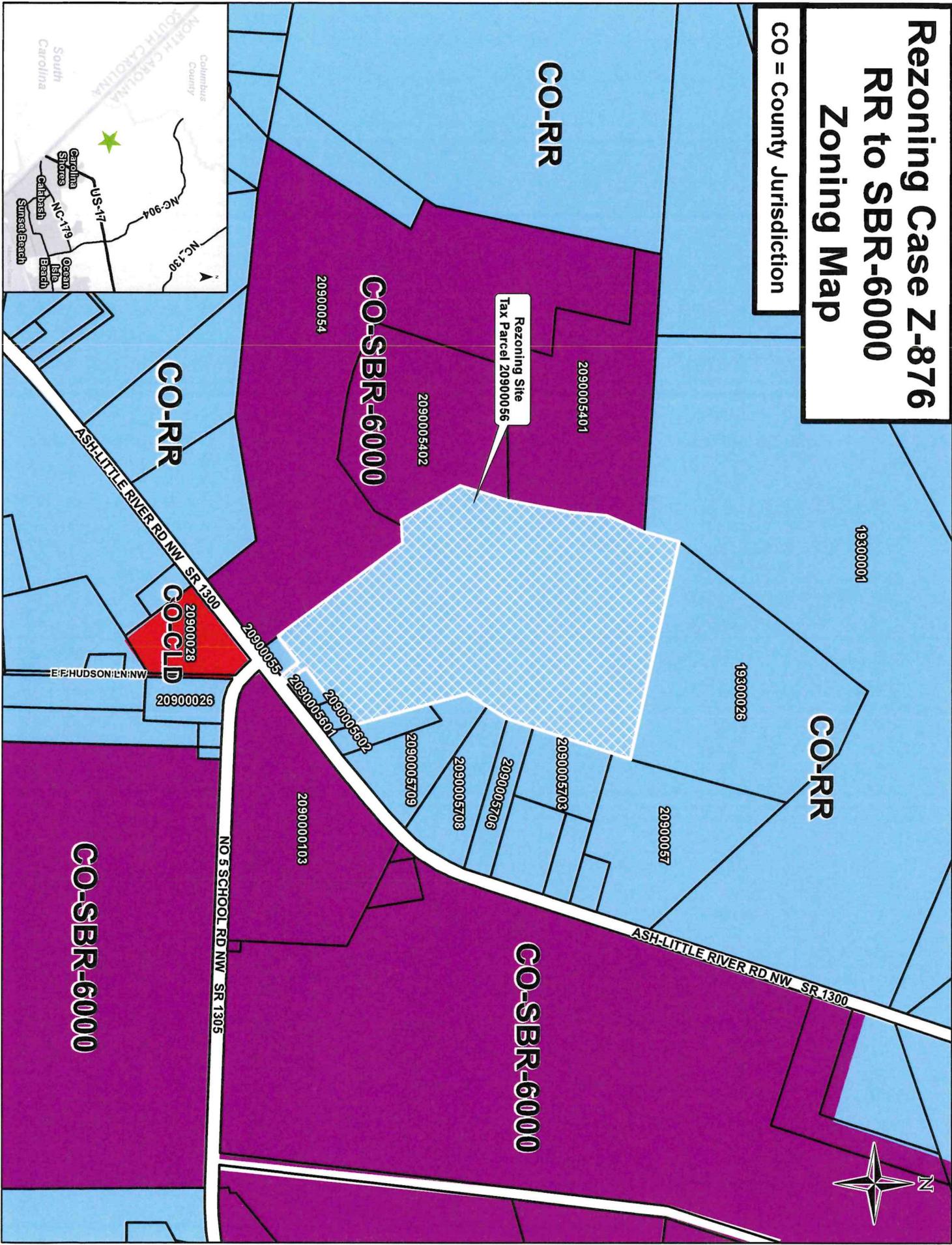
This request is **NOT CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation; however, it is **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - Consistent with following Goals and Objectives
 - LU-2. Support development in areas that are best suited for future development.
 - The proposal is not located within a significant heritage natural area.
 - The subject property is designated as residential on the Residential Suitability Map.
2. Consistent with the characteristics of the area and the previous rezonings and planned developments to similar districts within the immediate vicinity.
3. Inconsistencies exist:
 - The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) Place Type.

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

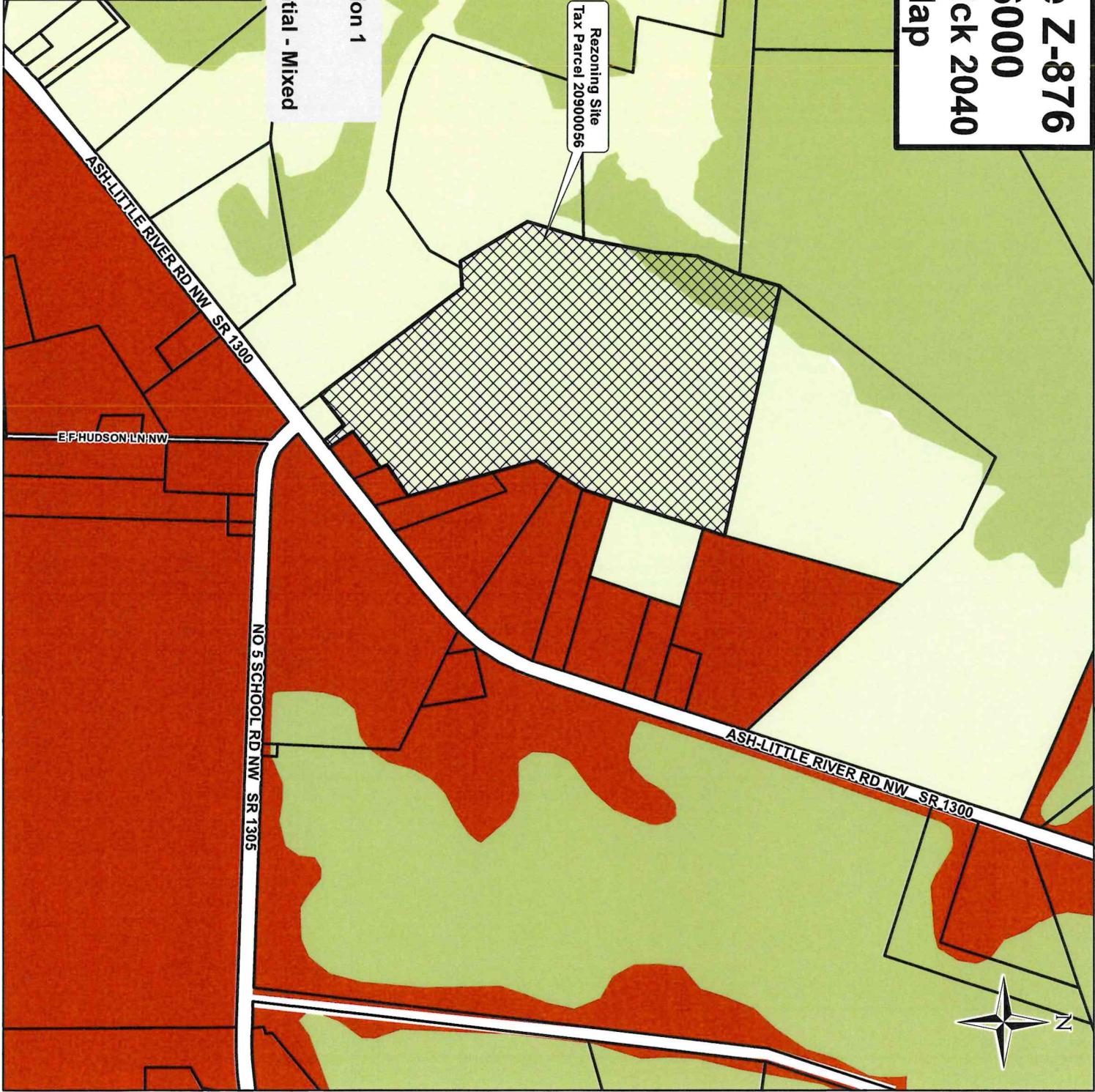
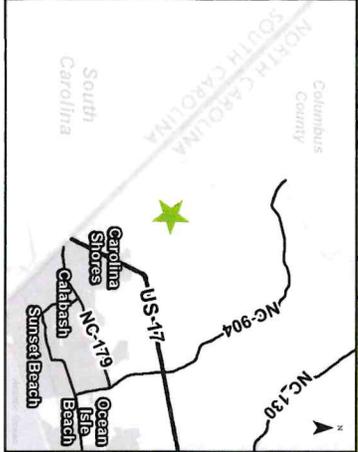
Rezoning Case Z-876 RR to SBR-6000 Zoning Map

CO = County Jurisdiction

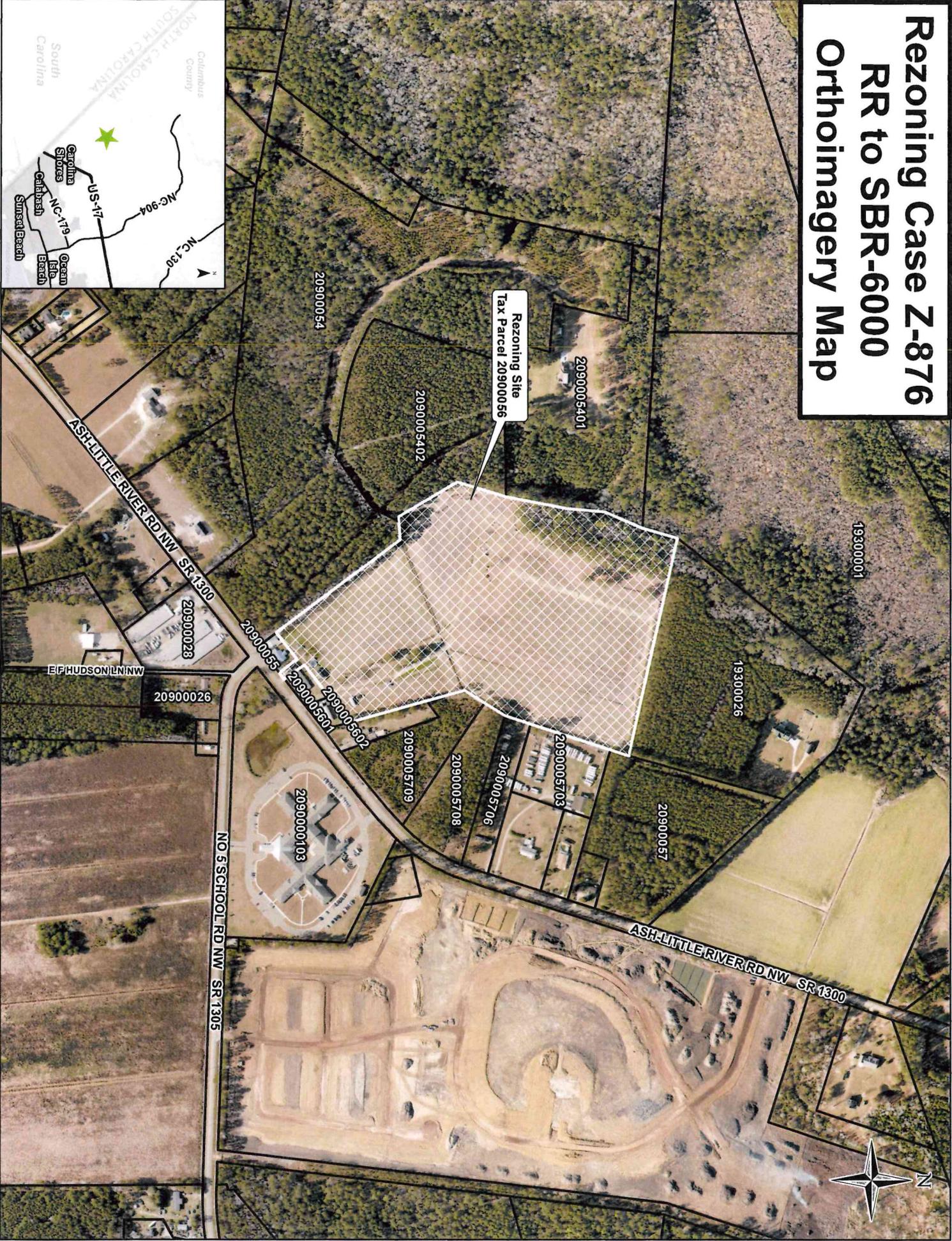


Rezoning Case Z-876 RR to SBR-6000 Blueprint Brunswick 2040 Place Type Map

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



Rezoning Case Z-876 RR to SBR-6000 Orthoimagery Map

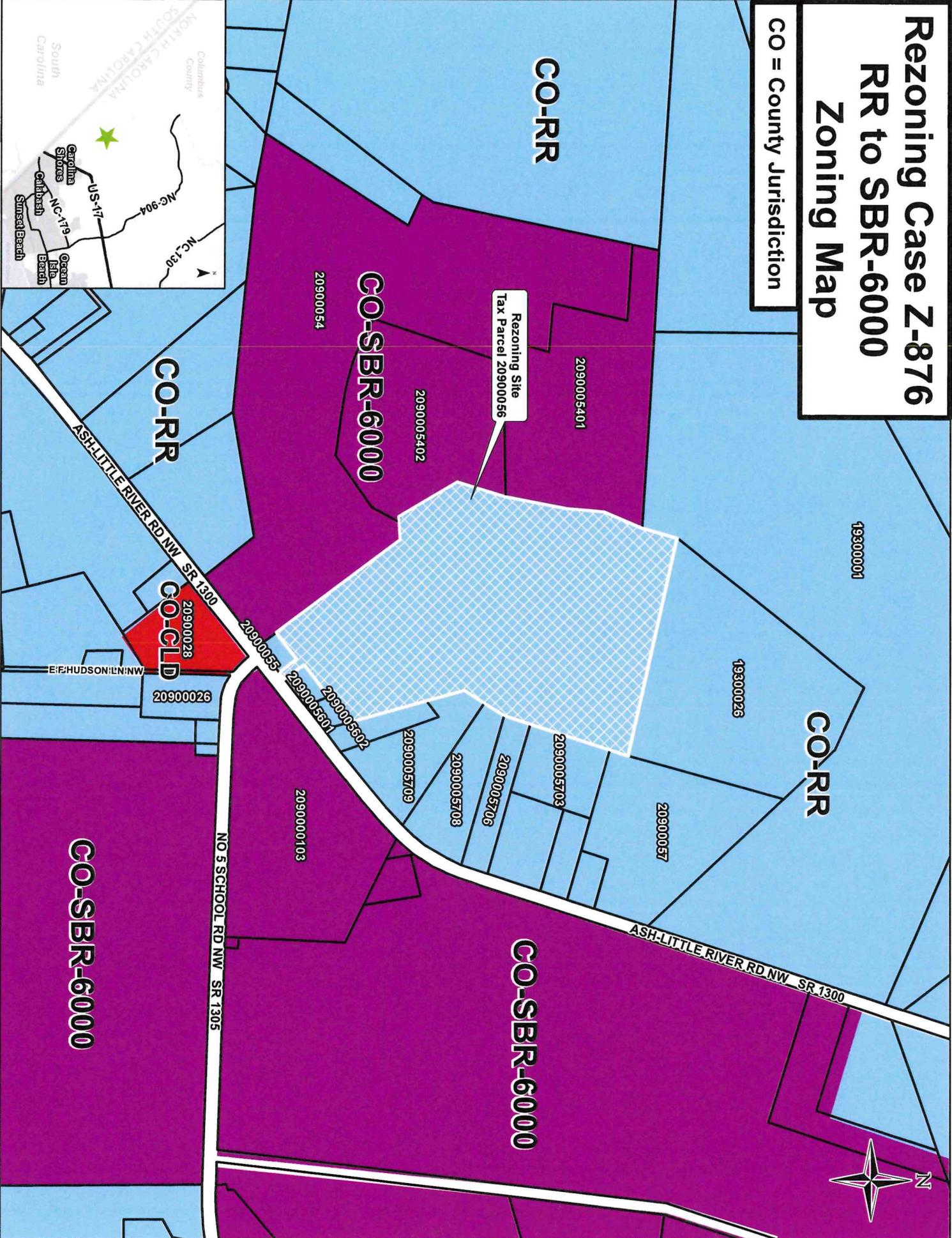


Rezoning Site
Tax Parcel 2090005402



Rezoning Case Z-876 RR to SBR-6000 Zoning Map

CO = County Jurisdiction





REZONING APPLICATION

NITW 23124

<i>For Office Use Only</i>	
Rezoning Case Z- <u>876</u>	Invoice # <u>585200</u>
Date Received <u>10-13-23</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Norris & Tunstall Consulting Engineers P.C. J. Phillip Norris, P.E.	
Mailing Address: 1429 Ash-Little River Rd. NW Ash, NC 28420	
Phone: 910-287-5900	Email: pnorris@ntengineers.com
PROPERTY OWNER INFORMATION (if different from above)	
Owner Name(s): Larry D. Thorpe	
Mailing Address: 1665 Ash-Little River Road Ash NC 28420	
Phone: 907 315-5640	Email: jenine39@yahoo.com
PROPERTY INFORMATION	
Property Address and/or Description of Location: 9660 L Tharp Road Ash NC 28420	
Parcel Tax ID #(s): 20900056	Total Site Acreage: 28.95
Current Zoning District(s): RR	Proposed Zoning District(s): SBR-6000
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

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

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

The adjacent and surrounding properties are consistent with the rezoning request. This area is transitioning from rural to a higher density residential use.

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: [Signature] Date: 10/13/2023

Owner Signature: [Signature] Date: 10-12-2023

Owner Signature: _____ Date: _____

NOTE: If there are multiple owners that need to sign have them sign under the owner signature or attached additional sheets.

Brunswick County Jurisdiction Fees

- <1.0 acres (\$350)
- 25 to <50 acres (\$600)
- 1.0 to <5 acres (\$400)
- 50+ acres (\$1,200)
- 5.0 to <25 acres (\$450)
- Conditional Zoning (Add \$200)

City of Northwest Jurisdiction Fees

- <1.0 acres (\$1,650)
- 25 to <50 acres (\$2,090)
- 1.0 to <5 acres (\$1,760)
- 50+ acres (\$2,200)
- 5.0 to <25 acres (\$1,870)
- Conditional Zoning (Add \$550)

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

Case Z-876

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
20900054	RSPD ASH LLC		PO BOX 5967	HIGH POINT	NC	27262-5967
2090005401	JAMES JOSEPH D ET	JAMES KELLY	1633 ASH LITTLE RIVER RD	ASH	NC	28420
2090005709	TODD KENNETH W		5712 MILL BRANCH RD NW	ASH	NC	28420-3300
2090005706	LAMBERT CHARLES T		1747 ASH-LITTLE RIVER RD NW	ASH	NC	28420
2090005703	LAMBERT CHARLES THOMAS		1747 ASH LITTLE RIVER RD NW	ASH	NC	28420
20900057	REAVES GARY ET	REAVES LINDA	12 SUNRISE COURT	CAROLINA SHORES	NC	28467
2090005602	GODWIN LAURIE ANN		1677 ASH LITTLE RIVER RD NW	ASH	NC	28420-1701
19300001	S&W INVESTMENTS & HOLDINGS LLC		2124 LAFAYETTE CIR	LITTLE RIVER	SC	29566-9100
2090000103	OHI ASSET NC HALLSBORO LLC	ATTN: KRISTY MCGARVEY	303 INTERNATIONAL CIR STE 200	HUNT VALLEY	MD	21030-1359
2090005601	MIDGETTE ETHEL M (HEIRS)	C/O LARRY THORPE	1665 ASH LITTLE RIVER RD NW	ASH	NC	28420-1701
2090005701	BENSON JOHN A JR		1685 ASH LITTLE RIVER RD NW	ASH	NC	28420-1701
20900026	GODWIN DONALD RAY ET	GODWIN WILLIE MAE	1677 ASH LITTLE RIVER RD NW	ASH	NC	28420-1701
20900028	ASH MINI STORAGE LLC		PO BOX 435	EPHRAIM	UT	84627-0435
19300026	MCCARTHY ROBERT ETUX	MCCARTHY CAROL	9660 SIEVERS WAY	ASH	NC	28420
2090005708	ALEGRE EDSON A		1767 BEACH DR SW	SUNSET BEACH	NC	28468-4708
20900055	JACKSON PEARLINE		1550 BEACH DR SW	CALABASH	NC	28467-3001
2090005402	RSPD ASH LLC		PO BOX 5967	HIGH POINT	NC	27262-5967

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
20900056	MIDGETTE ETHEL M (HEIRS)	C/O LARRY THORPE	1665 ASH LITTLE RIVER RD NW	ASH	NC	28420-1701

APPLICANT(S)

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

REZONING STAFF REPORT



Prepared by Ron Meredith, Planner II
Rezoning Case#: Z-877
December 11, 2023

APPLICATION SUMMARY

The applicant, Christian Recovery Centers Inc. requests to rezone Tax Parcels 1980004303 from C-LD (Commercial Low Density) and R-6000 (Medium Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

Location
593 Holden Beach Road SW (NC 130)
Near Shallotte, NC.

Tax Parcel
1980004303

Current Zoning
C-LD (Commercial Low Density) and R-6000 (High Density Residential)

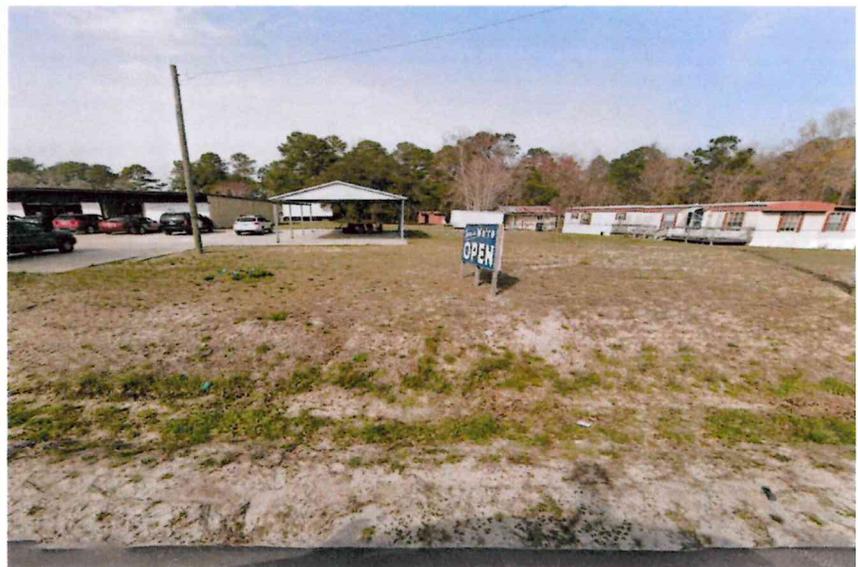
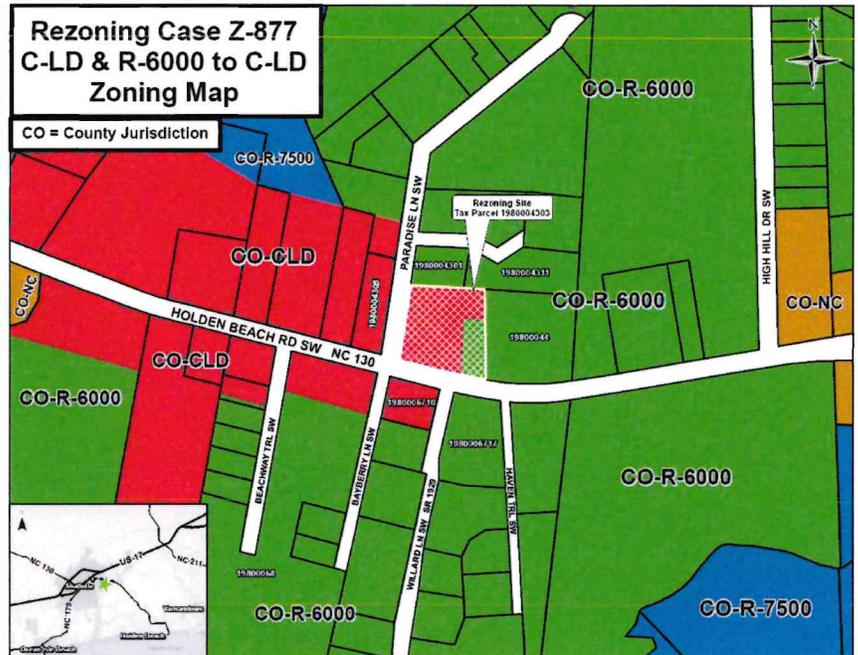
Proposed Zoning
C-LD (Commercial Low Density)

Surrounding Zoning
C-LD (Commercial Low Density) and R-6000 (High Density Residential)

Current Use
Existing Retail Use
(Christian Recovery Center Thrift Store)

Surrounding Land Uses
Residential, Undeveloped, and Commercial

Size 1.51 acres



SITE CONSIDERATIONS

Zoning History:

- The parcel was zoned as C-LD (Commercial Low Density) in 1994 with the adoption of the Unified Development Ordinance. The applicant shifted the parcel boundary with the parcel to the east, also owned by the applicant, causing the split zoning in 2023.

Buffers: If rezoned to C-LD (Commercial-Low Density), all uses will require a 0.4 opaque buffer adjacent to R-6000 (Medium-Density Residential) if vacant and 0.6 opaque if developed, and properties adjacent to C-LD (Commercial Low Density) projects will not require a buffer.

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

Utilities:

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

CIP Projects In the Area: There are no capital improvement projects within the vicinity.

Traffic:

- Holden Beach Road SW (NC 130) is nearing its capacity.

NCDOT Road Improvement Projects in Area:

- There are no transportation improvements within the close vicinity of the subject parcel.

Environmental Impacts:

- The rezoning request is not located within a Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score -1 to 0 out of 10 on the site because of existing development on the adjacent parcel owned by the applicant and the existing impervious surfaces within the area.
- The rezoning request is located within a half-mile of a Voluntary Agricultural District property.

ANALYSIS

Proposed Zoning District:

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

Existing Blueprint Brunswick 2040 Plan Place Types:

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

Medium-Density Residential - Mixed Use, this area is characterized by moderate density residential development. It is comprised of predominantly single-family detached homes but may include attached single-family units, such as townhomes and duplexes. The mix of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring development. Maximum impervious coverage limitations help preserved green space.

Blueprint Brunswick 2040 Plan Place Type: Commercial and *Medium-Density Residential - Mixed Use*

Consistent with the Blueprint Brunswick 2040 Plan Place Type.

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

Applicable Blueprint Brunswick 2040 Plan Policies:

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

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-877, with the existing land use classification as Commercial located on the western portion of the parcel and Medium-Density Residential Mixed Use located on the eastern portion of the parcel based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

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

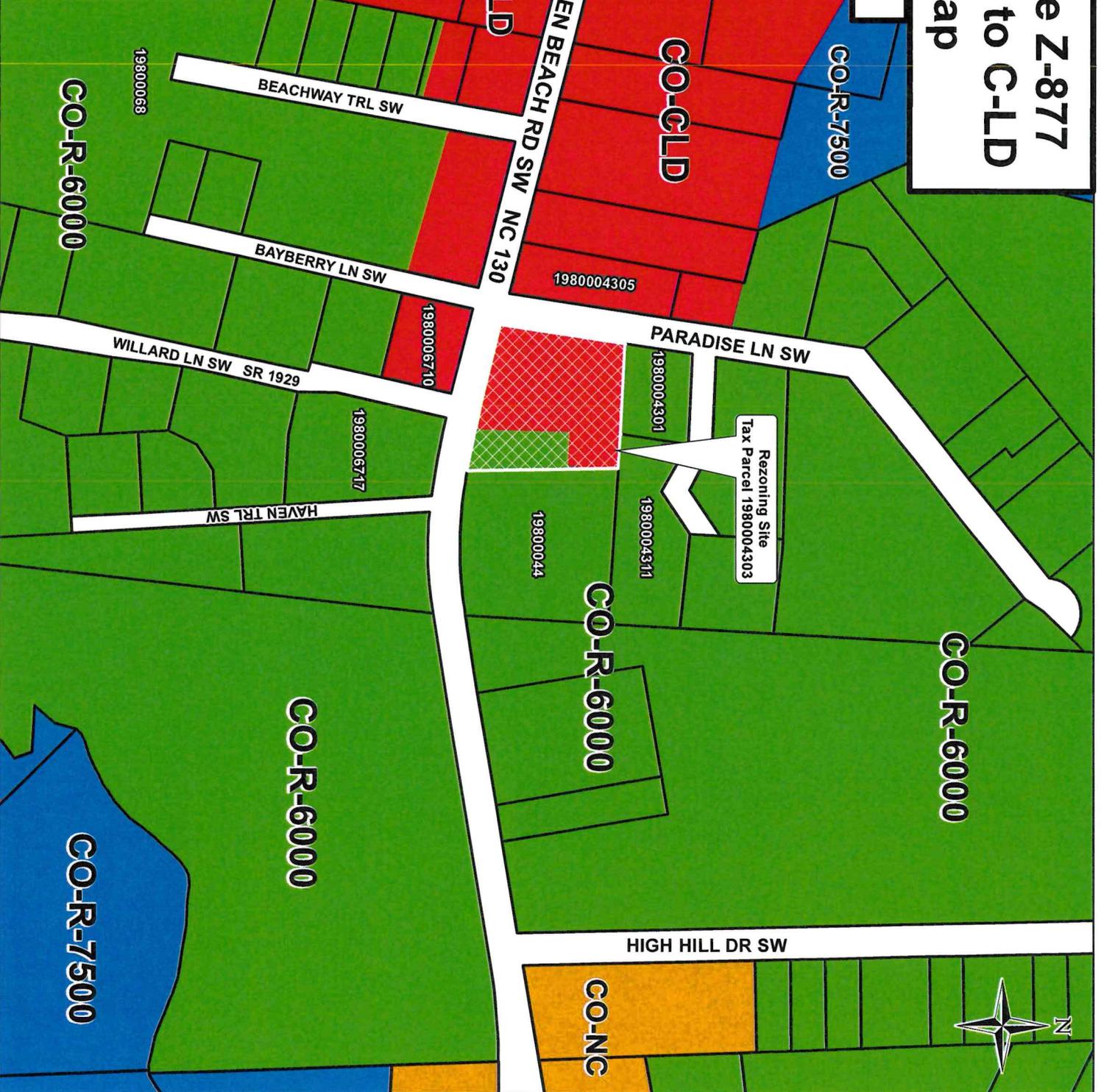
This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - o Consistent with the goals and objectives
 - LU-2. Support development in areas that are best suited for future development.
 - The residential suitability map identifies the subject parcels as generally suitable for residential development.
 - Not in a significant heritage natural area.
2. The proposed rezoning will correct a split rezoning.
3. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.

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

Rezoning Case Z-877 C-LD & R-6000 to C-LD Zoning Map

CO = County Jurisdiction



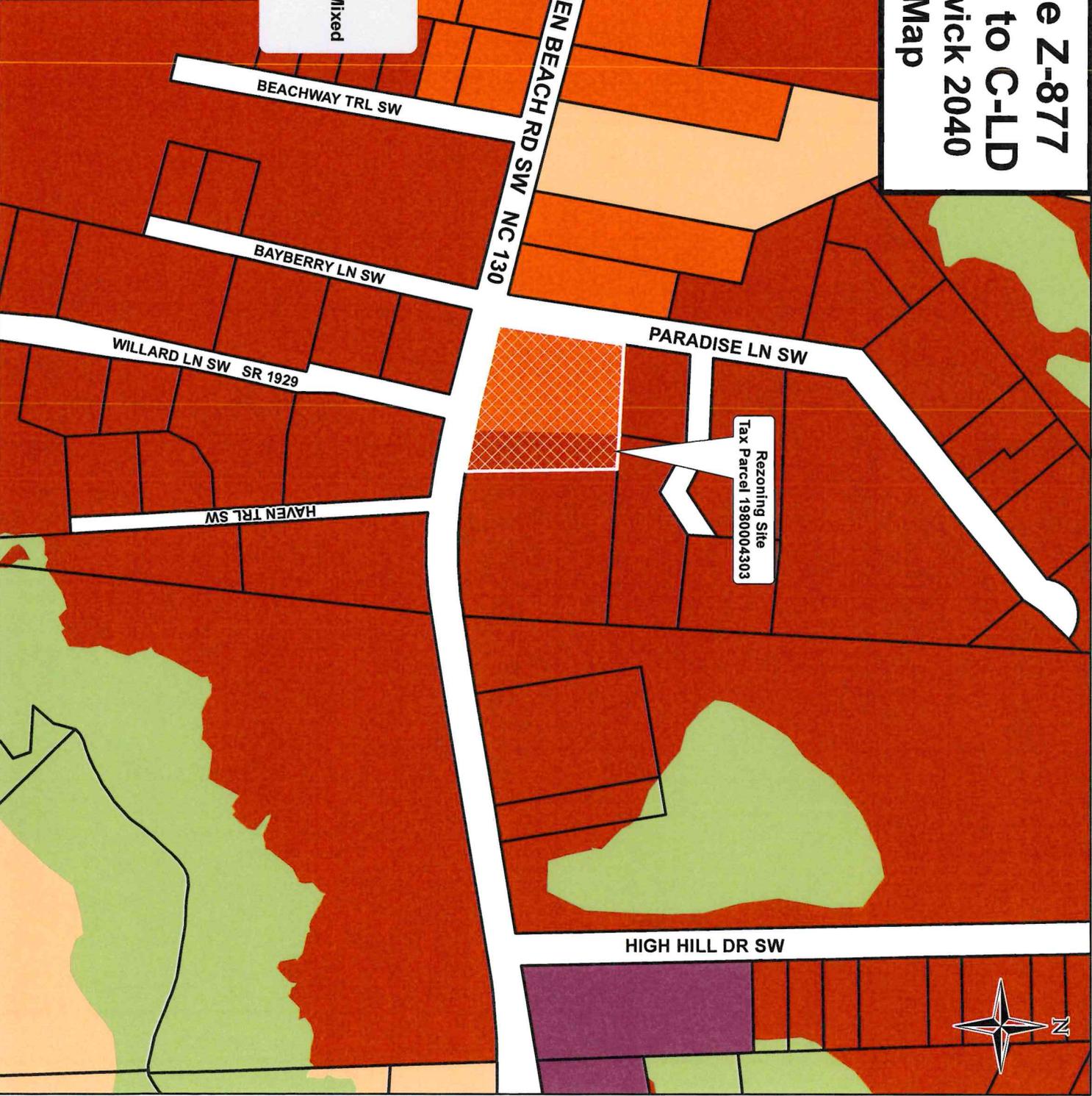
Rezoning Case Z-877 C-LD & R-6000 to C-LD Orthoimagery Map



Rezoning Case Z-877 C-LD & R-6000 to C-LD Blueprint Brunswick 2040 Place Type Map

Legend for zoning types:

- Open Space - Conservation 1 (Light Green)
- Low Density Residential (Light Orange)
- Medium Density Residential - Mixed (Dark Orange)
- Commercial (Red)
- AC2 (Purple)



Rezoning Case Z-877 C-LD & R-6000 to C-LD Flood Hazards Map



	Shaded X
	A
	AE
	AEFW
	AO
	VE



STATEMENT OF REASONABLENESS

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

The nature of the area is already congruent with the zoning designation CLD. A portion of the parcel originally was already zoned CLD.

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: Josh Torbick

Date: 9/5/2023

Owner Signature: Josh Torbick

Date: 9/5/2023

Owner Signature: _____

Date: _____

NOTE: If there are multiple owners that need to sign have them sign under the owner signature or attached additional sheets.

Brunswick County Jurisdiction Fees

- <1.0 acres (\$350)
- 1.0 to <5 acres (\$400)
- 5.0 to <25 acres (\$450)
- 25 to <50 acres (\$600)
- 50+ acres (\$1,200)
- Conditional Zoning (Add \$200)

City of Northwest Jurisdiction Fees

- <1.0 acres (\$1,650)
- 1.0 to <5 acres (\$1,760)
- 5.0 to <25 acres (\$1,870)
- 25 to <50 acres (\$2,090)
- 50+ acres (\$2,200)
- Conditional Zoning (Add \$550)

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

Case Z-877

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1980004305	HEWETT NELDA (LT) AND	HEWETT GREGORY (LT)	676 VILLAGE RD SW	SHALLOTTE	NC	28470-4428
19800068	WORRELL JOYCE COX TRUSTEE		1206 PINKNEY STREET	WHITEVILLE	NC	28472
1980006710	CHEEK BAXTER C		PO BOX 8200	OCEAN ISL BCH	NC	28469-2200
1980006717	BROWN HARRIET R (LT) ET/IR	BROWN DARREN D (LT) ETALS	602 HOLDEN BEACH RD SW	SHALLOTTE	NC	28470-1715
1980004301	DAVIS GREGORY L		430 PARADISE LN SW	SHALLOTTE	NC	28470-1717
1980004311	DAVIS MICHAEL JASPER ETUX	DAVIS TINA BATTS	4671 RONS COUNTRY LN	ROCKY MOUNT	NC	27804-8090
19800044	CHRISTIAN RECOVERY CENTERS INC		PO BOX 3091	SHALLOTTE	NC	28459-3091

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1980004303	CHRISTIAN RECOVERY CENTERS INC		PO BOX 3091	SHALLOTTE	NC	28459-3091

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	CHRISTIAN RECOVERY CENTERS INC		PO BOX 3091	SHALLOTTE	NC	28459-3091