



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
January 10, 2022**

**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 of the December 13, 2021 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

Old Business

A. Rezoning Z-827

Proposed rezoning of approximately 1.41 acres located at 5561, 5567 and 5573 Old Georgetown Road (SR 1163) near Shallotte from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcels 2130000113, 2130000103 and 2130000105.

LAND USE PLAN MAP AMENDMENT LUM-827:

Request to amend Tax Parcels 2130000113, 2130000103 and 2130000105 located at 5561, 5567 and 5573 Old Georgetown Road (SR 1163) near Shallotte from LDR (Low Density Residential) to Commercial.

New Business

B. Rezoning Z-830

Proposed rezoning of approximately 57.17 acres located off Deer Trot Road near Supply from SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential) for Tax Parcels 1850001008, 1850001010, 1850001011, 1850001012, 1850001013, 1850001014, 1850001015, 1850001016, 1850001020, 1850001021, 1850001022, 1850001023, 1850001024, 1850001025, & 1850001027.

LAND USE PLAN MAP AMENDMENT LUM-830:

Request to amend Tax Parcels 1850001008, 1850001010, 1850001011, 1850001012, 1850001013, 1850001014, 1850001015, 1850001016, 1850001020, 1850001021, 1850001022, 1850001023, 1850001024, 1850001025, & 1850001027 located off Deer Trot Road near Supply from LDR (Low Density Residential) to MDR (Medium Density Residential).

C. Planned Development – PD-64

Name: Saltgrass Landing

Applicant: H & W Design

Tax Parcels: 0980002005 and 09800070

Location: George II Highway (NC 87)

Description: Saltgrass Landing is a proposed planned development to consist of 264 single family lots on 134.9 acres creating an overall density of 1.9 dwelling units per acre.

9) Other Business.

- Planning and Development Resource Information.
- Planning Board Case Update.
- Blueprint Brunswick Update

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
December 13, 2021

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
Clifton Cheek
Richard Leary
Ron Medlin
Christopher Wood

MEMBERS ABSENT

None

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Principal Planner
Connie Marlowe, Admin. Asst. II
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Mark Lyczkowski
Gloria & William Bland
James Sheffield

Allison Engebretson
Mike Fields
Jorge Herrera
Timothy Chestnut

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:02 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

There were no members absent.

IV. CONSIDERATION OF MINUTES OF THE 08-NOV-21 MEETING.

Mr. Leary made a motion to approve the 08-Nov-21 minutes as presented and the motion as unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Pages said the Planning and Development Resource Information under Other Business has been removed from the agenda for discussion.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARING.

A. Planned Development – PD-62.

Name: Cresswind Planned Development
Applicant: Paramounte Engineering
Tax Parcel(s): 21300066, 21300067 and 21300068
Location: Bricklanding Road SW (NC 179) and Old Georgetown Road SW (SR 1163)
Description: Cresswind is a proposed planned development 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.

Mr. Cheek asked to be recused citing a potential conflict of interest. Ms. Easley made a motion to recuse Mr. Cheek and the motion was unanimously carried.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages stated that the developer would like the flexibility to construct residential units without subdividing the property for the purposes of providing rentable property. 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; and
- 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. Pages further stated that the developer intends to have internal connections to the existing cul-de-sac on the south side of the project. However, the developer currently has three connections (2 connections off Bricklanding Road SW [NC 179] and 1 connection off Old Georgetown Road SW [SR 1163]) to the site. He reiterated that some acreage will not be subdivided to accommodate the proposed rented residential units.

Ms. Easley asked if sewer is available to the site? Mr. Pages said sewer is in the area, but it will be the developer's responsibility to provide sewer to the project.

Mr. Bittenbender asked staff about properties for rent that is unenforceable by the County as stated in the Staff Report. Mr. Pages said staff cannot enforce whether the homes will be for sale or rent, but the Brunswick County Unified Development Ordinance (UDO) does provide for flexibility; in that, the properties do not have to be subdivided as long as the dwellings are for rent. Mr. Pages further stated that any property sold that is for rent, the property would have to be subdivided and conveyed to the buyer.

Mr. Dunham asked Mr. Batton if he was aware of any scenarios similar to what the developer is proposing regarding build for rent dwellings and Mr. Batton replied, no. Mr. Pages interjected that he has seen examples of detached condominiums where the footprint of the structure is subdivided and sold. Mr. Pages further stated that the developer mentioned that he has done this type of project in other areas.

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

Ms. Allison Engebretson, representative for Paramounte Engineering, addressed the Board on behalf of the developer. Ms. Engebretson said they intend to have a mixture of uses on the property that will consist of single-family dwellings, townhomes and build for rent homes. They are designing a road from Bricklanding Road SW (NC 179) up to Hale Swamp Road SW as the main corridor to the project and no driveway cuts will be off the main corridor. Ms. Engebretson said the build for rent homes will be operated by a management company and developed in 2 phases. She further stated that grounds and maintenance will be included in the fees and this section will be self-contained, which includes amenities and a dog park. Ms. Engebretson said the units will consist of single-family homes and/or duplexes with a garage and on-street parking (parallel parking and drive aisles), in some instances. She stated that the single-family build for rent homes will be marketable to \$100k per year households and those homes will be developed on approximately 34 acres of this project.

Mr. Dunham asked Ms. Engebretson the number of townhomes, build for rent homes and single-family homes are proposed for this project? Ms. Engebretson said 58 townhomes, no more than 263 build for rent homes and 51 single-family homes. Mr. Dunham asked the area proposed for each rental space? Ms. Engebretson said there is approximately 13 feet that is rented with each space to accommodate for outdoor area space.

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 Cresswind Planned Development (PD-62) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

Ms. Easley made a motion to bring Mr. Check back on the panel and the motion was unanimously carried.

B. Planned Development – PD-67.

Name: Turnpike Road Tract Planned Development
Applicant: MAD M&R LLC
Tax Parcel(s): 18400038
Location: Turnpike Road SW (SR 1129) and Hewett Road SW (SR 1128)
Description: Turnpike Road Tract is a proposed Planned Development consisting of 447 single family lots on 185.84 acres creating an overall density of 2.41 dwellings units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages said staff was concerned with flood elevations on the northern portion of the project (Phases 1 and 2, which is between Hewett Road SW [SR 1128] and Turnpike Road SW [SR 1129]), so the developer agreed to design these phases to the 25-year storm event. He further stated that Phase 3 will still be designed to the 10-year storm event due to sloping issues in that particular area. Mr. Pages proceeded to identify 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; and
- Amend plan stating that Phase 1 and 2 (between Hewett Road SW [SR 1128] and Turnpike Road SW [SR 1129]) will be designed to meet the 25-year storm event.

Ms. Easley clarified that the nearest sewer line is along Mt. Pisgah Road SW (SR 1130) and Mr. Pages said there is sewer available on Mt. Pisgah Road SW (SR 1130) and Stone Chimney Road SW (SR 1115). He further stated that the developer has not specified where they will tie into the sewer system for this project.

Mr. Leary asked staff if there will be complications for the developer to design the project to the 100-year storm event? Mr. Pages said the stormwater ponds will likely have to be larger or additional stormwater ponds maybe necessary to meet the minimum requirements for stormwater approval.

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Mark Lyczkowski addressed the Board on behalf of the applicant. He stated that they are only developing 100 acres of the 185.84 acres tract because approximately 86 acres of the site are in wetlands and the floodplain area. He said they are proposing 1 road crossing in the wetland area on the northside of the project. Mr. Lyczkowski said it is their intent to place the 86 acres of wetlands into a conservation easement, so they are protected in perpetuity. Mr. Lyczkowski reiterated that they are proposing to provide public sewer via Stone Chimney Road SW (SR 1115) or Mt. Pisgah Road SW (SR 1130) to the site. Mr. Lyczkowski said there are 7 active parks/open space that are not in the designated wetlands and Note 19 on the plan outlines that recreational space will be utilized for a dog park, open play field, playground, picnic and grill area, benches and sitting area, pool and bathhouse or walking trails.

Mr. Dunham asked Mr. Lyczkowski if there were stormwater concerns addressed at the neighborhood meeting? Mr. Lyczkowski replied, yes. He stated that was those stormwater concerns prompted the developer to design this project to a 25-year storm event, rather than a 10-year storm event.

Mr. Mike Fields addressed the Board. Mr. Fields expressed concern with the current flooding issues in the area. He asked when the natural landscape and habitat will become an issue because there is a lot of clearing of property that will alter the natural vegetation on the site and disturb the natural habitat in the area. He further stated that the south side of the subject property is wet throughout the year.

Mr. Timothy Chestnut addressed the Board. Mr. Chestnut was opposed to the project and asked the Board to deny the project.

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

Mr. Dunham said the proposed stormwater measures for this project should assist with the flow of stormwater drainage. Mr. Pages added that the Brunswick County Stormwater Engineer and Floodplain Administrator suggested that the plan be designed to the 25-year storm event and the developer agreed. Ms. Easley said there are a lot of wetlands on the subject property and she was not comfortable with the project being designed to meet the 25-year storm event. She felt that this project should be designed to meet the 100-year storm event because of the magnitude of wetlands on this site coupled with flooding in the area within the past few years as previously stated by Mr. Fields.

Mr. Wood made a motion to re-open the Public Hearing and the motion was unanimously carried. Mr. Wood asked Mr. Lyczkowski if the developer is opposed to designing the project to a 100-year storm event? After conferring with his engineer, Mr. Lyczkowski said they will design the north side of the project to a 100-year storm event.

Ms. Easley made a motion to close the Public Hearing and the motion was unanimously carried.

Ms. Easley made a motion to approve Turnpike Road Tract Planned Development (PD-67) with the noted conditions presented in the Staff Report with a revision to Condition 4 stating that the Phases 1 and 2 (between Hewett Road SW [SR 1128] and Turnpike Road SW [SR 1129]) will be designed to meet the 100-year storm event and the motion was unanimously carried.

C. Planned Development – PD-68.

Name: Russ Tract Planned Development
Applicant: Norris and Tunstall Consulting Engineering
Tax Parcel(s): 19700018
Location: Old Shallotte Road NW (SR 1316)
Description: Russ Tract is a proposed Planned Development consisting of 112 single family lots and 180 townhomes on 54.55 acres creating an overall density of 5.35 dwelling units per acre.

Mr. 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;
- Provide guaranteed access to Tax Parcels 19700017 and 19700016;
- Relocate the proposed intersection at Wildwood Street NW and Cockatoo Drive NW for better alignment; and
- Obtain the necessary permits/permission from the Town of Shallotte to connect to Wildwood Street NW prior to construction.

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

Mr. Thomas Scheetz, representative for Norris and Tunstall Consulting Engineering, addressed the Board. Mr. Scheetz said they are aware of the drainage issues in the northeast section of the project and they will be addressing those drainage issues.

Mr. Wood asked Mr. Scheetz if the adjoining property owners will have access to their property and Mr. Scheetz replied yes. Mr. Pages identified the 30' access points shown on the plan where adjoining property owners can gain access to their property.

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

Mr. Wood made a motion to approve Russ Tract Planned Development (PD-68) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Rezoning Z-826 – Jorge Herrera & James Sheffield.

Request rezoning of approximately 21.32 acres located at Dixie Lane SW off Bricklanding Road SW (NC 179) near Shallotte from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcels 2130000501, 2130000207 and 2130000208.

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

Mr. Pages said staff recommends approval from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcels 2130000501, 2130000207 and 2130000208.

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

Mr. James Sheffield addressed the Board. Mr. Sheffield said he and his neighbor (Jorge Herrera) want to keep the property rural because they have farm animals (chickens and ducks) on their property. He stated that he owns a tree company and Mr. Herrera owns a building company and Mr. Herrera plans to make this area his permanent homestead when he retires. Mr. Sheffield said he wants to use his property (Tax Parcel 2130000501) as a nursery to grow fruits, vegetable, trees and shrubs. He further stated that he wasn't to have a mulch business on the rear portion of his property.

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

Mr. Cheek made a motion to approve Tax Parcels 2130000501, 2130000207 and 2130000208 and the motion was unanimously carried.

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

APPROVED – The proposed zoning amendment is APPROVED

- The Planning Board finds that the proposed zoning amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as LDR (Low Density Residential).

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

There were no objections from the public and the property will be used for agricultural purposes.

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

E. Rezoning Z-827 – Sheila McLamb.

Request rezoning of approximately 1.41 acres located at 5561, 5567 and 5573 Old Georgetown Road SW (SR 1163) near Shallotte from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 2130000113, 2130000103 and 2130000105.

LAND USE PLAN MAP AMENDMENT LUM-827:

Request to amend Tax Parcels 2130000113, 2130000103 and 2130000105 located at 5561, 5567 and 5573 Old Georgetown Road SW (SR 1163) near Shallotte from LDR (Low Density Residential) to Commercial.

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

Mr. Pages said staff recommends approval from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 2130000113, 2130000103 and 2130000105 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan from LDR to Commercial for Tax Parcels 2130000113, 2130000103 and 2130000105 located at 5561, 5567 and 5573 Old Georgetown Road SW (SR 1163).

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Dunham asked if the applicant and/or a representative was present? There was no applicant and/or representative present. Mr. Leary made a motion to table the matter until the applicant or a representative is present and the motion was unanimously carried.

F. Rezoning Z-828 – J. Phillip Norris.

Request rezoning of approximately 30.49 acres located off Green Swamp Road SE (NC 211) near Supply from RR (Rural Low Density Residential) to R-6000 (High Density Residential) for Tax Parcel 15200037.

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

Mr. Pages said staff recommends approval from RR (Rural Low Density Residential) to R-6000 (High Density Residential) for Tax Parcel 15200037.

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

Mr. Thomas Scheetz, representative for Norris and Tunstall Consulting Engineering, addressed the Board on behalf of the owner. He stated that the owner is requesting a zoning change to better fit the growing area.

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

Mr. Bittenbender made a motion to approve Tax Parcel 15200037 from RR (Rural Low Density Residential) to R-6000 (High Density Residential) and the motion was unanimously carried.

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

APPROVED – The proposed zoning amendment is APPROVED

- The Planning Board finds that the proposed zoning amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as Mixed Use.

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

The zoning change fits the character of the area.

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

G. Rezoning Z-829 – J. Phillip Norris.

Request rezoning of approximately 42.50 acres located off Ash-Little River Road NW (SR 1300) near Ash from RR (Rural Low Density Residential) to SBR-6000 (High Density Site Built Residential) for Tax Parcels 20900054 and 2090005403.

LAND USE PLAN MAP AMENDMENT LUM-829:

Request to amend Tax Parcels 20900054 and 2090005403 located off Ash-Little River Road NW (SR 1300) near Ash from LDR (Low Density Residential) and Conservation to MDR (Medium Density Residential).

Mr. Pages addressed the Board. Mr. Pages read the Staff Report (attached). Mr. Pages said the initial zoning change was from RR (Rural Low Density Residential) to R-6000 (High Density Residential), but the applicant agreed to revise his request to SBR-6000 (High Density Site Built Residential) to better fit with surrounding zoning. He identified the subject property and surrounding properties on a visual map.

Mr. Pages said staff recommends approval from RR (Rural Low Density Residential) to SBR-6000 (High Density Site Built Residential) for Tax Parcels 20900054 and 2090005403 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan from LDR and Conservation to MDR (Medium Density Residential) for Tax Parcels 20900054 and 2090005403 located off Ash-Little River Road NW (SR 1300).

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Thomas Scheetz, Norris and Tunstall Consulting Engineers, addressed the Board on behalf of the applicant. Mr. Scheetz said the zoning change will allow for increase in density and it will better fit the growing area.

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

Mr. Cheek asked staff where the access is for the parcel and Mr. Pages identified the access point off Ash-Little River Road NW (SR 1300) via a visual map.

Mr. Leary made a motion to approve Tax Parcels 20900054 and 2090005403 from RR (Rural Low Density Residential) to SBR-6000 (High Density Site Built Residential) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to MDR (Medium Density Residential) for Tax Parcels 20900054 and 2090005403 and the motion was unanimously carried.

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

The proposed zoning is not consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as LDR (Low Density Residential) and Conservation. However, a CAMA Land Use Plan amendment has been requested to MDR (Medium Density Residential).

- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Land Use Plan) and the following changes have been considered to meet the needs of the community:

The property is accessible to public water and sewer and there is similar zoning nearby.

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

There is similar zoning in the immediate area.

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

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Mr. Pages said Zoning Case Z-800CZ is still in a holding process as we are waiting for the consultant to provide well testing results to Brunswick County Public Utilities.

- Blueprint Brunswick Update

Mr. Pages said the Community Open House was well attended on 18-Nov-21 and there will be a follow-up meeting next week with the consultant.

IX. ADJOURNMENT.

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

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-827

January 10, 2021

APPLICATION SUMMARY

The applicant, Sheila McLamb, requests to rezone a Tax Parcels 2130000113, 2130000103 and 2130000105 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

5561, 5567 and 5573 Old Georgetown Road (SR 1163)

Tax Parcels

2130000113, 2130000103 and 2130000105

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

R-7500, NC (Neighborhood Commercial), SH-RAM-15 (Shalotte Jurisdiction)

Current Use

Vacant

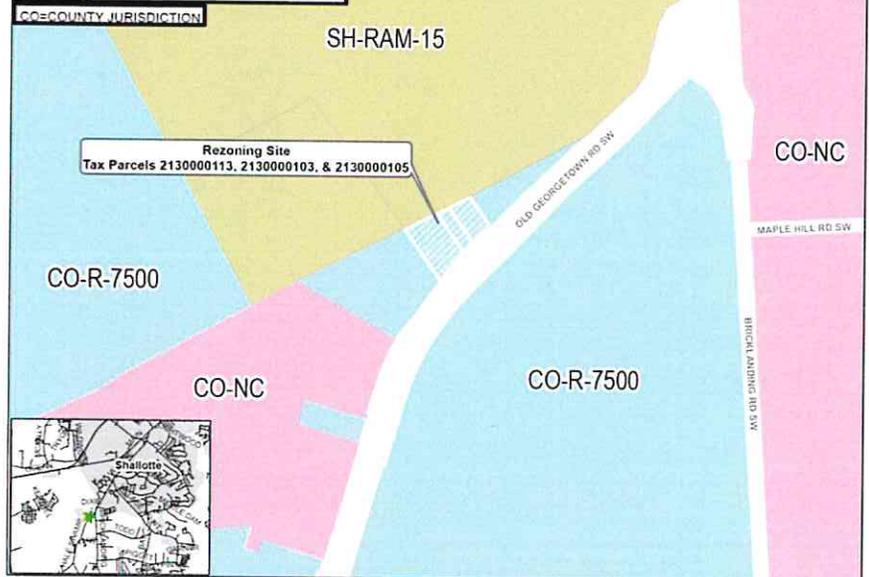
Surrounding Land Uses

Commercial, Vacant

Size

1.41 Acres

Rezoning Case Z-827 R-7500 to CLD



SITE CONSIDERATIONS

Zoning History: This area was rezoned from RU (Rural) to R-7500 in 2007 as part of the UDO adoption mass rezonings.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-7500 areas. Residential uses will not require a buffer.

Traffic: There are no capacity deficiencies for this section of Old Georgetown Road (SR 1163).

Utilities: Water and Sewer is currently not available, however Cresswind Planned Development is proposed directly opposite Old Georgetown Road and that project will bring both utilities to the area.

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

CIP Projects in Area: New Early College High School (FY 2022).

NCDOT Road Improvements in Area: Carolina Bays Parkway (R-5876) – Planning and Design Phase, Smith Avenue and US 17 (U-5862) – Upgrade to interchange (2027).

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 7 out of 10 due to substantial wetlands on the site.
- The rezoning site is not within a half mile of a Voluntary Agricultural District.

ANALYSIS

"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."

CAMA Land Use Plan Classification: LDR (Low Density Residential)

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-827) proposed from LDR (Low Density Residential) to Commercial.

Applicable CAMA Land Use Policies:

- P.16 Brunswick County and its participating municipalities strongly support commercial nodes, including town or village centers, and the prohibition of strip commercialization.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO C-LD WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCELS 2130000113, 2130000103 AND 2130000105** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-827 (R-7500 TO C-LD)



**THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of
be all the foregoing, that the UNIFIED DEVELOPMENT ORDINANCE ZONING AMENDMENT**

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment *is consistent with the CAMA Land Use Plan (Comprehensive Plan)* for the following reasons: _____

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment *is NOT consistent* with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons: _____
- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community: _____
- The Planning Board further finds that the proposed zoning amendment *is reasonable and in the public's interests* for the following reasons: _____

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment *is* *is not* consistent with the CAMA Land Use Plan (Comprehensive Plan) and *is* *is not* in the public interests for the following reasons: _____

TABLED

- The Planning Board TABLES the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting in _____ months.**

Rezoning Case Z-827 R-7500 to CLD

CO-COUNTY JURISDICTION

SH-RAM-15

Rezoning Site
Tax Parcels 2130000113, 2130000103, & 2130000105

CO-R-7500

CO-NC

CO-R-7500

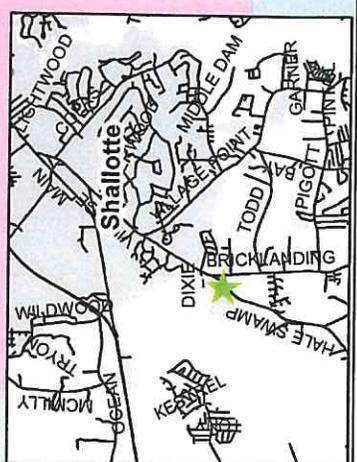
CO-NC



MAPLE HILL RD SW

BRICKLANDING RD SW

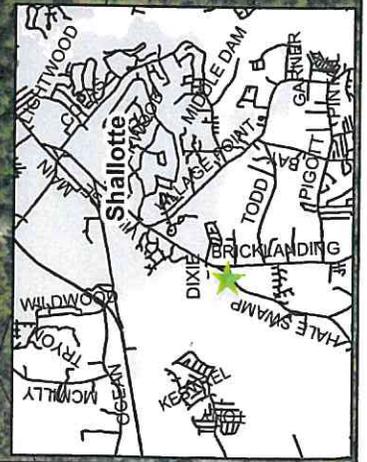
OLD GEORGETOWN RD SW



Rezoning Case Z-827 R-7500 to CLD

CO-COUNTY JURISDICTION

Rezoning Site
Tax Parcels 2130000113, 2130000103, & 2130000105



NCCGIA North Board

Rezoning Case Z-827 R-7500 to CLD

CO-COUNTY JURISDICTION

Rezoning Site
Tax Parcels 2130000113, 2130000103, & 2130000105

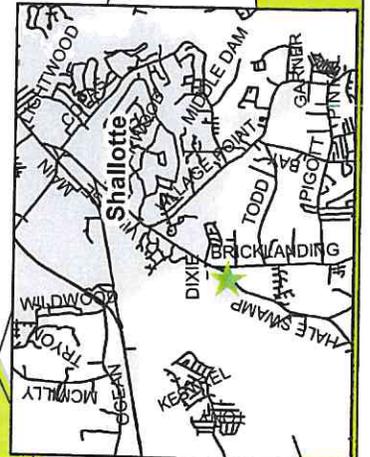
LDR

LDR

LDR

LDR

Commercial



BRICKLANDING RD SW

MAPLE HILL RD SW

OLD GEORGETOWN RD SW





REZONING APPLICATION

For Office Use Only
 Planning Project #: ~~772211~~
 Rezoning Case Z- 827
 #516505

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 754-2740
 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): Sheila K. McLamb

Mailing Address: 305 Larkspur Lane
Calabash, NC 28467

Phone: 910.619.3515 Email: McLambslaw@atmc.net

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): New Purpose LLC

Mailing Address: same

Phone: _____ Email: _____

PROPERTY INFORMATION

Property Address and/or Description of Location: 0.26 acre
deed 4570/814 map 34 page 24

Parcel Tax ID #(s): 2130000113 Total Site Acreage: 1.52
also 1.41
see attached Exhibits

Current Zoning District(s): ~~DR~~-75 Proposed Zoning District(s): CLD

Conditional Zoning Request YES NO
 Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

STATEMENT OF REASONABLENESS

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

The rezoning is consistent with the character of the area and will match the surrounding zoning.

LAND USE COMPATIBILITY

Future Land Use Map Classification: LDR

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 area is in transition. Road improvements attract commercial use. Area not attractive for residential.

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: 10-8-21

Owner Signature: [Signature]

Date: 10-8-21

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.

REZONING APPLICATION

EXHIBIT A

Parcel: 2130000103

Acreage: 0.78

Barbara Ferrell

11.1.21

Barbara Ferrell

Date

21827 Advocates Court

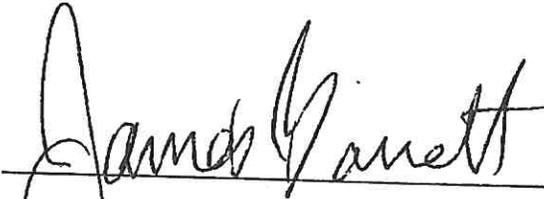
Cornelius, NC 28031

REZONING APPLICATION

EXHIBIT B

Parcel: 2130000105

Acreage: 0.37

 10/15/2021

James Barrett

Date

108 Seaside Road

Sunset Beach, NC 28468

CASE Z-827

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2130000104	ELECTRIC CO THE	P O BOX 608	SMITHFIELD	NC	27577
2130000610	ELECTRIC COMPANY THE	PO BOX 608	SMITHFIELD	NC	27577
2130000602	MMCH PROPERTIES LLC	5306 SIX FORKS RD STE 101	RALEIGH	NC	28462
2130000114	POWELL TIMOTHY BRYAN	P.O. BOX 1945	SHALLOTTE	NC	28459
21300069	LUDLUM KAREN HOPE	7157 RIVERFRONT DRIVE	NASHVILLE	TN	37221
2130000102	POWELL TIMOTHY B	PO BOX 1945	SHALLOTTE	NC	28459-1945
21300068	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2130000113	OCEAN SIDE CORPORATION	PO BOX 4640	CALABASH	NC	28467
2130000105	BARRETT JAMES E	58 PLANTATION DR SW	OCEAN ISLE BEACH	NC	28469-7301
2130000103	FERRELL GLENN WALLACE ETUX FERRELL BARBARA	21827 ADVOCATES CT	CORNELIUS	NC	28031-8162

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	SHEILA K. MCCLAMB	305 Larkspur Lane	CALABASH	NC	28467

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-830

January 10, 2021

APPLICATION SUMMARY

The applicant, Gwen Waters requests to rezone Tax Parcels 1850001008, 1850001010, 1850001011, 1850001012, 1850001013, 1850001014, 1850001015, 1850001016, 1850001020, 1850001021, 1850001022, 1850001023, 1850001024, 1850001025, & 1850001027 from SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential). This rezoning request is conventional, therefore no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Deer Trot Road SE

Tax Parcels

1850001008, 1850001010,
1850001011, 1850001012,
1850001013, 1850001014,
1850001015, 1850001016,
1850001020, 1850001021,
1850001022, 1850001023,
1850001024, 1850001025, &
1850001027

Current Zoning

SBR-6000 (High Density Site Built Residential)

Proposed Zoning

R-6000 (High Density Residential)

Surrounding Zoning

SBR-6000, CI (Commercial Intensive)

Current Use

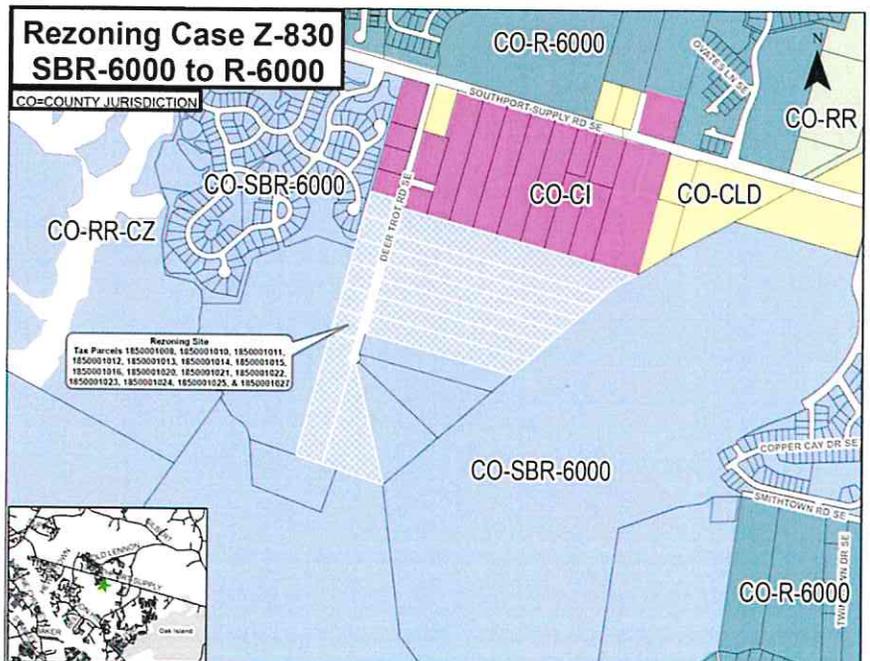
Residential, and Vacant Lands

Surrounding Land Uses

Residential, Commercial and Vacant Lands

Size

57.17 Acres



12/30/2021 13:45

SITE CONSIDERATIONS

Zoning History: This area was rezoned from RU (Rural) to SBR-6000 as a result of the UDO adoption and mass rezonings in 2007.

Density and Intensity: If rezoned to R-6000, the permitted residential density will remain the same at 7.3 dwelling units per acre. The R-6000 allows more flexibility in residential uses as it allows both singlewide and doublewide mobile homes.

Buffers: If rezoned to R-6000, all uses will require a 0.2 (vacant) or 0.6 (developed) opacity buffer adjacent to CI areas.

Traffic: There are no capacity deficiencies for this section of Southport-Supply Road (NC 211).

Utilities: Water and Sewer is available from Brunswick County Utilities along Southport-Supply Road (NC 211). Utility connection will require developer responsibility to connect to the water and sewer system.

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

CIP Projects in Area: New Early College High School (FY 2022).

NCDOT Road Improvements in Area:

- New Highway – Carolina Bays Parkway (R-5876) – Planning and Design Phase, NC 211 and US 17 (U-5932) - Upgrade to Interchange

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to substantial wetlands on the site.
- The rezoning site lies within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: LDR (Low Density Residential)

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-830) proposed from LDR (Low Density Residential) to MDR (Medium Density Residential).

Applicable CAMA Land Use Policies:

- P.15 states that Brunswick County supports greater residential densities in areas that are accessible to water and sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

STAFF RECOMMENDATION SUMMARY

Staff recommends APPROVAL TO R-6000 IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO MDR FOR TAX PARCELS 1850001008, 1850001010, 1850001011, 1850001012, 1850001013, 1850001014, 1850001015, 1850001016, 1850001020, 1850001021, 1850001022, 1850001023, 1850001024, 1850001025, & 1850001027 based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-830 (SBR-6000 TO R-6000)



**THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of
be all the foregoing, that the UNIFIED DEVELOPMENT ORDINANCE ZONING AMENDMENT**

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment *is consistent with the CAMA Land Use Plan (Comprehensive Plan)* for the following reasons: _____

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community: _____

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

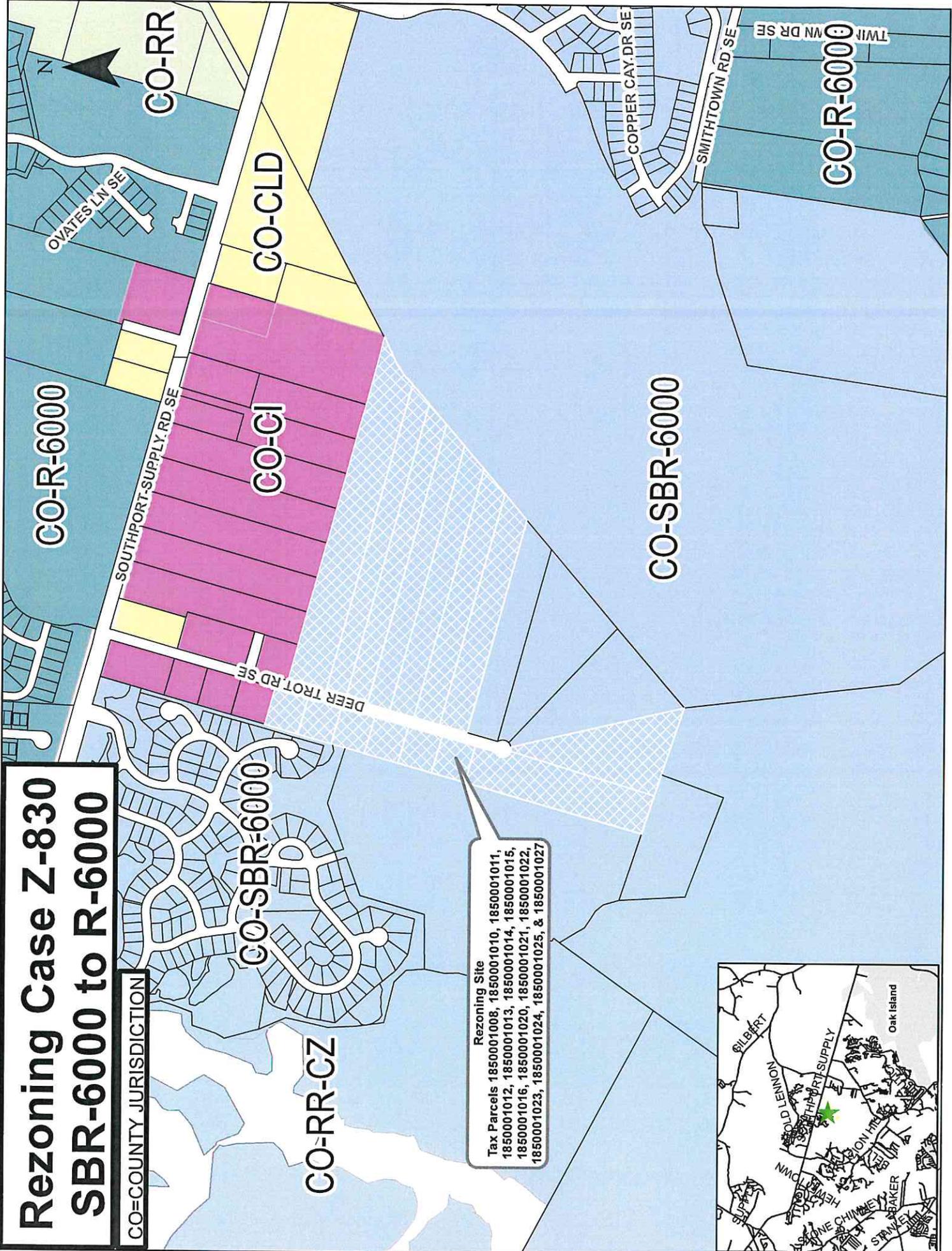
- The Planning Board finds that the proposed zoning amendment **is** **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and **is** **is not** in the public interests for the following reasons: _____

TABLED

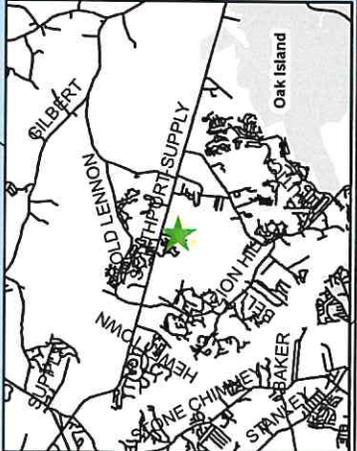
- The Planning Board TABLES the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting** in _____ months.

Rezoning Case Z-830 SBR-6000 to R-6000

CO=COUNTY JURISDICTION

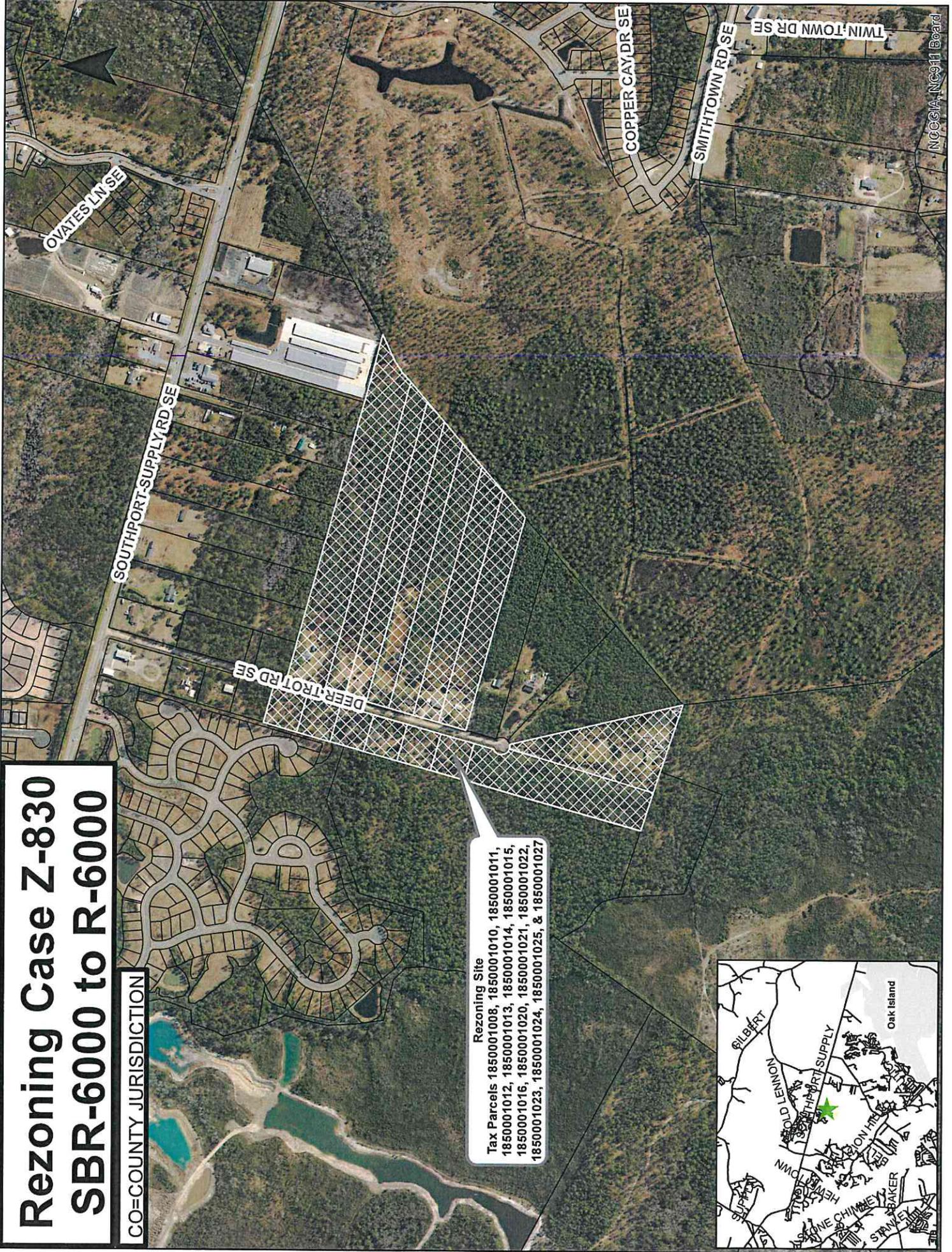


Rezoning Site
Tax Parcels 1850001008, 1850001010, 1850001011,
1850001012, 1850001013, 1850001014, 1850001015,
1850001016, 1850001020, 1850001021, 1850001022,
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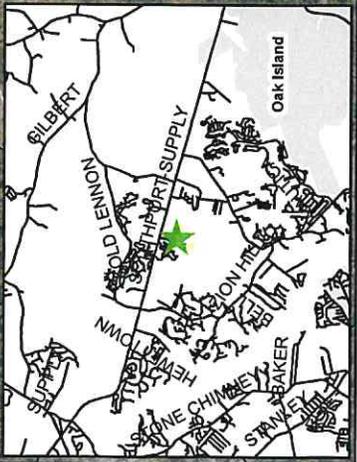


Rezoning Case Z-830 SBR-6000 to R-6000

CO-COUNTY JURISDICTION

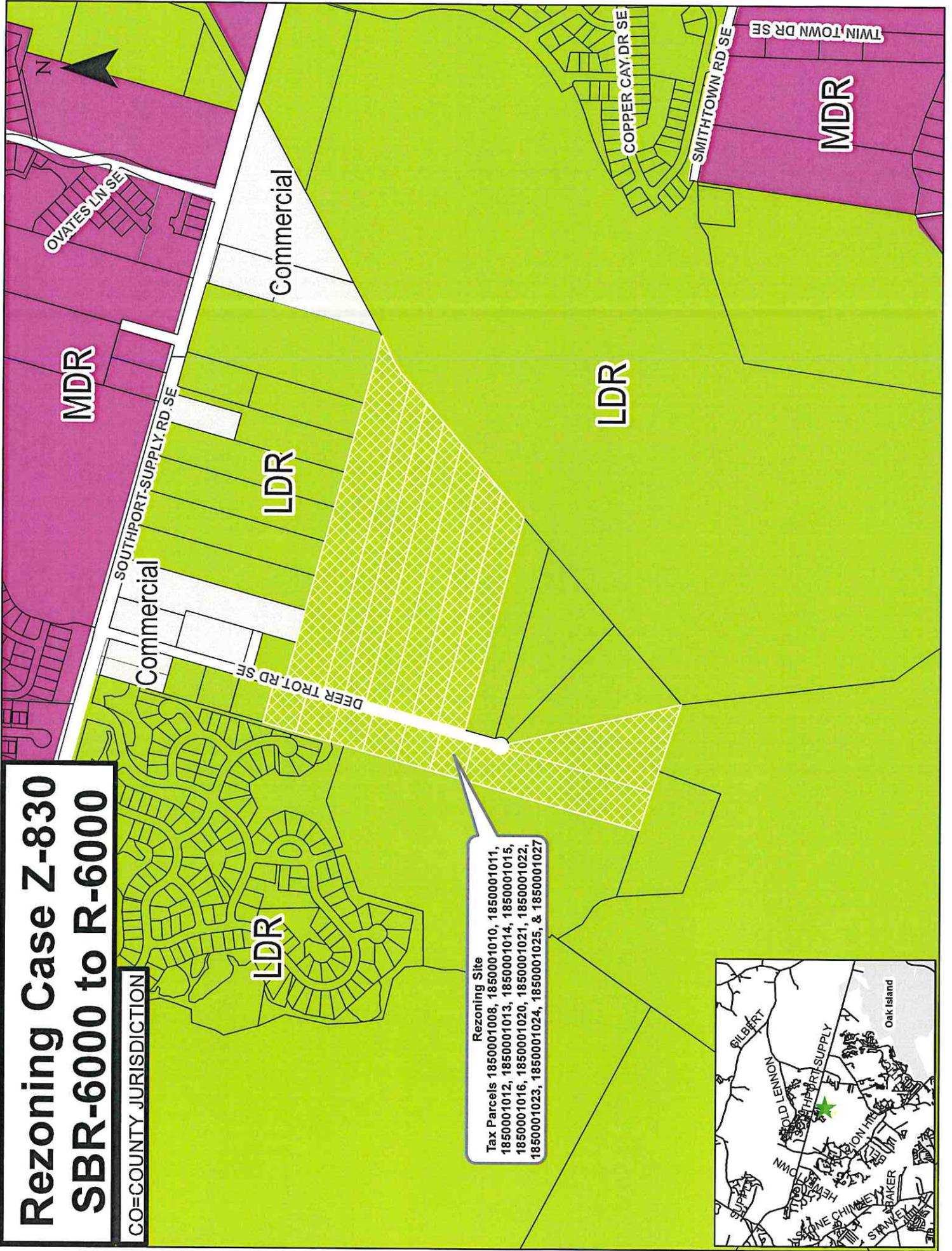


Rezoning Site
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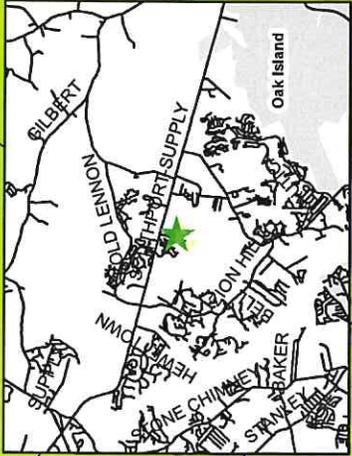


Rezoning Case Z-830 SBR-6000 to R-6000

CO-COUNTY JURISDICTION



Rezoning Site
Tax Parcels 1850001008, 1850001010, 1850001011,
1850001012, 1850001013, 1850001014, 1850001015,
1850001016, 1850001020, 1850001021, 1850001022,
1850001023, 1850001024, 1850001025, & 1850001027





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>830</u>	Invoice # <u>517625</u>
Date Received <u>11/15/21</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 253-2437
 Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Gwen Waters</u>	
Mailing Address: <u>197 Factory Hollow Rd</u> <u>Valley Falls NY 12185</u>	
Phone: <u>518-269-0353</u>	Email: <u>Lakewaters13@hotmail.com</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>Brenda Swankey</u> <u>Emery + Marlene Maddocks</u>	
Mailing Address: <u>197 Factory Hollow Rd</u> <u>Valley Falls NY 12185</u>	
Phone: <u>518-269-0353</u>	Email:
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>1726</u> <u>1696 > Deer Trot Rd SE Bolivia</u>	
Parcel Tax ID #(s): <u>1850001023</u> <u>1850001027</u>	+ 13 more parcels (MP) Total Site Acreage: <u>5</u> <u>10</u>
Current Zoning District(s): <u>SBR-6000</u>	Proposed Zoning District(s): <u>R-6000</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

Deer Trot Rd SE is a private dead end dirt road consisting of 2 mobile homes, 2 single wides, 3 double wides, 1 off frame modular and 2 residential homes.

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:

Area is in transition for higher density residential. (47)

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: Brenda Vankley

Date: 11-13-21

Owner Signature: Emergy Maddox

Date: 11-13-21

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-830

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
185000006	MONROE JOE HRS	2153 SUNSET HARBOR RD SE	BOLIVIA	NC	28422
1850001018	WHITBY ROBERT GABRIEL	5251 PASSENGER PLACE	RALEIGH	NC	27603
1850001019	LOERZEL LYNN	327 NE 60TH STREET	OAK ISLAND	NC	28465
185000023	BURTON GARMON W ETUX BURTON VICTORIA	664 CINDYLANE RD	SPARTA	NC	28675-8754
1850001042	NEW EBENEZER MISSION BAPTIST CH INC C/O RONNIE LEE MCCRAY	1005 PUEBLO RIDGE PL	CARY	NC	27519-0832
185KA037	H & H CONSTRUCTORS OF FAYETTEVILLE LLC	2919 BREEZEWOOD AVE #400	FAYETTEVILLE	NC	28303-5501
1850001017	THOMPSON RYAN ETUX THOMPSON MICHELLE	1788 DEER TROT RD SE	BOLIVIA	NC	28422-7684
1850001003	SUPPLY XVII LLC	PO BOX 16709	WILMINGTON	NC	28408
185000025	GILLUM GREGORY S ETUX GILLUM JODY L	120 W PELICAN DR	OAK ISLAND	NC	28465-6955
1850000603	JTV INVESTMENTS LLC	1015 ASHES DRIVE STE 202	WILMINGTON	NC	28405
1850001032	POINDESTER CHRISTOPHER ETUX SMALL JACQUELINE M	5235 EAGLE LAKE DR	CHARLOTTE	NC	28217-3064
1850001031	POINDESTER CHRISTOPHER ETUX SMALL JACQUELINE M	5235 EAGLE LAKE DR	CHARLOTTE	NC	28217-3064
1850001029	WARD TONY JAMES	302 WESTMAN ST SW	LENOIR	NC	28645-5750
1850001030	WARD TONY JAMES	302 WESTMAN ST SW	LENOIR	NC	28645-5750
18500011	RHH LAND INVESTORS LLC	2919 BREEZEWOOD AVE # 5400	FAYETTEVILLE	NC	28303-5501
185KA00136	RHH LAND INVESTORS LLC	2919 BREEZEWOOD AVE # 5400	FAYETTEVILLE	NC	28303-5501
1850001037	GAUSE LARRY W ET GAUSE SELMA	1695 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7639
1850001038	TURNER DON N ET TURNER JENNIFER C	626 LOCKWOOD FOLLY RD SE	BOLIVIA	NC	28422
185KA00120	OLDE GEORGETOWNE ASSOCIATION C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00107	OLDE GEORGETOWNE ASSOCIATION C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
1850000902	DFC GROVES AT OLDE GEORGETOWN LLC	14701 PHILIPS HWY STE 300	JACKSONVILLE	FL	32256-3742
185KA0036	BETZ LAURA L	64 IRIS WAY	HAMPSTEAD	NC	28443-4506

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850001023	SWANKEY BRENDA L	9 SUANDA LAINE	POESTENKILL	NY	12140
1850001025	WATERS WILLIAM D ETUX WATERS GWEN M	197 FACTORY HOLLOW RD	VALLEY FALLS	NY	12185-2905
1850001021	WATERS GWEN M ETVIR WATERS WILLIAM D	197 FACTORY HOLLOW RD	VALLEY FALLS	NY	12185-2905
1850001020	WATERS GWEN M ETVIR WATERS WILLIAM D	197 FACTORY HOLLOW RD	VALLEY FALLS	NY	12185-2905
1850001027	MADDOCKS MARLENE ETVIR MADDOCKS EMERY	578 SNAKE HILL RD	POESTENKILL	NY	12140-3321
1850001015	LISK JOHNNY R	807 CAPE HARBOR DR	SOUTHPORT	NC	28461-3535
1850001014	LISK JOHNNY R	807 CAPE HARBOR DR	SOUTHPORT	NC	28461-3535
1850001022	HOWARD TIMOTHY WAYNE ET HOWARD GLORIA FAYE	PO BOX 272	BOLIVIA	NC	28422
1850001016	ST GEORGE TOMIMY P ET ST GEORGE CHERYL	PO BOX 735	SUPPLY	NC	28462
1850001008	ARCHER LOREN	1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
1850001013	ARCHER LOREN C	1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
1850001011	ARCHER LOREN C	1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
1850001010	ARCHER LOREN C	1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
1850001012	ARCHER LOREN C	1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
1850001024	FILLIPONE ASHLEY E AND THEAKOS JEANNINE E	PO BOX 151	CROPSEYVILLE	NY	12052-0151

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	ARCHER LOREN	1749 DEER TROT RD SE	BOLIVIA	NC	28422-7685
	DONNA L FULLWOOD	807 CAPE HARBOR DR	SOUTHPORT	NC	28461
	TOMMY ST. GEORGE	PO BOX 735	SUPPLY	NC	28462
	TIMMY AND FAYE HOWARD	PO BOX 272	BOLIVIA	NC	28422
	ASHLEY FILLIPONE AND JEANNINE THEAKOS	PO BOX 151	CROPSEYVILLE	NY	12052-0151
	WATERS WILLIAM D ETUX WATERS GWEN M	197 FACTORY HOLLOW RD	VALLEY FALLS	NY	12185-2905

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-64

Applicant: H&W Design

Project Name: Saltgrass Landing Planned Development

Property Location: George II Highway (NC 87)

Parcel Number: 0980002005, 09800070

Zoning District: RR (Rural Residential)
Density Maximum – 2.8 Dwelling Units per Acre
"The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County's traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed."

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

Proposed Use: Saltgrass Landing is a proposed planned development to consist of 264 single family lots on 134.9 acres creating an overall density of 1.9 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, agricultural and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary. Additional buffers with windbreak are proposed adjacent to livestock farm.
- The required Open Space for the development is approximately 20.24 acres. The developer is proposing 67.45 acres of dedicated open space. The developer is also proposing 40.41 acres of recreation space of which 3.03 acres are required.
- The proposed 264 lots will generate approximately 2,526 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots or prior to final site plan approval.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 67.45 acres of open space where as 20.24 acres are required.
 2. The developer is proposing 40.41 acres of recreation space where as 3.03 acres are required.
 3. Sidewalks are proposed throughout the development on one side of the roads.
 4. The Stormwater system shall be designed to attenuate the 25-year storm event and the stormwater management plan shall be evaluated for the 100-year storm event.
 5. Increased buffers/windbreak adjacent to existing livestock farm.
 6. All proposed lots are at least 60' away from any AE flood zone.
 7. 50% of project acreage placed into open space making it a cluster style development that protects existing agriculture and future residents.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on December 21, 2021.
- TRC was held on September 16, 2021.

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

Staff recommends approval based on the following conditions:

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

Planned Development Case PD-64 Saltgrass Landing

CO-COUNTY JURISDICTION

CO-R-7500

CO-R-7500

Project Site

CO-RR

CO-RR

CO-RR

CO-RR

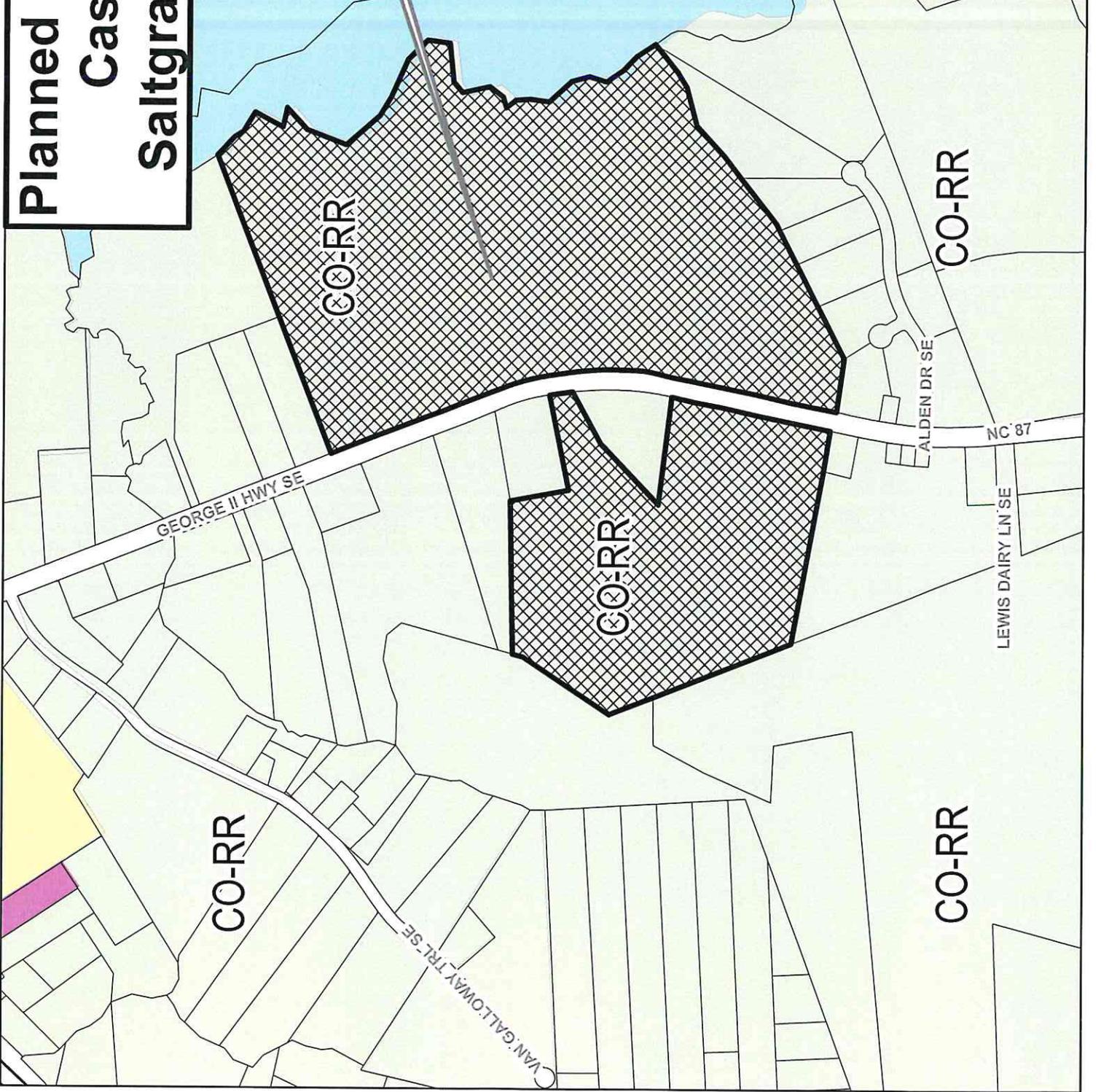
GEORGE II HWY SE

LALDEN DR SE

NC 87

LEWIS DAIRY LN SE

VAN GALLOWAY TRL SE



Planned Development Case PD-64 Saltgrass Landing

CO-COUNTY JURISDICTION

CO-R-7500

CO-R-7500

Project Site

CO-RR

CO-RR

CO-RR

CO-RR

GEORGE II HWY SE

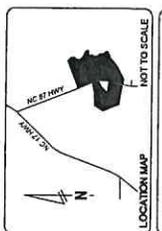
ALDEN DR SE

NC 87

LEWIS DAIRY LN SE

VAN GALLOWAY TRL SE





LEGEND

NOTE: CONCRETE PAVES ONLY, UNLESS INDICATED OTHERWISE.

NOT FOR CONSTRUCTION

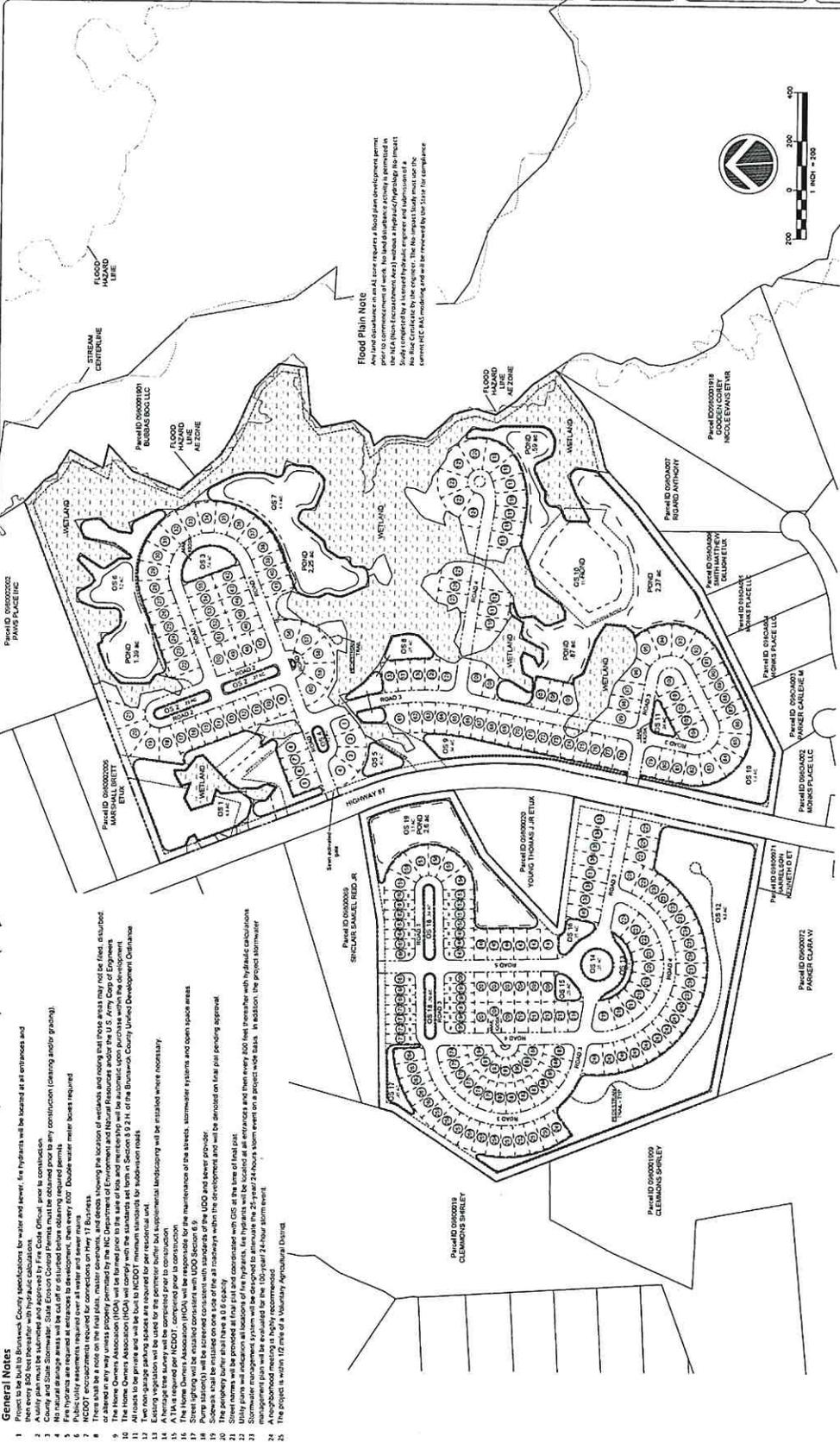
CAPE FEAR ENGINEERING
INC.
1000 W. MARKET STREET, SUITE 100
WILMINGTON, NC 28401
TEL: (910) 353-3044 FAX: (910) 353-1045
www.capefearengineering.com
P.C. LICENSE # 0001

PROJECT # 2014-0014
SCALE: AS SHOWN
DATE: NOVEMBER 14, 2014

SALTGRASS LANDING
Brunswick County, North Carolina
Planned Development

Site Plan

420-14
L-2



Flood Plain Note
Any land disturbance in an A1 zone requires a flood plain development permit. The Flood Hazard Ordinance, which is part of the Flood Hazard Ordinance, requires that any land disturbance in an A1 zone be completed by a licensed hydraulic engineer and submitted to the Flood Hazard Ordinance. The Flood Hazard Ordinance requires that any land disturbance in an A1 zone be completed by a licensed hydraulic engineer and submitted to the Flood Hazard Ordinance. The Flood Hazard Ordinance requires that any land disturbance in an A1 zone be completed by a licensed hydraulic engineer and submitted to the Flood Hazard Ordinance.



PERMITTER: BRUNSWICK COUNTY	PROJECT: 2014-0014	DATE: NOVEMBER 14, 2014
SCALE: AS SHOWN	PROJECT: 2014-0014	DATE: NOVEMBER 14, 2014
PROJECT: 2014-0014	DATE: NOVEMBER 14, 2014	SCALE: AS SHOWN

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PROJECT: 2014-0014	DATE: NOVEMBER 14, 2014	SCALE: AS SHOWN

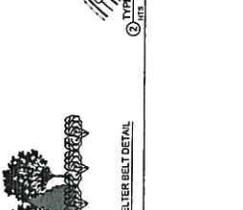
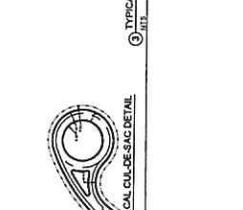
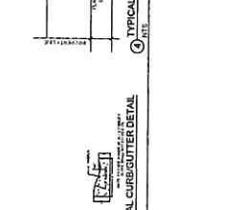
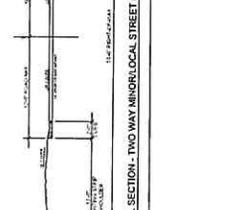
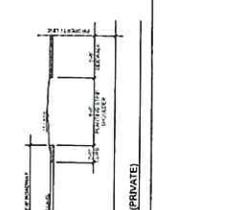
- General Notes**
- Project to be built to Brunswick County specifications for water and sewer. In hydrants will be located at all entrances and every 500 feet thereafter with hydraulic calculations.
 - Water and sewer lines shall be installed in accordance with the Official Code of Ordinances of Brunswick County, North Carolina.
 - County and State Stormwater: State Erosion Control Permits must be obtained prior to any construction (grading and/or grading).
 - Any natural drainage areas will be cut off or disturbed before obtaining required permits.
 - Public utility easements required over all water and sewer lines every 600' Double water meter boxes required.
 - NCDOT encroachment required for connections on Hwy 17 Business.
 - Any utility lines to be installed shall be installed prior to construction.
 - The Home Owners Association (HOA) will be responsible for the maintenance of the streets, stormwater systems and open space areas.
 - Street lighting will be installed consistent with UDD Section 6.9.
 - Utility lines shall be installed on one side of the roadway within the development and set back as follows:
 - 1. The perimeter utility shall have a 6' 0" setback.
 - 2. The perimeter utility shall have a 6' 0" setback.
 - 3. Stormwater management systems will be designed to attenuate the 25-year 24-hour storm event on a project with back. In addition, the proposed stormwater management plan will be evaluated for the 100-year 24-hour storm event.
 - 4. The project is within 1/2 mile of a Voluntary Agricultural District.

SITE TABULATIONS - PD

APPLICANT INFORMATION	PERMIT INFORMATION
PROJECT ADDRESS: 1000 W. MARKET STREET, SUITE 100, WILMINGTON, NC 28401	PERMIT TYPE: PD
OWNER: BRUNSWICK COUNTY	PERMIT NUMBER: 2014-0014
PROJECT ADDRESS: 1000 W. MARKET STREET, SUITE 100, WILMINGTON, NC 28401	PERMIT TYPE: PD
OWNER: BRUNSWICK COUNTY	PERMIT NUMBER: 2014-0014

PERMITTER: BRUNSWICK COUNTY	PROJECT: 2014-0014	DATE: NOVEMBER 14, 2014
SCALE: AS SHOWN	PROJECT: 2014-0014	DATE: NOVEMBER 14, 2014
PROJECT: 2014-0014	DATE: NOVEMBER 14, 2014	SCALE: AS SHOWN

PERMITTER: BRUNSWICK COUNTY	PROJECT: 2014-0014	DATE: NOVEMBER 14, 2014
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PROJECT: 2014-0014	DATE: NOVEMBER 14, 2014	SCALE: AS SHOWN





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

September 16, 2021

H & W Design
c/o Dan Weeks
2512 Independence Blvd. Ste 200
Wilmington, NC 28467

**RE: Saltgrass Landing Planned Development
File # PD-64**

Dear Mr. Weeks,

The Technical Review Committee (TRC) at their September 16, 2021 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Planning Staff has significant concerns regarding the proposed project. Please address or provide comments regarding the following:
 - The proposed use is not consistent with the Brunswick County Land Use Plan which designates this area as Low Density Residential. While the overall project may not technically be considered high density, the western side of the project is certainly a higher density project with little open space. Open space on the eastern side of the property shall not be considered accessible to the western residents since pedestrians crossing NC 87 would be an extremely dangerous endeavor. Significantly more open space in the western side is certainly warranted.
 - Directly adjacent to the west is a sizeable hog farm with multiple open waste lagoons. The Planning Department considers this project to be an incompatible adjacent use which will likely result in conflicts due to farm activities that future residents will find objectionable.
 - Directly adjacent to the north of the project is an outdoor dog kennel (Paw's Place) which again may lead to considerable conflicts due to sound, odors, etc.
 - The indicated vegetated 20' street buffer along NC 87 is likely not going to be sufficient for the rear yards of lots fronting on a very busy highway. Consider widening the buffer and installing a vegetated berm for a better sound and light barrier.
 - Flooding Concerns - See the Floodplain Administrator's comments below.
- Correct Parcel ID's to include Tax Parcel 09800019.
- Please indicate pump station location(s).



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- Please indicate provided recreation space calculations.
- Please clarify which roadways are to intersect with NC 87 and which are dead ends.
- Please indicate the water and sewer provider.
- Please note that this project is within a ½ mile of a Voluntary Agricultural District.
- Please provide a stubout to the remainder of Tax Parcel 1390005902.
- Please indicate all flood zone boundaries on the site and label – AE, Shaded X, etc.
- Please note that a neighborhood meeting is highly recommended
- Please note that a TIA will be required per NCDOT.

Comments from Flood Plain Administrator

John Shirk – 910-253-2046 – john.shirk@brunswickcountync.gov

- Majority of the project is located outside of the SFHA with no proposed development inside the SFHA. The Flood Hazard Boundaries were last updated in 2006 based off data from 1999 to 2004. The flood maps do not accurately depict current flooding conditions. This area historically is prone to flooding outside the SFHA and has a large amount of potential wetland impact. A hydraulic re-study of the area of development should be conducted by the developer to depict current flood risk and possibly file for a LOMR (Letter of Map Revision). The stormwater plan must be developed to a higher standard than the 25-year event. Any land disturbing activity inside the current SFHA will require a floodplain development permit prior to commencement of activity. Based on the historical flooding, any proposed fill material or development inside the SFHA will REQUIRE the re-study of the area of development and the Bell Swamp watercourse from Cross Section #63 to Cross Section #94. The final recorded plat must include the flood hazard boundaries.

Comments from Stormwater

Brigit Flora – 910-253-2405 – brigit.flora@brunswickcountync.gov

- A State Erosion Control Permit will be required for clearing and/or grading.
- Existing State and County Stormwater Permits will need to be renewed and modified.
- Please provide additional volume control in the stormwater ponds above the pre/post 1-year and 10-year 24-hour stormwater requirements of the County due to flooding issues in the area. It would be preferable that the stormwater ponds be designed for the 100-year event.

Comments from Engineering

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

- Existing 24" DI watermain on Hwy 87.
- Existing 16" forcemain on Hwy 17.
- Pump Station layout to adhere to BC details.
- Hydrants every 800' and at subdivision entrances (as noted on plans).
- Double water meter boxes required (as noted on plans).
- NCDOT Encroachment required for Hwy 87 and connection on Hwy 17.



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- Per NCDOT – would only need one Encroachment for Hwy 87 for both the water connection on Hwy 87 and the forcemain installation and connection to the 16" forcemain at the US Hwy 17/Hwy 87 intersection.

Comments from Fire Code Official

Brad Babson – 910-253-2043 – brad.babson@brunswickcountync.gov

- 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
- Need to provide a civil plan in PDF format showing road width per NCDOT standards.
- 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. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.

Note 1: Final plat will require fire approval.

Note 2: Will need NFPA 291 form (Fire Hydrant Flow Test) for fire hydrant systems at time of field Fire inspection prior to final plat.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on September 27, 2021.

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

Sincerely,

A handwritten signature in cursive script that reads "Marc A. Pages".

Marc A. Pages
Brunswick County Principal Planner

EXHIBIT A
TO NEIGHBORHOOD MEETING
VERIFICATION FORM

The Neighborhood Meeting was held on the Office of **Cape Fear Engineering** between the hours of 4:00 pm to 5:00 pm on December 21, 2021, 151 Poole Road, Suite 100 Belville NC, 28451

Attending on behalf of the Applicant/Property Owner were the following representatives: Daniel H. Weeks, RLA (H + W Design), Michael House (Cape Fear Engineering) and Ian Flannery (DR Horton)

Brunswick County Principal Planner, Marc Pages attended the meeting.

- Attached is the complete list of attendees and sign-up sheet. It should be noted that 2 attendees were at the meeting.

The following issues were discussed at the meeting:

- 1) Location, context of site and existing conditions
- 2) Proposed uses, zoning and overall density of the proposed project
- 3) Increased traffic on Hwy 87
- 4) Previous flooding on site, proposed stormwater measures to alleviate flooding during storm events, committed to overdesign the stormwater management system for the project and evaluate for the 100-year storm event
- 5) Status of the wetlands and floodway
- 6) Anticipated timeframe for development activity and phasing of project
- 7) Access points along Hwy 87 and potential concerns at the curvature along the project frontage; exact locations will be coordinated with NCDOT at time of design and permit level drawings
- 8) Increased traffic at proposed access points to Hwy Business 87 and Hwy 17 intersection, NCDOT, Traffic Impact Analysis will be required
- 9) Recent uptick in crime in the surrounding area
- 10) Grading around wetlands and wetland crossing, the only wetland impacts would be at the roadway crossings which will go through the necessary permit process for approval
- 11) Impacts to the School district
- 12) Identify any old mature pines on the subject property and preserve bird habitat areas

No other changes have been made to the proposed PD Master Plan submittal package as a result of the comments at the Neighborhood Meeting.

The undersigned certifies that he provided notice of the Neighborhood Meeting in accordance

with Brunswick County UDO section 9.2.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Daniel H. Weeks". The signature is stylized and cursive, with the first name "Daniel" being more prominent and the last name "Weeks" following in a similar script.

Daniel H. Weeks, RLA
December 28, 2021



Planned Development (PD)

Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # 10-64 Invoice # 43650
Date Received: 9/7/21
Northwest Jurisdiction YES NO

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

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

Property Owner	Name <u>DR HORTON, INC</u> <u>ELIZABETH SHELTON</u>	Phone <u>910 515 9561</u>
	Address <u>160 MINE LAKE CT.</u>	Fax
	City, St, Zip <u>RALEIGH, NC 27615</u>	Email <u>ELSHELTON@DRHORTON.COM</u>

Applicant or Representative	Name <u>DAN WEEKS</u> <u>H+W DESIGN</u>	Phone <u>910 470 9383</u>
	Address <u>2512 INDEPENDENCE BLVD.</u> <u>SUITE 200</u>	Fax <u>—</u>
	City, St, Zip <u>WILMINGTON, NC 28412</u>	Email <u>DWEEKS@H-WDESIGN.COM</u>

Property Information	Address <u>HWY 87, GEORGETOWN SE</u>	Project Information	Project Name <u>SALTGRASS</u> <u>LANDING</u>
	Tax Parcel(s) <u>0980002005</u> <u>09800070</u>		Modification or Expansion Of Existing PD? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Acres <u>134.90</u>		Single Family Acres <u>104.5</u> Lots <u>292</u>
	Current Zoning <u>RR</u>		Multi-Family Acres <u>0</u> Units <u>0</u>
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>		Commercial Acres <u>0</u>

APPROVED

Authorization	Property Owner Signature <u>By Libby Shelton at 9:30 am, Sep 07, 2021</u> Date _____
	Applicant/Representative Signature <u>[Signature]</u> Date <u>9/1/2021</u>

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

CASE PD-64

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0980001901	BUBBAS BOG LLC	P.O. BOX 19808	RALEIGH	NC	27619
0980001909	CLEMMONS SHIRLEY	PO BOX 377	BOLIVIA	NC	28422
098000019	CLEMMONS SHIRLEY	PO BOX 377	BOLIVIA	NC	28422
0980002002	PAWS PLACE INC	PO BOX 67	WINNABOW	NC	28479
0980006902	HOLDEN ARRELL ET	281 GEORGE II HWY SE	WINNABOW	NC	28479-5413
09800069	SINCLAIR SAMUEL REID JR	4744 MASONBORO LOOP RD	WILMINGTON	NC	28409-3647
0980006903	SINCLAIR SAMUEL REID JR	4744 MASONBORO LOOP RD	WILMINGTON	NC	28409-3647
0980A002	MONKS PLACE LLC	PO BOX 847	CLARKTON	NC	28433-0847
0980A005	MONKS PLACE LLC	PO BOX 847	CLARKTON	NC	28433-0847
0980A004	MONKS PLACE LLC	PO BOX 847	CLARKTON	NC	28433-0847
09800020	YOUNG THOMAS J JR ETUX	PO BOX 14	WINNABOW	NC	28479-0014
09800070	YOUNG THOMAS J JR ETUX	PO BOX 14	WINNABOW	NC	28479-0014
0980002006	MARSHALL BRETT ETUX	229 WHITEHILL RD	LELAND	NC	28451-7279
09800071	HARRELSON KENNETH D ET	451 GEORGE II HWY SE	WINNABOW	NC	28479
0980A003	PARKER CARLENE M	1247 MAIN STREET EXT	AURORA	NC	27806-9503
0980A006	SMITH MATTHEW DILLION ETUX	1402 FAWN LILY DR	TEMPLE	TX	76502-7809
0980A007	RIGARD ANTHONY	2433 TARA FOREST DR	LELAND	NC	28451-6102
0980001918	GOODEN COREY NICOLE EVANS ETVIR	565 ALDEN DR SE	WINNABOW	NC	28479-0479
09800072	HAMILTON RICKY A AND	473 GEORGE II HWY SE	WINNABOW	NC	28479

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0980002005	YOUNG THOMAS J JR ETUX	PO BOX 14	WINNABOW	NC	28479-0014

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	H & W DESIGN	2512 INDEPENDENCE BLVD STE 20	WILMINGTON	NC	28412