



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Tuesday
March 8, 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 January 10, 2022 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Major Subdivision – SS-279

Name: Fairway Acres
Applicant: Timmons Group
Tax Parcels: 2290002005
Location: Beach Drive SW (NC 179)
Description: Fairway Acres is a proposed major subdivision consisting of 53 single family homes on a gross site of 16.99 acres creating an overall density of 3.1 units per acre.

B. Rezoning Z-832

Proposed rezoning of approximately 685.23 acres located off Malmo Loop Road near Leland from RR (Rural Residential) to SBR-6000 (High Density Site Built Residential) for Tax Parcels 0280000106.

LAND USE PLAN MAP AMENDMENT LUM-832:

Request to amend Tax Parcel 0280000106 located off Malmo Loop Road near Leland from LDR (Low Density Residential) to Commercial.

C. Rezoning Z-835

Proposed rezoning of approximately 0.77 acres located off Kelly Road NE near Leland from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcels 084BA012 and 084BA013.

LAND USE PLAN MAP AMENDMENT LUM-835:

Request to amend Tax Parcels 084BA012 and 084BA013 located off Kelly Road NE near Leland from LDR (Low Density Residential) to Commercial.

D. Rezoning Z-836

Proposed rezoning of approximately 3.49 acres located off Ocean Highway East (US 17) near Winnabow from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcels 0970002201 and 0970002202.

LAND USE PLAN MAP AMENDMENT LUM-836:

Request to amend Tax Parcels 0970002201 and 0970002202 located off Ocean Highway East (US 17) near Winnabow from LDR (Low Density Residential) to Commercial.

9) Other Business.

- Flood Resiliency Update.
- Transportation Planning Update.
- Planning Board Case Update.
- Blueprint Brunswick Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

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

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

MEMBERS PRESENT

Eric Dunham, Chair
William Bittenbender
Clifton Cheek
Richard Leary
Christopher Wood
Brett Riggs, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair
Ron Medlin

STAFF PRESENT

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

OTHERS PRESENT

John Hankins
Terry Wethington
Gwen Waters

Sheila McLamb
Michael House
Donna Fullwood

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.

Ms. Joy Easley and Mr. Medlin were absent.

IV. CONSIDERATION OF MINUTES OF THE 13-DEC-21 MEETING.

Mr. Leary made a motion to approve the 13-Dec-21 minutes as presented and the motion as unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Pages informed the public that PD-71 (Holden Beach Landing) was pulled from the agenda because additional information was needed for the item to move forward, but it will likely be on the 14-Feb-22 agenda for consideration.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS.

A. Rezoning Z-827 – New Purpose LLC (%Shelia 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 21309000105.

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 (Low Density Residential) to Commercial for Tax Parcels 2130000113, 2130000103 and 2130000105 located at 5561, 5567 and 5573 Old Georgetown Road SW (SR 1163).

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

Ms. Sheila McLamb addressed the Board. Ms. McLamb stated that this area has been in transition since the Brunswick County Unified Development (UDO) was adopted in May 2007. Ms. McLamb said there is a community across the street that will benefit from commercial

activity in the area. She further stated that there is commercial nearby and commercial zoning is the best and highest use for this property.

Mr. Terry Wethington addressed the Board. Mr. Wethington, representative for Ample Storage, spoke in favor of the zoning change.

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

Mr. Riggs made a motion to approve Tax Parcels 2130000113, 2130000103 and 2130000105 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to Commercial for Tax Parcels 2130000113, 2130000103 and 2130000105.

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). However, a CAMA Land Use Plan amendment has been requested to Commercial.

- 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:

There is NC (Neighborhood Commercial) zoning in close proximity to the subject property.

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

There is commercial 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. NEW BUSINESS.

A. Rezoning Z-830 – Gwen Waters (%Brenda Swankey).

Request rezoning of approximately 57.17 acres located off Deer Trot Road SE 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, 1800001016, 1850001020, 1850001021, 1850001022, 1850001023, 1850001024, 1850001025 and 1850001027.

LAND USE PLAN MAP AMENDMENT LUM-830:

Request to amend Tax Parcels 1850001008, 1850001010, 1850001011, 1850001012, 1850001013, 1850001014, 1850001015, 1800001016, 1850001020, 1850001021, 1850001022, 1850001023, 1850001024, 1850001025 and 1850001027 located off Deer Trot Road SE near Supply from LDR (Low Density Residential) to MDR (Medium Density Residential).

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 SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential) for Tax Parcels 1850001008, 1850001010, 1850001011, 1850001012, 1850001013, 1850001014, 1850001015, 1800001016, 1850001020, 1850001021, 1850001022, 1850001023, 1850001024, 1850001025 and 1850001027 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan from LDR (Low Density Residential) to MDR (Medium Density Residential).

Mr. Bittenbender asked staff where the subject properties are located? Mr. Pages identified the area on a visual map.

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

Ms. Gwen Waters addressed the Board. Ms. Waters stated that her family owns approximately 35 acres of the properties proposed for a zoning change. She stated that her family currently lives in New York and they want the ability to place other types of homes (mobile homes) on their property rather than being restricted to only stick built homes.

Ms. Donna Fullwood addressed the Board. Ms. Fullwood was in favor of the zoning change because she, too, felt that mobile homes should be allowed as a permitted use.

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

Mr. Leary made a motion to approve Tax Parcels 1850001008, 1850001010, 1850001011, 1850001012, 1850001013, 1850001014, 1850001015, 1800001016, 1850001020, 1850001021, 1850001022, 1850001023, 1850001024, 1850001025 and 1850001027 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan from LDR (Low Density Residential) to MDR (Medium Density Residential).

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). 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:

There is a need to allow for a variety of housing rather than only stick-built homes as addressed by the public.

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

There were concerns expressed by public citizens to allow more than stick built homes on the subject properties.

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.

B. Planned Development – PD-64.

Name: Saltgrass Landing
Applicant: H&W Design
Tax Parcel(s): 0980002005 and 09800070
Location: George II Highway (NC 87)
Description: Saltgrass Landing is a proposed planned development consisting of 264 single family lots on 134.90 acres creating an overall density of 1.90 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; and
- All structures shall be elevated above the 500-year flood elevation.

Ms. Dixon interjected that staff worked with the developer on this project to ensure all pertinent information was addressed prior to scheduling the public hearing and there are significant changes from the initial submittal.

Mr. Cheek asked if the wetlands are included in the calculated space and Mr. Pages replied, yes.

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

Mr. Michael House addressed the Board. Mr. House discussed a PowerPoint presentation (attached) outlining the site overview, conservations design considerations, open space/buffers, potential downstream impacts, and flood concerns. He further stated that they will be providing vegetation to specifically improve air quality, visual, noise and odor screening from the adjacent livestock farm.

Mr. Wood stated that the Technical Review Committee Letter (TRC) had several items that needed to be addressed. Mr. Pages said the TRC letter was sent regarding the initial submittal, but those items have been addressed. Mr. Wood said the TRC letter stated that stormwater plan must be designed to a higher standard than the 25-year storm event. Mr. Pages said the proposed stormwater ponds will be built to a 100-year storm event and the floodplain administrator was satisfied with the stormwater ponds being built to the 100-year storm event. Mr. Pages added that staff spoke with adjacent property owners and there were no objections to the proposed project.

Mr. Dunham asked if the subject property has any runoff to the adjacent livestock farm? Mr. House said the property near the hog farm is uplands.

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

Mr. Leary made a motion to approve Saltgrass Landing Planned Development (PD-64) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

IX. OTHER BUSINESS.

- Planning and Development Resource Development.

Mr. Pages addressed the Board regarding the planning and development resource development process. He briefly discussed the concept plan stage for major subdivisions and planned developments (see attached) on a PowerPoint presentation.

- Planning Board Cases Update

Mr. Pages addressed the Board. He stated that Zoning Cases Z-826, Z-827, Z-828 and Z-829 were approved at the 13-Dec-21 meeting and there were no appeals, so the Board's decision

stands. Mr. Pages further stated that there were concerns expressed from some Board members regarding mining activity occurring on the site for Zoning Case Z-800CZ. As a result, staff had community enforcement to investigate the matter and a community enforcement officer witnessed fill material being brought to the site, but there was no evidence of a violation. He stated that community enforcement will make periodic visits to the site to ensure no violation is occurring.

- Blueprint Brunswick Update

Ms. Dixon stated that the consultants are currently working with municipalities that are participating in the plan and there will be likely be a draft available in the mid-spring for the Board to review.

- Flood Resiliency Update

Ms. Dixon addressed the Board. Ms. Dixon stated that staff is looking at growth impacts; especially, transportation, stormwater and flooding. She stated that staff held a roundtable discussion with other departments regarding flooding issues and staff intends to educate the public, staff and the Board about stormwater issues as well as solicit the Engineering Department to make changes to the Brunswick County Stormwater Ordinance. She suggested that a resolution be drafted stating that the Board endorses potential changes to the Brunswick County Stormwater Ordinance requiring projects be designed, at minimum, to a 25-year storm event and the Board concurred.

Ms. Dixon introduced Mr. Robert Lewis as the new Project Planner and the Board welcomed Mr. Lewis to staff.

X. 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-279

Applicant: Timmons Group

Project Name: Fairway Acres Major Subdivision

Property Location: Beach Drive SW (NC 179)

Parcel Numbers: 2290002005

Zoning District: R-7500 (Medium Density Residential) – Maximum Density Allowed is 5.8 Dwelling Units per Acre

Surrounding Zoning **North:** R-7500 and NC (Neighborhood Commercial)
South: R-7500
East: R-7500
West: R-7500

Proposed Use: Fairway Acres is a proposed major subdivision consisting of 53 single family homes on a gross site of 16.99 acres creating an overall density of 3.1 units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements. All lots will be served internally.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 20-foot street buffer fronting on Beach Drive. The development will also have a voluntary 30-foot buffer between the proposed lots and the existing golf course.
- The required Open Space for the development is approximately 0.85 acres. The developer is proposing 3.05 acres of dedicated open space. The developer is also proposing 0.22 acres of recreation space of which 0.13 acres are required.
- The proposed 53 lots will generate approximately 507 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 3.05 acres of open space where as 0.85 acres are required.
 2. The developer is proposing 0.22 acres of recreation space where as 0.13 acres are required.
 3. A 30-foot buffer shall be installed along the golf course boundary.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.

- TRC was held on January 4, 2022.

- A neighborhood meeting was held on February 7, 2022.

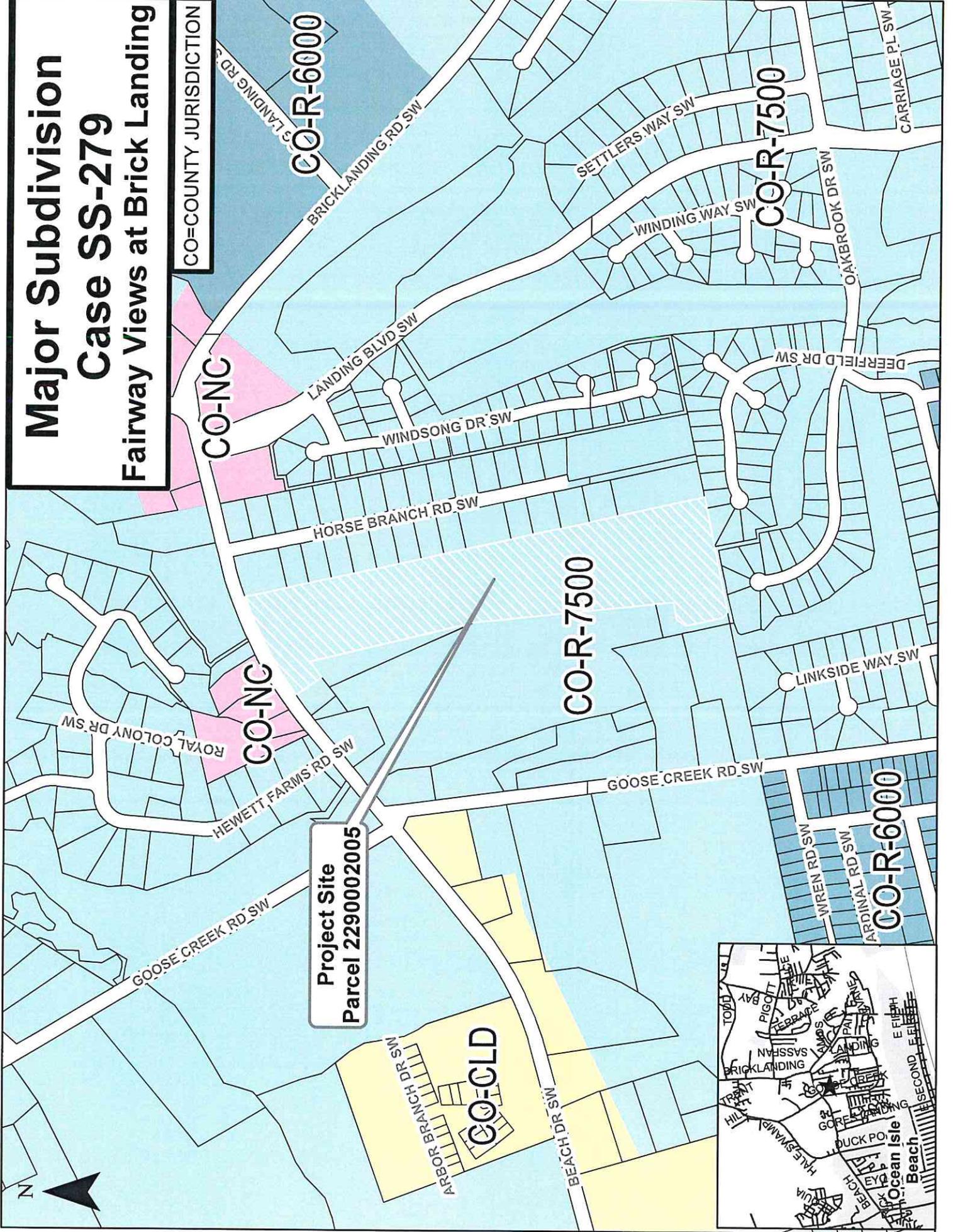
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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 major subdivision 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. Major Subdivision 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.

Major Subdivision Case SS-279 Fairway Views at Brick Landing

CO=COUNTY JURISDICTION



Project Site
Parcel 2290002005

CO-CLD

CO-R-7500

CO-NC

CO-NC

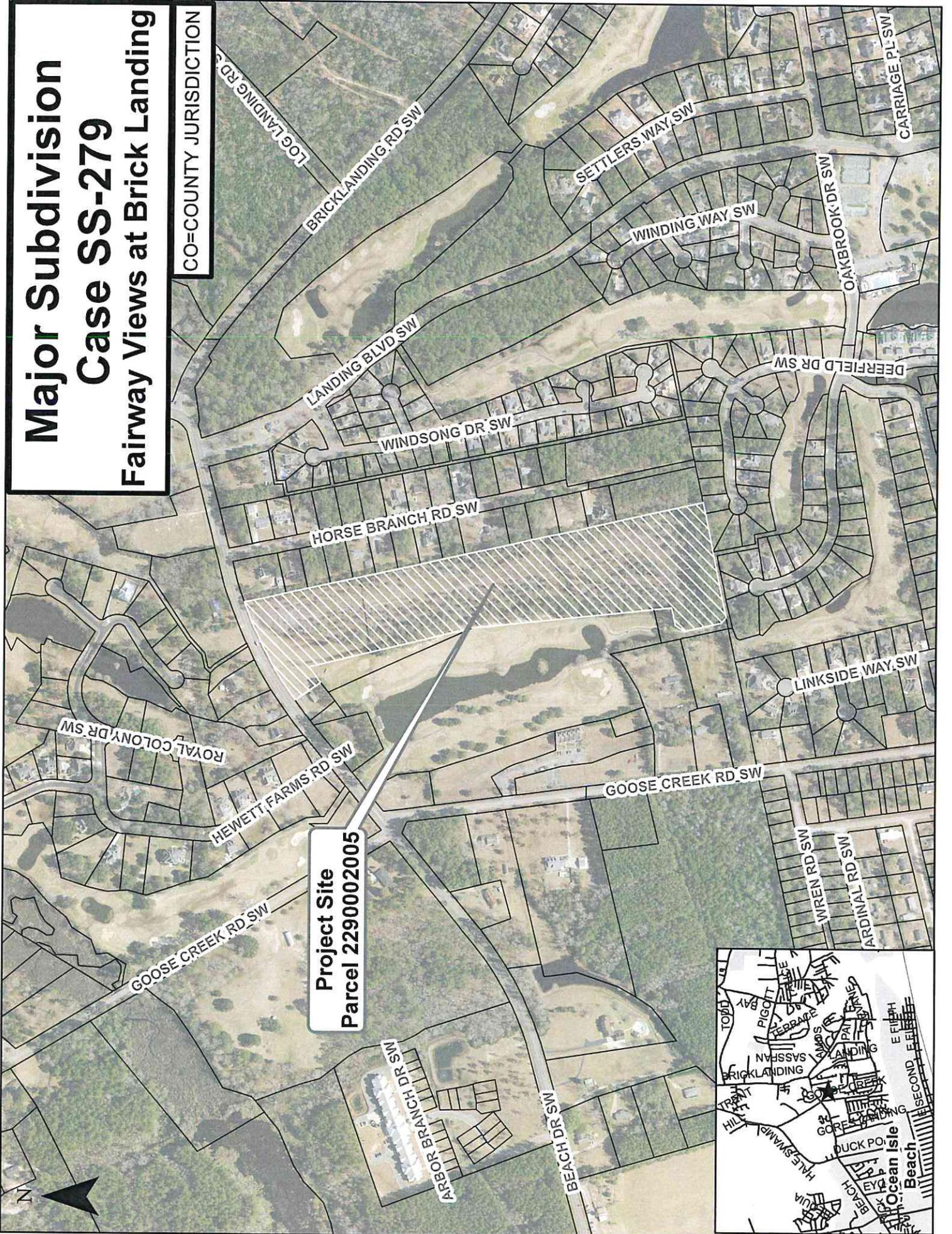
CO-R-6000

CO-R-7500

CO-R-6000

Major Subdivision Case SS-279 Fairway Views at Brick Landing

CO=COUNTY JURISDICTION



**Project Site
Parcel 2290002005**



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

January 5, 2022

Timmons Group
c/o John Wall
428 Eastwood Road
Wilmington, NC 28403

**RE: Fairway Views at Bricklanding Major Subdivision
File # SS-279**

Dear Mr. Wall,

The Technical Review Committee (TRC) at their January 4, 2022 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

- Please extend the buffer area from lot 3 to 12.
- Please show a 20-foot street buffer frontin on Bricklanding Road.
- Please relocate Lot 1 so it is served internally.
- Please provide a street and cul-de sac detail.
- Please correct the minimum setbacks listed for the R-7500 zone.
- If sidewalks are to be provided, please note on site plan.
- If the project is proposing to construct public roads and dedicate them to NCDOT, please contact the NCDOT division 3 office in Wilmington to discuss that process.
- Please note on the plan that this property is within a ½ mile of a Voluntary Agricultural District.
- Please remove the note in the lower right-hand corner referencing the Town of Leland standards.
- Please note that a neighborhood meeting is highly recommended per UDO Section 9.2.
- Please note on the plan “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.”

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.
- State and County Stormwater Permits are required before any construction.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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- The County is requesting that additional attenuation of up to the 25-year 24-hour storm to be designed, if feasible, in addition to the normal 1-year and 10-year 24-hour storms.
- Please note on the plan "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."

Comments from Engineering

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

- The proposed offsite public sewer easement on the residential parcel on Deerfield Drive must be shown as 20' minimum width; said easement must be legally granted to Brunswick County and legally recorded prior to final plan review approval and signing of any water and sewer applications.
- Call out a 20' minimum width sewer easement between Lots 48 and 49.
- The existing end of line gravity sewer manhole on Deerfield Drive where the proposed low-pressure sewer main will connect must be changed out to a polymer concrete or plastic polypropylene manhole per county technical specifications.
- Change "FM" to "low pressure sewer" as this is a proposed low pressure sewer collection system and not a high-pressure force main.
- Need to show end-of-line cleanouts on the ends of the proposed low-pressure sewer main.
- The proposed low-pressure sewer main must be extended to serve Lot 53.
- Lot 1 cannot be served sewer as shown as sewer cannot cross parcels; lot 1 must have frontage on the street ROW where the proposed low pressure sewer main is located; Can have septic on this lot if Environmental Health will approve, if turned down by EH lot can be connected to the high pressure forcemain on Beach Drive through the Rural Sewer Program.
- Need to show a fire hydrant on the proposed eight-inch water main at the subdivision entrance per county design manual.
- NCDOT 3-Party Encroachment Permit will be required for the work on Beach Drive.
- Fire hydrants shall be provided at 800 feet maximum spacing per design manual.
- In line 8-inch main line valves are required approximately every 800 LF per county design manual.
- Call out the proposed 8" x 6" water main reducer and must have a 6-inch in line gate valve for the six-inch main at the line reducer.
- Call out a fire hydrant at the end of the six-inch water main and move to open space area next to lot 53.
- Double water meter boxes are required, or two single gang water meter boxes, on each lot per county design manual and technical specifications.

Comments from Fire Code Official

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

- Need to submit fire application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> . Need to also provide the following documents with the fire permit application. Construction documents



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(site plan, utility plan, building plan, appendix B code summary, life safety plan, and emergency responder radio coverage plan) when obtaining permits for construction. All new commercial buildings will require a separate permit application.

- 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.
- This project shall comply with requirements of the Brunswick County Fire Marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- Will need fire hydrant flow data to be provided at time of construction.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 14, 2022.

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



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 # SS279 Invoice # _____
 Date Received: 1/14/22
 Northwest Jurisdiction YES 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.

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

| | | |
|----------------|---------------|-------|
| Property Owner | Name | Phone |
| | Address | Fax |
| | City, St, Zip | Email |

| | | |
|-----------------------------|---------------|-------|
| Applicant or Representative | Name | Phone |
| | Address | Fax |
| | City, St, Zip | Email |

| | |
|----------------------|---|
| Property Information | Address |
| | Tax Parcel(s) |
| | Acreage |
| | Current Zoning |
| | Public Utilities Available? Water <input type="checkbox"/> Sewer <input type="checkbox"/> |

| | |
|---------------------|--|
| Project Information | Project Name |
| | Project Description |
| | Modification or Expansion Of Existing Subdivision? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| | Single Family Acres |
| | Commercial Acres |
| Number of Lots | |

| | | |
|---------------|---|----------------------|
| Authorization | Property Owner Signature _____ | Date _____ |
| | Applicant/Representative Signature <u>Jim C. Wall</u> | Date <u>3/2/2022</u> |

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

CASE SS-279

ADJACENT PROPERTY OWNER(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|------------|--|---------------------------|------------------|-------|------------|
| 229NA006 | MASTEN LINDA B | 13633 O TOOLE DR | MATTHEWS | NC | 28105-3016 |
| 229NA004 | MILLER JEAN P | 1728 ELBERT LANE | OCEAN ISLE BEACH | NC | 28469 |
| 24400026 | MILLER JEAN P | 1728 ELBERT LANE | OCEAN ISLE BEACH | NC | 28469 |
| 244CB097 | PHILLIPS WILLIAM H (LT) W CHRISTOPHER PHILLIPS | 1777 OAKBROOK DRIVE SW | OCEAN ISLE BEACH | NC | 28469 |
| 2290007803 | KING JOHN M | 1588 HORSE BRANCH RD SW | OCEAN ISL BCH | NC | 28469 |
| 2290007802 | KING JOHN M | 1588 HORSE BRANCH RD SW | OCEAN ISL BCH | NC | 28469 |
| 24400027 | KING JOHN MALCOLM | 1588 HORSE BRANCH RD SW | OCEAN ISLE BEACH | NC | 28469 |
| 244CB066 | HENDRIX DAVID C ETUX HENDRIX SARA | 825 ROWLAND CEMETERY ROAD | ROWLAND | NC | 28383 |
| 22900019 | ALLEN TERRI | 7247 BEACH DR SW | OCEAN ISLE BEACH | NC | 28469 |
| 229NA007 | ZIMMERMAN JEFFREY C ETUX ZIMMERMAN KAREN M | 10948 DEARDEN CIR | ORLANDO | FL | 32817-3823 |
| 229NA002 | KING ROBERT L ETUX KING YVONNE C | 1504 HORSE BRANCH RD SW | OCEAN ISL BCH | NC | 28469-7526 |
| 229NA005 | KING ROBERT LEROY | 1504 HORSE BRANCH RD SW | OCEAN ISL BCH | NC | 28469-7526 |
| 244CB096 | MULARCZYK KATHLEEN A ETALS | 1774 OAKBROOK DR SW | OCEAN ISL BCH | NC | 28469-6424 |
| 229NA013 | ACOSTA DIANA A ETVIR CORONEL ISMAEL AVILA | 6734 NEWBURY WAY | WILMINGTON | NC | 28411-1010 |
| 2290000909 | COMMUNITY PARTNERS GOLF LLC | 1640 CARRIAGE PL SW | OCEAN ISL BCH | NC | 28469-6503 |
| 244CB067 | SANDERS LYNDA C | 1640 DEERFIELD DR SW | OCEAN ISLE BEACH | NC | 28469 |
| 2290002006 | ROBINSON JACQUELYN HEWETT ETALS | 414 34TH ST | SUNSET BEACH | NC | 28468-4114 |
| 2290002003 | ROBINSON JACQUELYN HEWETT ETALS | 414 34TH ST | SUNSET BEACH | NC | 28468-4114 |
| 2290002007 | DUCK POND VENTURES LLC ATTN DAN KELLER | 5430 WADE PARK BLVD | RALEIGH | NC | 27607-4190 |
| 2290002008 | DUCK POND VENTURES LLC ATTN DAN KELLER | 5430 WADE PARK BLVD | RALEIGH | NC | 27607-4190 |
| 229NA003 | FEIG DANIEL J ETUX FEIG ANNE M | 1512 HORSE BRANCH RD SW | OCEAN ISL BCH | NC | 28469-7526 |
| 229NA010 | KISER WILLIAM S (LT) ETALS WHITE HANNAH B | 1550 HORSE BRANCH RD SW | OCEAN ISL BCH | NC | 28469-7526 |
| 229NA009 | KISER WILLIAM S (LT) ETALS WHITE HANNAH B | 1550 HORSE BRANCH RD SW | OCEAN ISL BCH | NC | 28469-7526 |
| 229NA008 | KISER WILLIAM S (LT) ETALS WHITE HANNAH B | 1550 HORSE BRANCH RD SW | OCEAN ISL BCH | NC | 28469-7526 |
| 244CB065 | HENDRIX DAVID C AND HENDRIX SARAH P | 825 ROWLAND CEMETERY RD | ROWLAND | NC | 28383 |
| 244CB095 | SACCOCCIO AUGUST TRUSTEE AND SACCOCCIO FRANCES TRUSTEE | 2510 PARK PLACE | BELLMORE | NY | 11710 |
| 229NA012 | HUGHES WILLIAM ROGER ET HUGHES PATTI | PO BOX 7301 | OCEAN ISL BCH | NC | 28469-1301 |
| 2290002001 | BRUNSWICK COUNTY C/O FINANCE DEPT | PO BOX 249 | BOLIVIA | NC | 28422-0249 |
| 2290001801 | BEELER KELLY ANTHONY | 5380 BEACH DR SW | SHALLOTTE | NC | 28470-5239 |

OWNER(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|------------|--|---------------------|---------|-------|------------|
| 2290002005 | DUCK POND VENTURES LLC ATTN DAN KELLER | 5430 WADE PARK BLVD | RALEIGH | NC | 27607-4190 |

APPLICANT(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|-----------|-----------------------------|-----------------|------------|-------|-------|
| | TIMMONS GROUP C/O JOHN WALL | 428 EASTWOOD RD | WILMINGTON | NC | 28403 |

REZONING STAFF REPORT

Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-832

March 8, 2022



APPLICATION SUMMARY

The applicant, Malmo Ventures, LLC requests to rezone Tax Parcel 0280000106 from RR (Rural Residential) to SBR-6000 (High Density Site Built Residential). This rezoning request is conventional, therefore no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Malmo Loop Road (SR 1417)

Tax Parcel

0280000106

Current Zoning

RR (Rural Residential)

Proposed Zoning

SBR-6000 (High Density Site Built Residential)

Surrounding Zoning

RR, CI (Commercial Intensive), IG (Industrial General)

Current Use

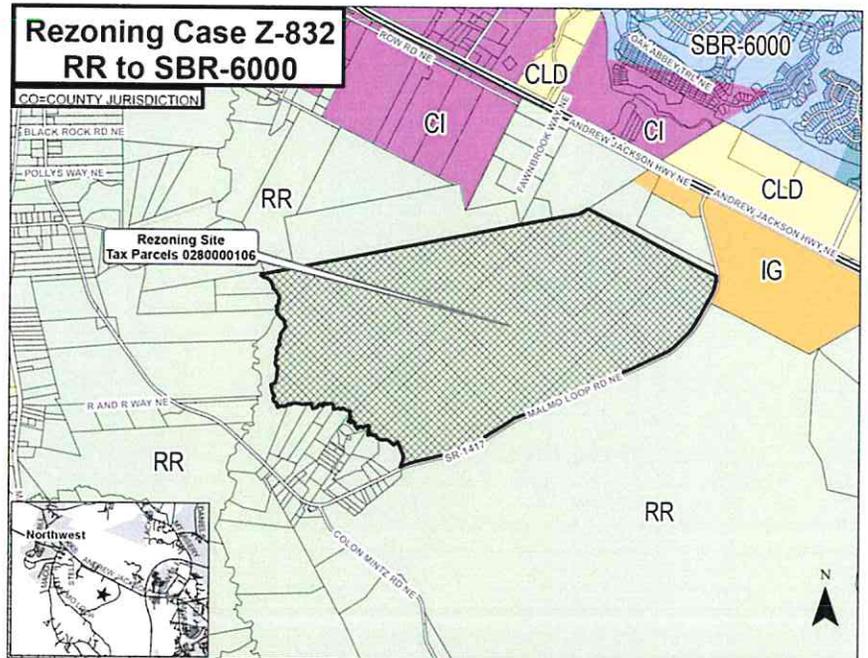
Vacant Lands

Surrounding Land Uses

Residential, Industrial and Vacant Lands

Size

685.23 Acres



SITE CONSIDERATIONS

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

Density and Intensity: If rezoned to SBR-6000, the maximum permitted residential density with water and sewer will increase from 2.9 dwelling units per acre to 7.3 dwelling units per acre.

Buffers: If rezoned to SBR-6000, all uses will require a 0.2 opacity buffer adjacent to RR areas.

Traffic: There are no capacity deficiencies for this section of Malmo Loop Road (SR 1417) or Andrew Jackson Hwy (US 74/76).

Utilities: Water and Sewer is available from Brunswick County Utilities along Malmo Loop Road (SR 1417) and Andrew Jackson Highway (US 74/76). Utility connection will require developer responsibility to connect to the water and sewer system.

Schools: The Town Creek Middle School and North Brunswick High School have adequate capacity. The Town Creek Elementary School is currently out of capacity.

CIP Projects in Area: New Early College High School (FY 2022); Addition to North Brunswick High School (FY 2022-2023).

NCDOT Road Improvements in Area:

- None in the area.

Environmental Impacts:

- Significant portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 and 7 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-832) 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 SBR-6000 IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO MDR FOR TAX PARCEL 0280000106** 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-832 (RR to SBR-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: _____

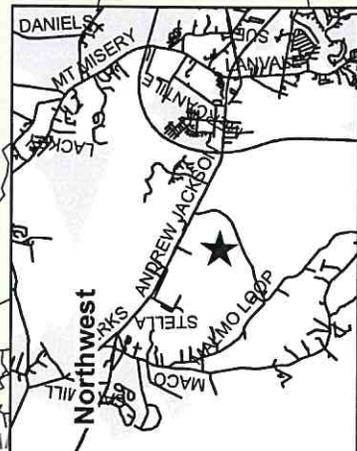
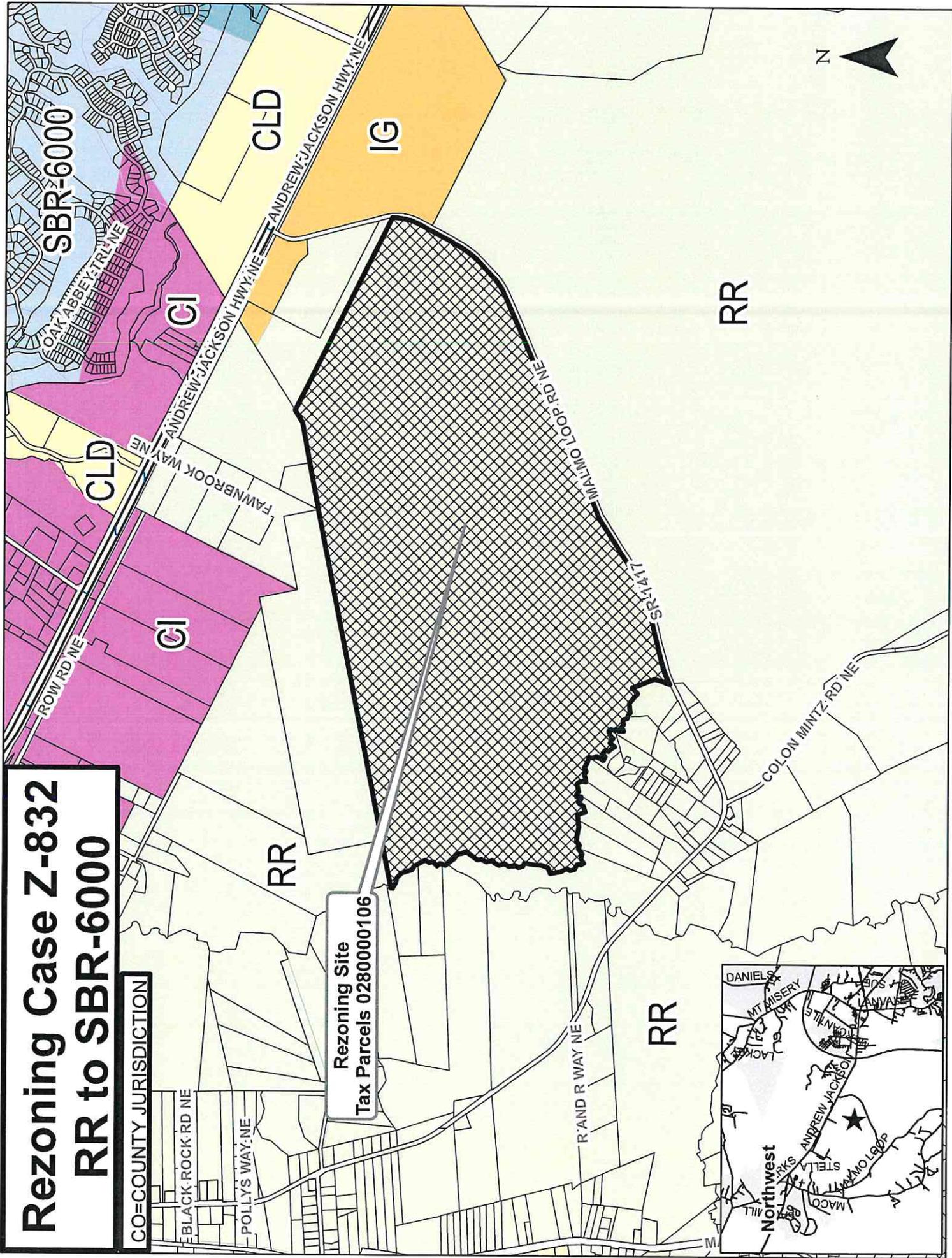
TABLED

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

Rezoning Case Z-832 RR to SBR-6000

CO=COUNTY JURISDICTION

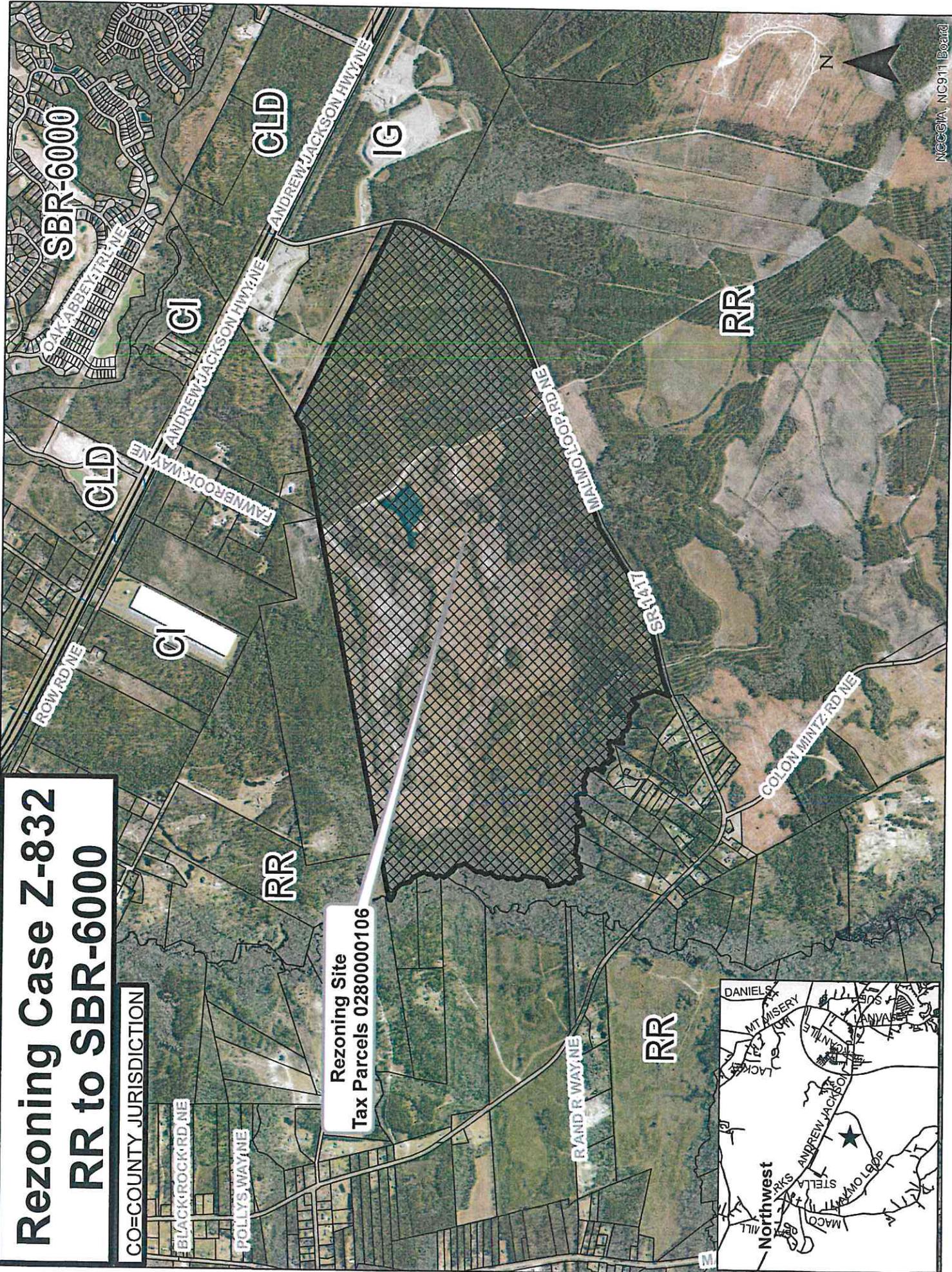
Rezoning Site
Tax Parcels 0280000106



Rezoning Case Z-832 RR to SBR-6000

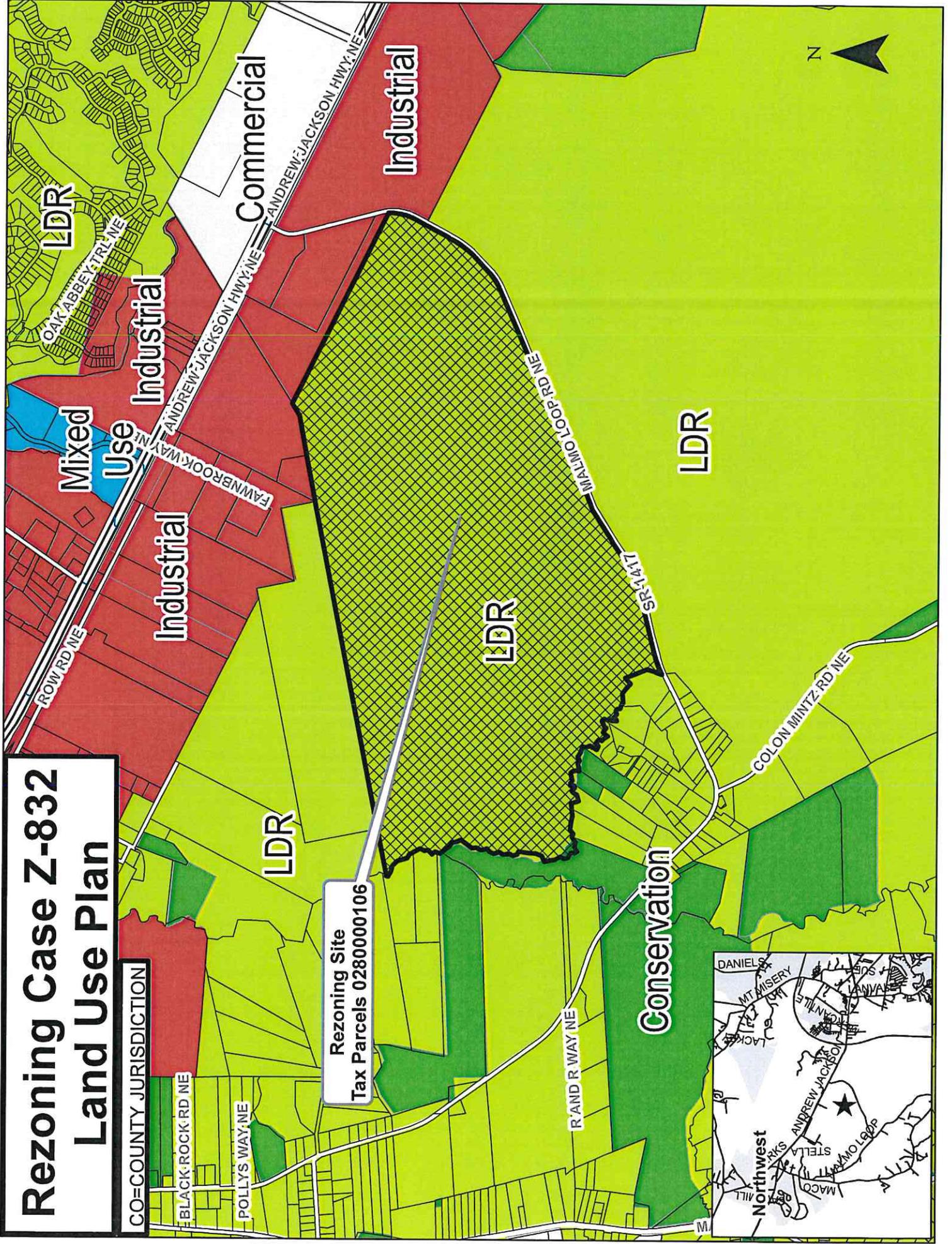
CO-COUNTY JURISDICTION

Rezoning Site
Tax Parcels 0280000106

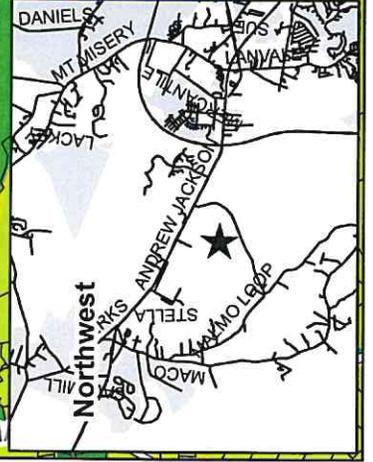


Rezoning Case Z-832 Land Use Plan

CO-COUNTY JURISDICTION



Rezoning Site
Tax Parcels 0280000106





REZONING APPLICATION

12/17/21

| | |
|--|-------------------------|
| <i>For Office Use Only</i> | |
| Rezoning Case Z- <u>E32</u> | Invoice # <u>521148</u> |
| Date Received <u>12/17/21</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):
 Malmo Ventures, LLC

Mailing Address:
 60 Gregory Road, Suite 1
 Belville, NC 28451

Phone: 910-791-6707 (rep) Email: aengebretson@paramounte-eng.com (rep)

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s):
 Same as Applicant

Mailing Address:

Phone: Email:

PROPERTY INFORMATION

Property Address and/or Description of Location:
 On Malmo Loop Road, south of Hwy 74

| | |
|-----------------------------------|-------------------------------------|
| Parcel Tax ID #(s): 0280000106 | Total Site Acreage: 685.23 Acres |
|-----------------------------------|-------------------------------------|

| | |
|--|---------------------------------------|
| Current Zoning District(s): RR - Rural Residential | Proposed Zoning District(s): SBR-6000 |
|--|---------------------------------------|

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 proposed rezoning to the SBR-6000 district will allow for a diversity of housing types to be developed on the property, including a mixture of single-family, townhome, multi-family, and build-for-rent housing. The accompanying application for a Planned Development for the property indicates that due to the preservation of existing wetlands on the site, the overall density (2.74 du/ac) is still in-line with the existing zoning and the CAMA Land Use Plan's Future Land Use Map.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Low-Density Residential

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

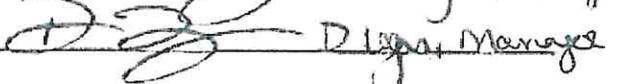
If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature:  Date: 12/16/21

Owner Signature:  Date: 12/16/21

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

- | | | |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$350) | <input type="checkbox"/> 1.0 to <5 acres (\$400) | <input type="checkbox"/> 5.0 to <25 acres (\$450) |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200) | <input type="checkbox"/> Conditional Zoning (Add \$200) |

City of Northwest Jurisdiction Fees

- | | | |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650) | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870) |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200) | <input type="checkbox"/> 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-832

ADJACENT PROPERTY OWNER(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|-----------|---------------------------------------|------------------------|---------------|-------|------------|
| 2100078 | MARINARO GIENNA | 7680 FAWNBR00K WAY NE | LELAND | NC | 28451 |
| 2700069 | MIDGETT JOYCE E | 2512 MALMO LOOP RD NE | LELAND | NC | 28451 |
| 2700070 | MIDGETT JOYCE E | 2512 MALMO LOOP RD NE | LELAND | NC | 28451 |
| 2700074 | MIDGETT JOYCE E | 2512 MALMO LOOP RD NE | LELAND | NC | 28451 |
| 270009306 | LUDWIG ERIC K | 2279 MALMO LOOP RD | LELAND | NC | 28451 |
| 270006402 | GRIMES ROBERT C JR ET | 61 POULIN PL | CLYDE | NC | 28721-9098 |
| 2700095 | PALACIOS JESSICA RAYO ETVIR | 126 KING MOORE RD | LELAND | NC | 28451 |
| 270007501 | SMITH ROBERT T ETUX | 2283 MALMO LOOP RD NE | LELAND | NC | 28451-7823 |
| 270009303 | HENDERSON MICHAEL G ETUX | 2259 MALMO LOOP RD NE | LELAND | NC | 28451-7823 |
| 2100057 | KLUTZ THOMAS | 1940 GLEN RIDGE | KEARNERSVILLE | NC | 27284 |
| 2100056 | KLUTZ RICHARD DOLE | 7203 STELLA DR NE | LELAND | NC | 28451 |
| 270006401 | PITTMAN HEATHER | 2800 MALMO LOOP ROAD | LELAND | NC | 28451 |
| 2800001 | MALMO LOOP FARM LLC | 3850 GILLETTE DR | WILMINGTON | NC | 28403-7116 |
| 280000103 | MARTIN MARIETTA MATERIALS INC | PO BOX 8040 | FORT WAYNE | IN | 46898-8040 |
| 2700081 | SKIPPER FAMILY YEAR 2015 LIVING TRUST | 20626 EVANT DR | WALNUT | CA | 91789 |
| 2700094 | MINTZ JOSEPH NORMAN | 4626 EVANINGSTON DR | WILMINGTON | NC | 28405-1342 |
| 2700065 | SKIPPER JOHN C ETUX | 3274 MALMO LOOP RD NE | LELAND | NC | 28451-7820 |
| 270008804 | BURTON ERBY DALMAS III ETUX | 7211 LEHRSCHELL TRL NE | LELAND | NC | 28451-8655 |
| 2200020 | MARTIN MARIETTA MATERIALS REAL ESTA | PO BOX 8040 | FORT WAYNE | IN | 46898-8040 |
| 270008803 | BURTON JONATHAN ETUX | 7209 LEHRSCHELL TRL NE | LELAND | NC | 28451-8655 |
| 2100077 | WILLIS SHEILA KAY | 7603 FAWNBR00K WAY NE | LELAND | NC | 28451 |
| 2700088 | KENNARD RANDY M | 379 MACO RD NE | LELAND | NC | 28451-7809 |
| 210007801 | MARINARO PAUL JOSEPH ETUX | 7680 FAWNBR00K WAY NE | LELAND | NC | 28451-8810 |
| | GORDON POWELL | 1378 GRANDIFLORA DR | LELAND | NC | 28451 |
| | BOBBY SCOGGINS | 2881 MALMO LOOP RD | LELAND | NC | 28451 |
| | RACHEL CASON | 6908 SADDLEBACK TRAIL | LELAND | NC | 28451 |
| | DAVID BARNHILL | 2509 MALMO LOOP RD | LELAND | NC | 28451 |
| | PAUL KLUTZ | 7167 STELLA DR | LELAND | NC | 28451 |
| | HELEN CLARK | 9701 OLD MILL RD | LELAND | NC | 28451 |
| | TERRY TOLAR | 2260 MALMO LOOP RD | LELAND | NC | 28451 |
| | DEANNA KLUTZ | 7669 FAWNBR00K WAY | LELAND | NC | 28451 |
| | SETH WILLIS | 7603 FAWNBR00K WAY | LELAND | NC | 28451 |
| | KIMBERLY PARKER | 3001 ROW RD | LELAND | NC | 28451 |
| | JASON GATWALD | 2920 MALMO LOOP RD | LELAND | NC | 28451 |
| | BRYAN LEONARD | 1606 MACO RD | LELAND | NC | 28451 |
| | DAVID YANACEK | 6915 SADDLEBACK TRAIL | LELAND | NC | 28451 |
| | LAWRENCE SKIPPER | 3286 MALMO LOOP RD | LELAND | NC | 28451 |
| | DAWNE D'ALESSANDRO | 6915 SADDLEBACK TRAIL | LELAND | NC | 28451 |

APPLICANT(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|-----------|--------------------|------------------|----------|-------|-------|
| 280000106 | MALMO VENTURES LLC | 60 GREGORY RD NE | BELVILLE | NC | 28451 |

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-835

March 8, 2022

APPLICATION SUMMARY

The applicant, Bianchi Properties, LLC requests to rezone Tax Parcels 084BA012 and 084BA013 from RR (Rural Residential) to CLD (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

30 and 36 Kelly Road NE

Tax Parcel

084BA012 and 084BA013

Current Zoning

RR (Rural Residential)

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

RR and CLD

Current Use

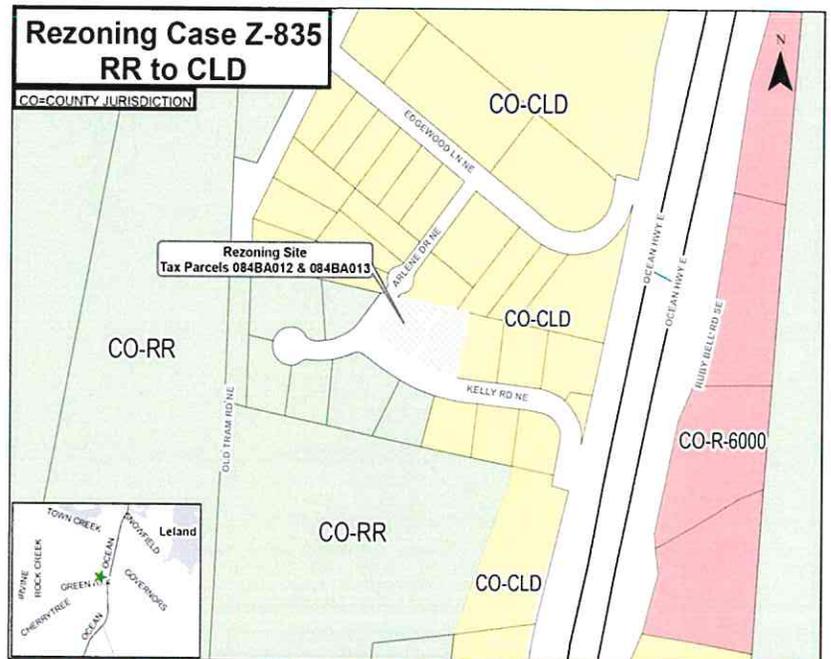
Vacant

Surrounding Land Uses

Residential, Commercial and Vacant Lands

Size

0.77 Acres



SITE CONSIDERATIONS

Zoning History: Adjacent lots to the east on Kelly Road were rezoned from RR to CLD as part of Rezoning Case# Z-760 on April 16, 2018.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 opacity buffer to residential areas. Residential uses will not require a buffer.

Traffic: There are no capacity deficiencies for this section of Ocean Hwy E (US 17).

Utilities: Water is available from Brunswick County Utilities along Kelly Road. Sewer is not available in the area. Utility connection will require developer responsibility to connect to the water and sewer system.

Schools: The Town Creek Middle School and South Brunswick High School have adequate capacity. The Town Creek Elementary School is currently out of capacity.

CIP Projects in Area: New Early College High School (FY 2022); Addition to North Brunswick High School (FY 2022-2023).

NCDOT Road Improvements in Area:

- None in the area.

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: The site scores a 0 out of 10 due to no substantial wetlands on the site.
- The rezoning site lies 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-835) 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 084BA012 AND 084BA013 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-835 (RR 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: _____

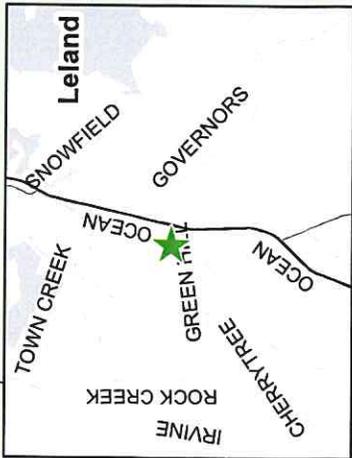
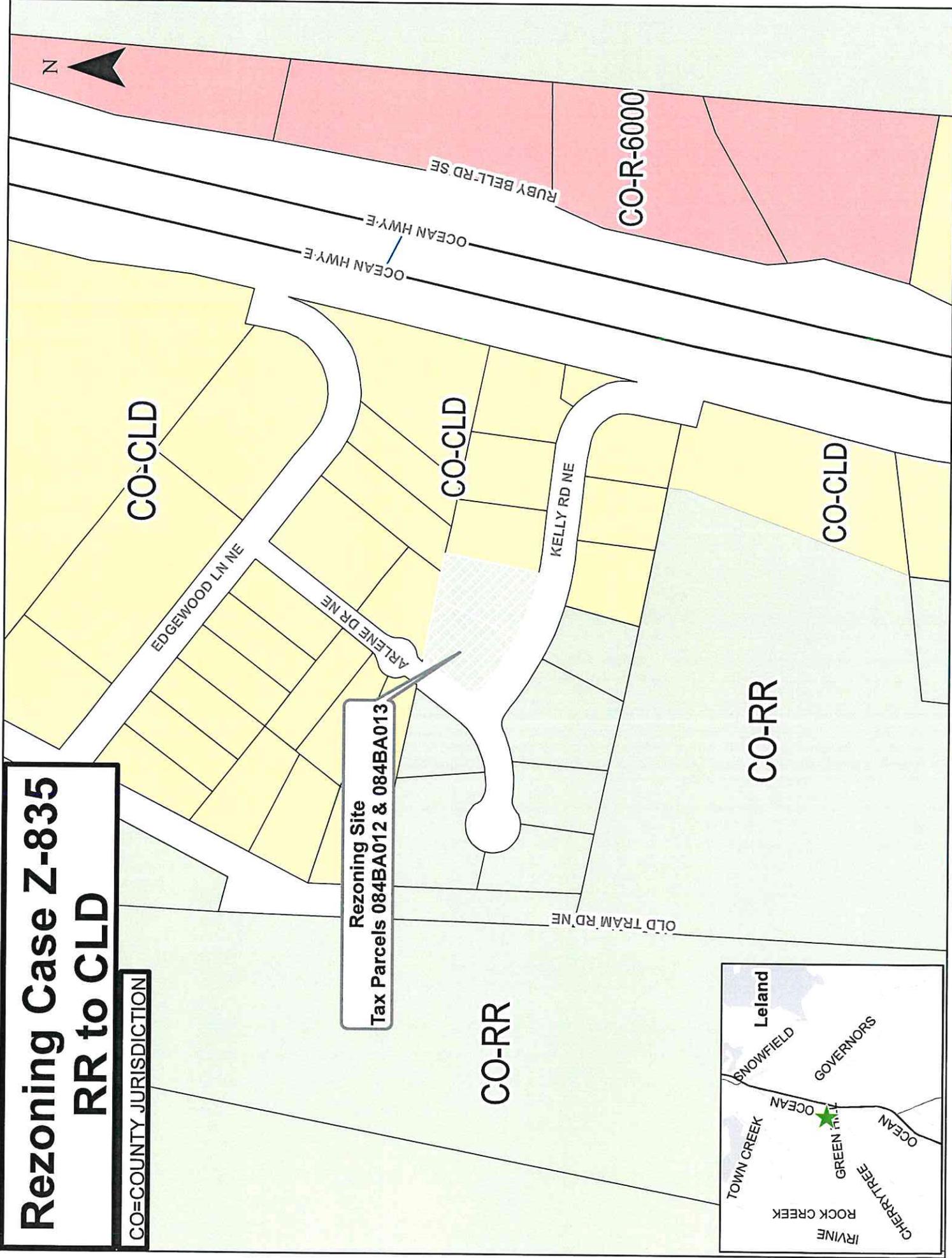
TABLED

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

Rezoning Case Z-835 RR to CLD

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcels 084BA012 & 084BA013



Rezoning Case Z-835 RR to CLD

CO-COUNTY JURISDICTION

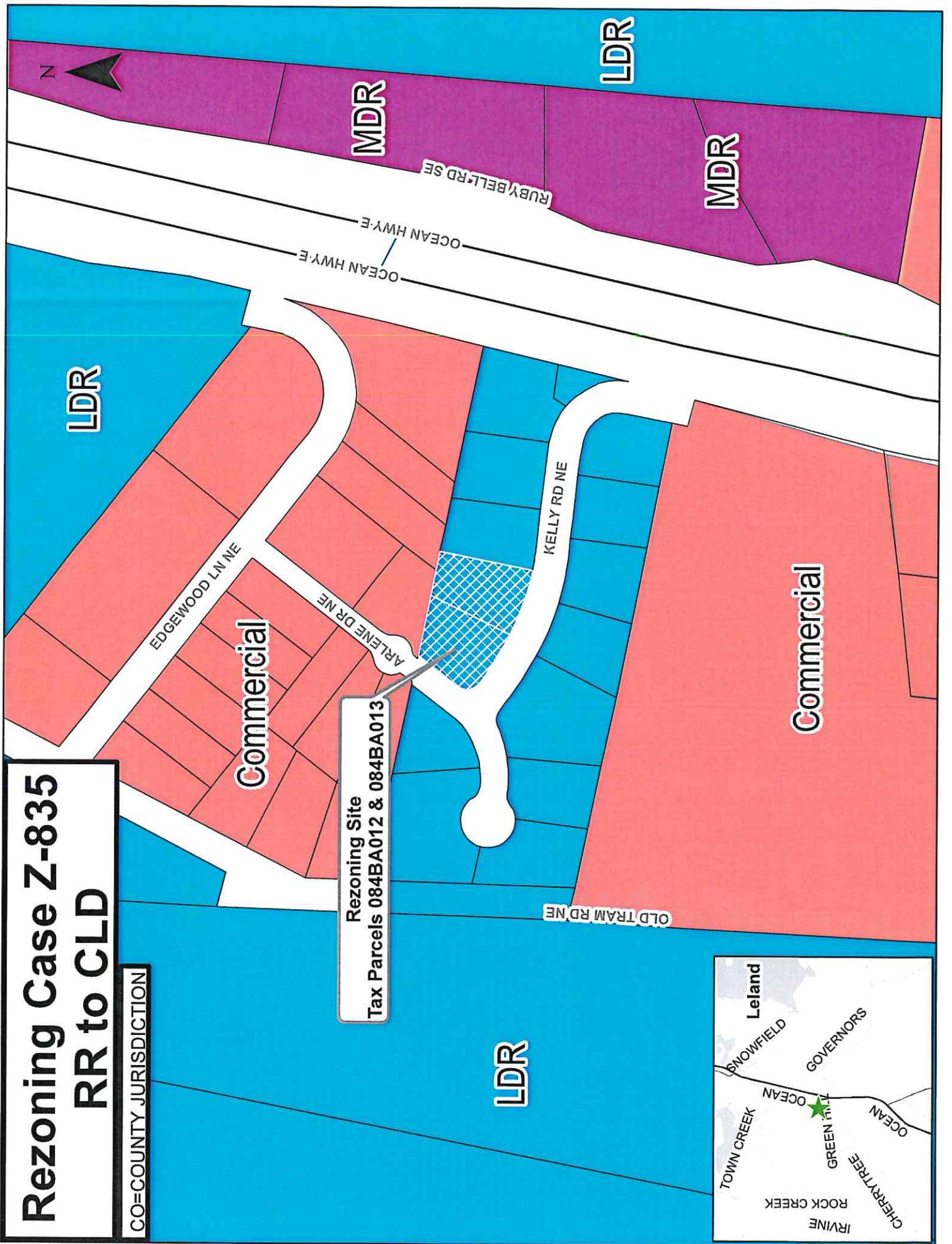
Rezoning Site
Tax Parcels 084BA012 & 084BA013



Rezoning Case Z-835 RR to CLD

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcels 084BA012 & 084BA013





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 835 Invoice # 522967
 Date Received 1/20/22
 Northwest Jurisdiction YES NO

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

| | |
|---|--|
| APPLICANT INFORMATION (This person will be the contact person and will receive all mailings) | |
| Applicant Name(s): <u>Bianchi Properties, LLC</u> | |
| Mailing Address: <u>7995 River Road SE Hwy 133, Southport, NC 28461</u> | |
| Phone: <u>910-454-4445</u> | Email: <u>john@bianchibrickyard.com</u> |
| PROPERTY OWNER INFORMATION (If different from above) | |
| Owner Name(s): <u>Same</u> | |
| Mailing Address: <u>Same</u> | |
| Phone: <u>Same</u> | Email: <u>Same</u> |
| PROPERTY INFORMATION | |
| Property Address and/or Description of Location: <u>Lot 10 Kelly Rd NE</u> <u>Lot 11 Kelly Rd NE</u> | |
| Parcel Tax ID #(s): <u>084BA012</u> <u>084BA013</u> | Total Site Acreage: <u>.38</u> <u>.39 > .77 TOTAL</u> |
| Current Zoning District(s): <u>CO RR</u> | Proposed Zoning District(s): <u>CO CDL</u> |
| Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i> | |
| 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:

Rezoning is needed for development of adjacent property which is already zoned CDL. we are planning to place a business that sells hardscapes, aggregates, mulch, landscape supplies. This plan is consistent and reasonable for the area.

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

Much of the surrounding land is commercial. Some of the lots which were formerly residential were rezoned Commercial.

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: 1/20/22

Owner Signature: [Signature]

Date: 1/20/22

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 |
|-----------|--|----------------------|-----------|-------|------------|
| 0700A019 | MGK II LLC | PO BOX 360 | WINNABOW | NC | 28479 |
| 0700A022 | MGK II LLC | PO BOX 360 | WINNABOW | NC | 28479 |
| 0700A024 | MGK II LLC | PO BOX 360 | WINNABOW | NC | 28479 |
| 0700A025 | MGK II LLC | PO BOX 360 | WINNABOW | NC | 28479 |
| 084BA005 | GEORGE G IRVING JR REVOCABLE TRUST AND RINDA PRINCE IRVING REVOCABLE TRUST | 160 GREEN HILL RD NE | WINNABOW | NC | 28479 |
| 084BA004 | GEORGE G IRVING JR REVOCABLE TRUST AND RINDA PRINCE IRVING REVOCABLE TRUST | 160 GREEN HILL RD NE | WINNABOW | NC | 28479 |
| 084BA003 | BIANCHI PROPERTIES LLC | 7995 RIVER RD | SOUTHPORT | NC | 28461-8971 |
| 084BA014 | BIANCHI PROPERTIES LLC | 7995 RIVER RD | SOUTHPORT | NC | 28461-8971 |
| 084BA011 | ALMOND RACHEL I | 6483 ARLENE DR NE | WINNABOW | NC | 28479-5590 |

OWNER(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|-----------|------------------------|---------------|-----------|-------|------------|
| 084BA012 | BIANCHI PROPERTIES LLC | 7995 RIVER RD | SOUTHPORT | NC | 28461-8971 |
| 084BA013 | BIANCHI PROPERTIES LLC | 7995 RIVER RD | SOUTHPORT | NC | 28461-8971 |

APPLICANT(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|-----------|------------------------|---------------|-----------|-------|------------|
| | BIANCHI PROPERTIES LLC | 7995 RIVER RD | SOUTHPORT | NC | 28461-8971 |

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-836

March 8, 2022

APPLICATION SUMMARY

The applicant, Melanie Hoffman, requests to rezone Tax Parcels 0970002201 and 0970002202 from RR (Rural Residential) to CLD (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

5628 Ocean Highway East (US 17)

Tax Parcel

0970002201 and 0970002202

Current Zoning

RR (Rural Residential)

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

RR and CLD

Current Use

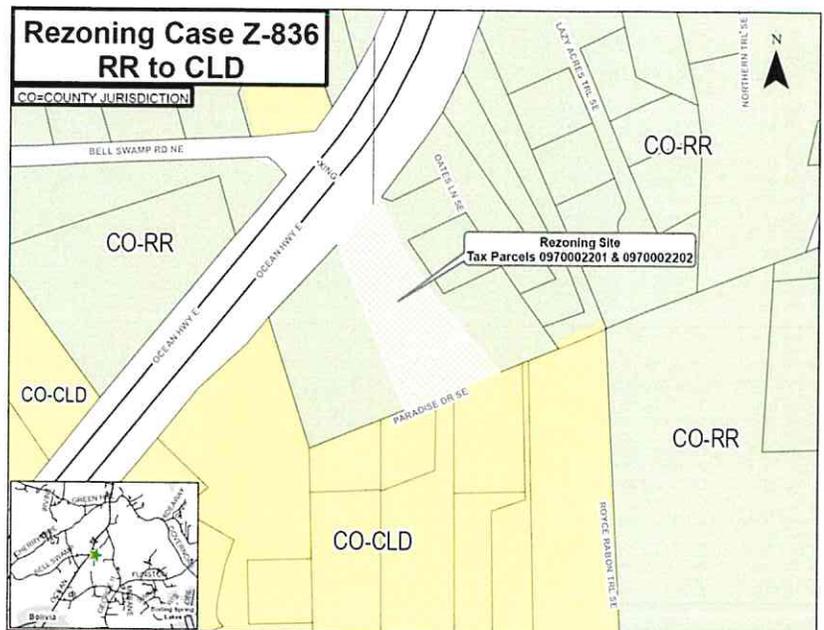
Vacant

Surrounding Land Uses

Residential, Commercial and Vacant Lands

Size

3.49 Acres



SITE CONSIDERATIONS

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

Buffers: If rezoned to CLD, all non-residential uses will require a 0.6 (vacant) or 0.8 (developed) opacity buffer to RR zoned areas. Residential uses will not require a buffer.

Traffic: There are no capacity deficiencies for this section of Ocean Hwy E (US 17).

Utilities: Water is available from Brunswick County Utilities along Kelly Road. Sewer is not available in the area. Utility connection will require developer responsibility to connect to the water and sewer system.

Schools: The Town Creek Middle School and South Brunswick High School have adequate capacity. The Town Creek Elementary School is currently out of capacity.

CIP Projects in Area: New Early College High School (FY 2022); Addition to North Brunswick High School (FY 2022-2023).

NCDOT Road Improvements in Area:

- None in the area.

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: The site scores a 0 out of 10 due to no substantial wetlands on the site.
- The rezoning site lies 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-836) 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 0970002201 AND 0970002202** 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-836 (RR 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

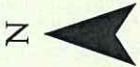
- The Planning Board finds that the proposed zoning amendment is is not consistent with the CAMA Land Use Plan (Comprehensive Plan) and is is not in the public interests for the following reasons: _____

TABLED

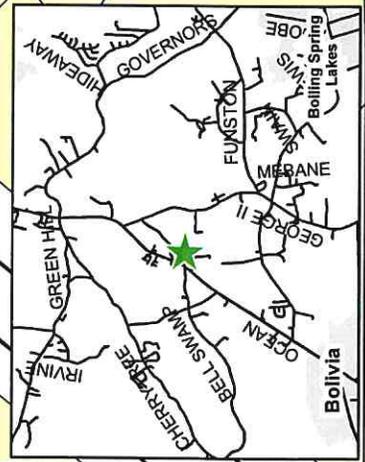
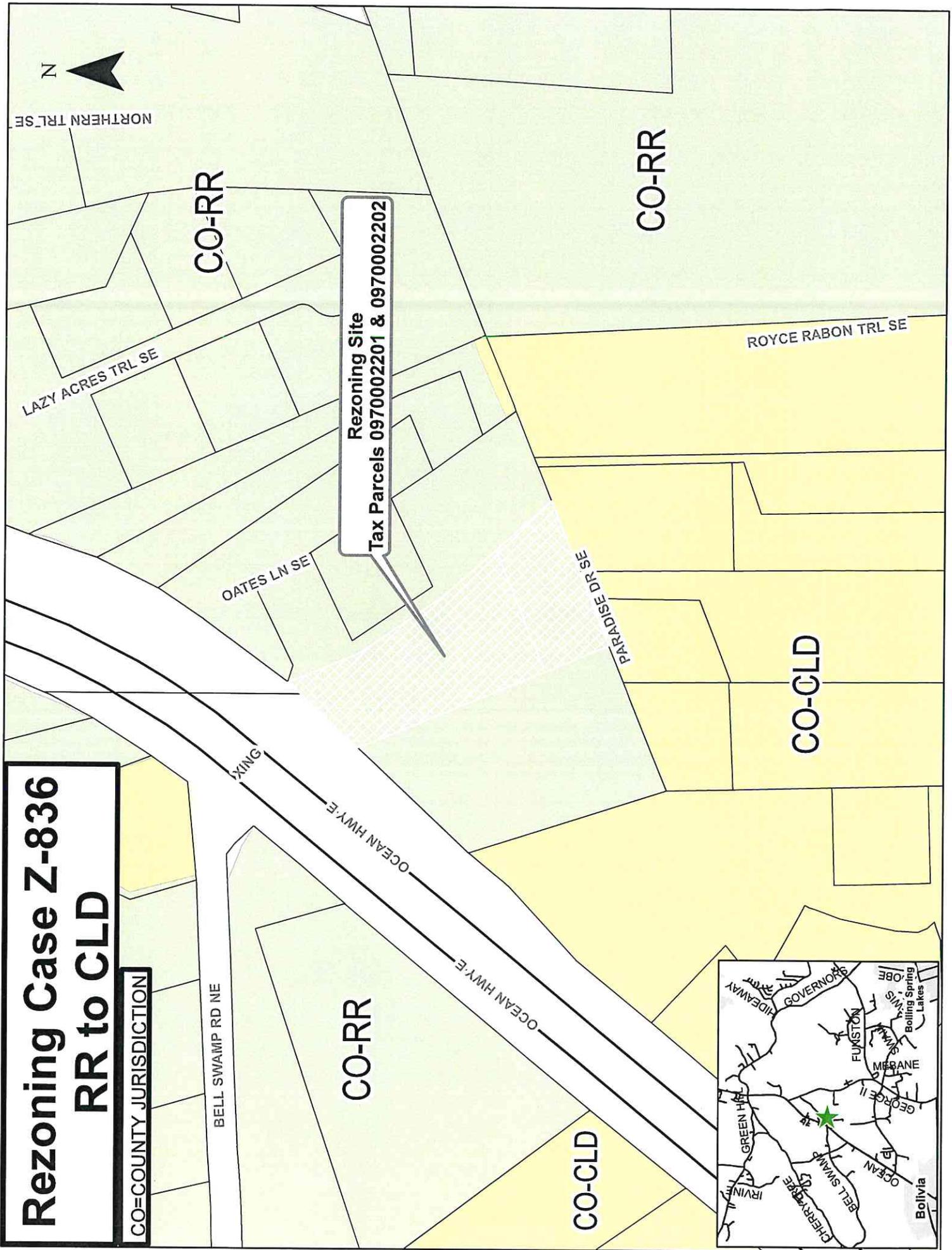
- The Planning Board TABLES the proposed zoning amendment to Next Planning Board Meeting A Future Planning Board Meeting in _____ months.

Rezoning Case Z-836 RR to CLD

CO=COUNTY JURISDICTION



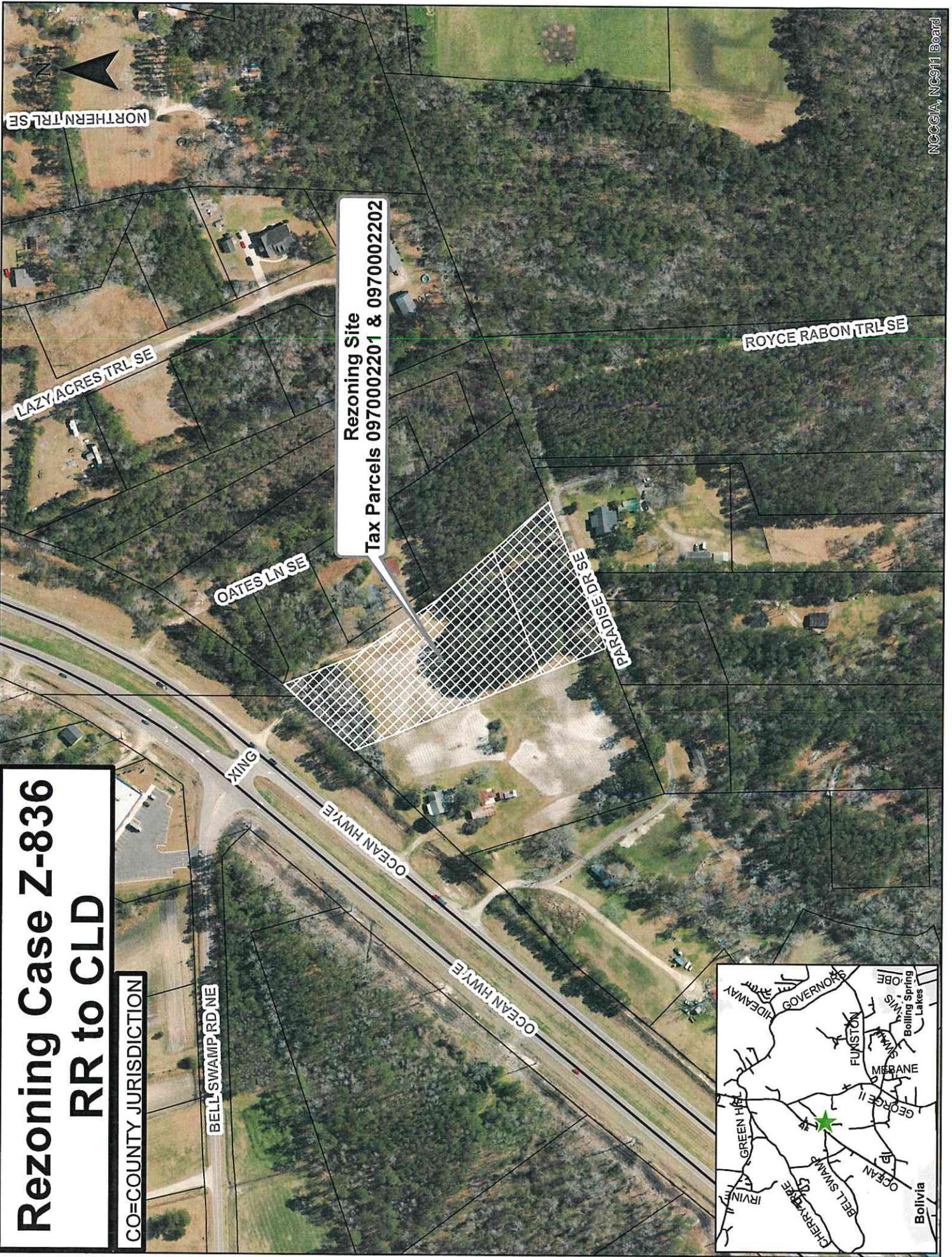
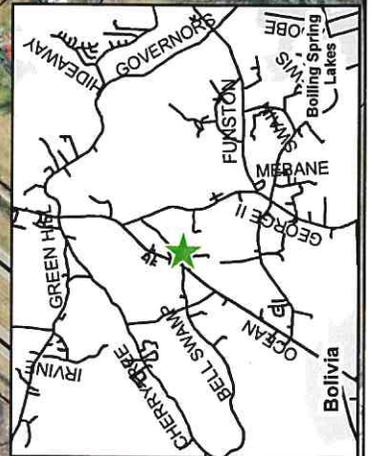
Rezoning Site
Tax Parcels 0970002201 & 0970002202



Rezoning Case Z-836 RR to CLD

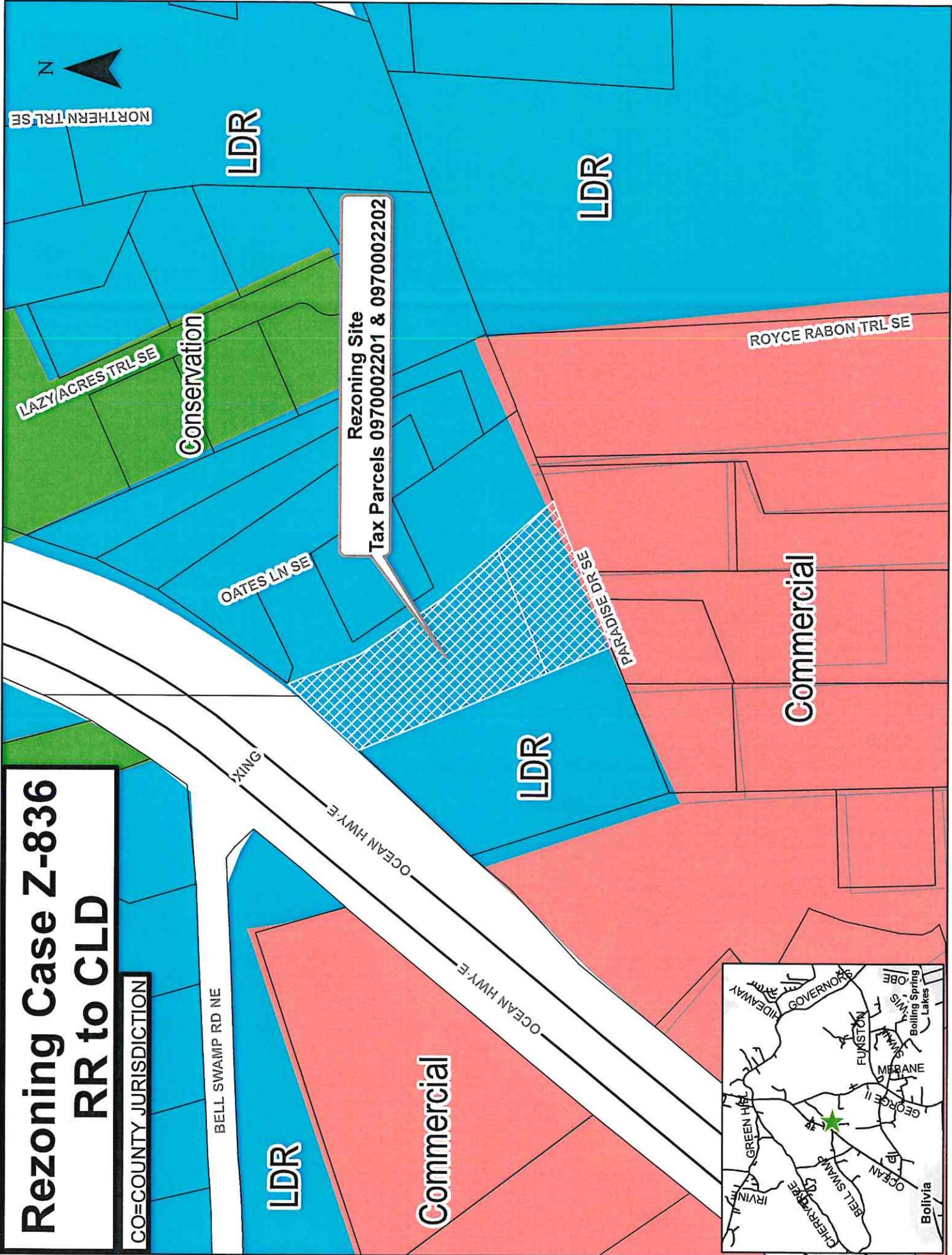
CO-COUNTY JURISDICTION

Rezoning Site
Tax Parcels 0970002201 & 0970002202



Rezoning Case Z-836 RR to CLD

CO-COUNTY JURISDICTION





REZONING APPLICATION

| | |
|--|-----------------------------|
| <i>For Office Use Only</i> | |
| Rezoning Case Z- <u>836</u> | Invoice # <u>862064202a</u> |
| Date Received <u>26 Jan 22</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>Melanie K. Hoffman</u> | |
| Mailing Address: <u>UNCW Box 20055</u> <u>601 South College Road Wilmington NC 28407</u> | |
| Phone: <u>910-899-6618</u> | Email: <u>hoffmanm333@gmail.com</u> |
| PROPERTY OWNER INFORMATION (If different from above) | |
| Owner Name(s): <u>Same as above</u> | |
| Mailing Address: | |
| Phone: | Email: |
| PROPERTY INFORMATION | |
| Property Address and/or Description of Location: <u>5628 Ocean Highway East - Winnabow</u> | |
| Parcel Tax ID #(s): <u>0970002201</u> <u>0970002202</u> | Total Site Acreage: <u>3.49</u> |
| Current Zoning District(s): <u>RR</u> | Proposed Zoning District(s): <u>C-LD</u> |
| Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| <i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i> | |
| 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 property has a turn in off Hwy 17 at Bell Swamp Hwy and a Dollar General across the street from subject property

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:

There is C-LD zoning to the south of Tax Parcel 0970002202

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: 2-26-2022

Owner Signature: [Signature]

Date: 2-26-2022

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-836

ADJACENT PROPERTY OWNER(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|------------|--|-----------------------|-----------|-------|------------|
| 09700022 | SULLIVAN JOHN R | 5600 OCEAN HWY EAST | WINNABOW | NC | 28479 |
| 09800037 | STARADUMSKY JOHN A AND STARADUMSKY JOSEPH CHADWICK | 5640 OCEAN HWY E | WINNABOW | NC | 28479-5432 |
| 09800076 | EATON ARASHAY AND HINSON DAVID LOREN | 9120 SHERWOOD DR NE | LELAND | NC | 28451-8889 |
| 0980003607 | WILSON BRYAN D ETUX WILSON DONNA J R | 85 PARADISE DRIVE | WINNABOW | NC | 28479 |
| 0970001605 | ROBINSON HOWARD JENNINGS | 90 BELL SWAMP RD SE | WINNABOW | NC | 28479 |
| 0980003603 | HINSON DAVID L ET HINSON DEBRA M | PO BOX 354 | WINNABOW | NC | 28479-0354 |
| 0970001701 | HAYS THOMAS D AND BASH PATRICIA JO | 401 E SPRINGFIELD AVE | CHAMPAIGN | IL | 61820-5406 |
| 0980003608 | REGISTER BRANDEN S | 85 PARADISE DR SE | WINNABOW | NC | 28479-5635 |
| 09800038 | OATES JULIAN C AND OATES JULIAN C JR | 6674 PINECLIFF DRIVE | LELAND | NC | 28451 |

OWNER(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|------------|------------------|--------------|------------|-------|------------|
| 0970002201 | KAZOLIAS MELANIE | PO BOX 20055 | WILMINGTON | NC | 28407-0055 |

APPLICANT(S)

| PARCEL ID | NAME | ADDRESS | CITY | STATE | ZIP |
|-----------|------------------|--------------|------------|-------|------------|
| | KAZOLIAS MELANIE | PO BOX 20055 | WILMINGTON | NC | 28407-0055 |



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

www.brunswickcountync.gov/planning • (910)253-2200

March 1, 2022

MEMORANDUM

TO: Brunswick County Planning Board Members

FROM: Helen Evans Bunch, Zoning Administrator

RE: **Addressing Transportation in Brunswick County**

One of the major concerns with the growth that Brunswick County is experiencing is transportation. Traffic congestion & road connectivity are the biggest concerns. The Planning Department is looking at ways to better address transportation in Brunswick County and wants each of you to be part of this important conversation about where we go from here.

Attached you will find a Transportation Fact Sheet and a PowerPoint with information that includes Comprehensive Transportation Plan (CTP) Survey Data, Current Transportation Initiatives, and Proposed Transportation Initiatives for your review and consideration. *Following the presentation and board discussion, we will ask for your endorsement of Proposed Transportation Initiatives.*

/heb



TRANSPORTATION FACT SHEET

ALL ABOUT ROADS

- Brunswick County does not own, build, maintain, or pay for roads because the NC General Statutes do not allow counties to own, build, maintain, or pay for roads.
- Taxes paid to Brunswick County do not pay for any road maintenance or the construction of new roads.
- Roads are designated as public OR private.
 - *Public Roads*
Public roads in Brunswick County are owned, maintained, & built by the North Carolina Department of Transportation (NCDOT) OR a Municipality.
 - *Private Roads*
If a road is not public, then it is a private road that is a privately-owned road by an organization like an HOA or POA, by a person, or Corporation/LLC. The owner is responsible for all maintenance and upkeep.
- Brunswick County also does not control stormwater or ditches along roadways. The owner of the road is responsible for all maintenance and upkeep.

NEW DEVELOPMENT & ROADS

- A NCDOT Driveway Permit is required when new development connects to an existing NCDOT roadway. NCDOT reviews proposed projects to ensure the driveway/road meets road standards and to determine what intersection improvements such as turn lanes, intersection upgrades, traffic lights, etc. will be required. New Major Subdivisions, Planned Developments, commercial projects, multi-family developments that connect to an NCDOT road must obtain an NCDOT Driveway Permit.
- NCDOT requires a Transportation Impact Analysis (TIA) for larger developments. The TIA looks at impacts to the surrounding road network and determines improvements such as turn lanes, intersection upgrades, traffic lights, etc. will be required on and adjacent to the project site. Developer to make improvements based upon NCDOT/local analysis of the project. This study is required before the issuance of the NCDOT Driveway Permit. Projects that generate more than 100 vehicle trips at peak hours OR 1,000 vehicle trips per day based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual are required to have a TIA per Section 6.16 of the Brunswick County Unified Development Ordinance. Therefore, TIAs are typically required for Major Subdivisions, Planned Developments, Major Site Plans, and limited required for commercial projects, multifamily projects, and Special Use Permits.
- Brunswick County Planning encourages collector streets to be developed within the area and during the review process looks at possibilities of connecting to the State system and to other developments (i.e., stub-outs).
- The Brunswick County Brunswick County Unified Development Ordinance (UDO) has stringent requirements related to traffic improvement & street standards. Below are road-related requirements in the UDO:

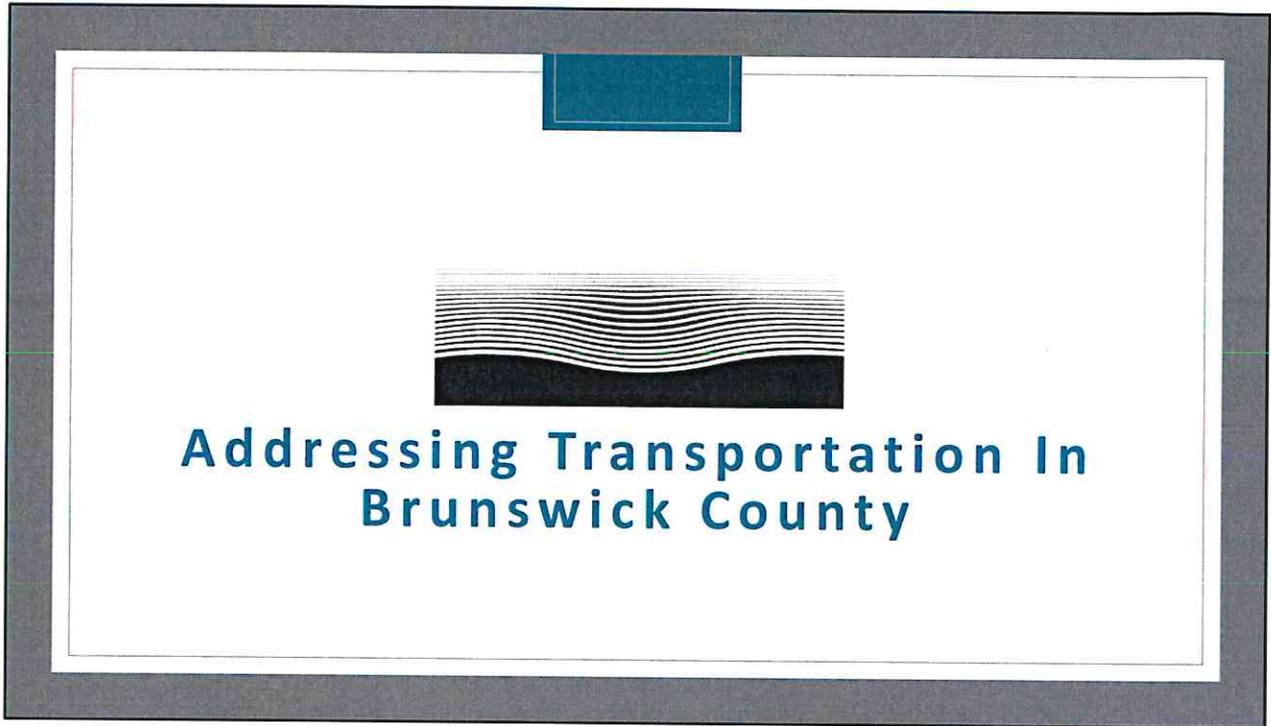
- TIAs are required for projects that generate more than 100 vehicle trips at peak hour OR 1,000 vehicle trips per day based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. NCDOT standards are 300 vehicle trips at peak hour OR 3,000 vehicle trips.
- Requires street connectivity requirements to ensure an interconnected street system within a project
- Requires cross-access corridors, stub-outs to adjacent properties, and multiple points of external access for larger projects to ensure connectivity between projects.
- Limitation on cul-de-sacs.
- All new roads in Major Subdivisions & Planned Developments must be constructed in accordance with NCDOT subdivision road standards.
- Creative design of circulation routes and traffic ways are encouraged.

TRANSPORTATION PLANNING

- The **Brunswick County Comprehensive Transportation Plan** (commonly known as the CTP) is in the process of being updated. The CTP is a long-range multimodal transportation plan that assesses Brunswick County's existing and future transportation needs for roadways, bicycle, and pedestrian facilities, transit services, and rail. It will guide transportation decisions into the future. *Check out the following link for more information: <https://www.brunswickcountync.gov/planning/transportation/comprehensive-transportation-plan/>*
- Transportation Planning for state roads is facilitated by NCDOT through three regional transportation planning organizations – the Wilmington Metropolitan Planning Organization (WMPO), the Grand Strands Area Transportation Study Metropolitan Planning Organization (GSATS MPO), and the Cape Fear Rural Transportation Planning Organization (CFRPO).
- As required by law, NCDOT uses a transparent, data-driven system for evaluating and prioritizing projects.
- Projects submitted for prioritization in our region are developed through the Comprehensive Transportation Planning (CTP) process.
- **Federal Infrastructure Investment & Jobs Act** – The funds recently enacted by Congress & signed into law by the President will be used by NCDOT to speed up projects that have been delayed by increasing material, right-of-way, and labour costs. *(see attached flyer)*

PROPOSED ROAD PROJECTS OF INTEREST

- NC 211 Expansion to 4 lanes from Southport to Supply. Currently made up 4 separate projects:
 - R-2021 – NC 87 (River Road) to NC 906 (Midway Road), includes an interchange at the intersection of NC 211 & NC 906. Work is anticipated to begin in Spring of 2022 & be complete by the Spring of 2026. Fully funded.
 - R-5947 – NC906 (Midway Road) to SR 1112 (Sunset Harbor Road). In the STIP but not funded.
 - U-5932 - NC 211 Interchange (NC 211 at US 17) Committed project but not funded & a timeframe for moving forward has been provided.
 - HO90806-A – NC 211 from Sunset Harbor Road to US 17. Not funded and not in the STIP but submitted by Brunswick Co.
- Carolina Bays Parkway (SC 31 in South Carolina to US 17 near Shallotte). Draft EIS anticipated in the Spring of 2022. The preferred route will be selected and proposed by a Merger Team made up of NC State officials but will not be finalized until after a public hearing. The public will be able to provide comments at the public hearing. *Finalization is anticipated by October of 2022.*



Addressing Transportation In Brunswick County

1

Brunswick County Comprehensive Transportation Plan (CTP) Survey Data

- 87.4% of respondents were full-time residents of Brunswick County.
- 69.6% of Brunswick County Households are shared by 2 people.
- 63.0 % of respondents have 2 vehicles.
- “Connectivity” was the highest ranked transportation goal.

CONGESTION & CONNECTIVITY BIGGEST CONCERNS

2

Current Transportation Initiatives

| | | | |
|--|---|--|---|
| Comprehensive Transportation Plan (CTP) | Holden Beach Causeway Transportation Study | Municipal Collector & Throughfare Plans | Require a Traffic Impact Analysis (TIA) at a lower threshold than NCDOT (1,000 trips per day verses 3,000). |
| Planning Staff coordinating with NCDOT on Development Projects | Planning Staff participating in the NCDOT Transportation processes including the Impact Analysis (TIA) process & MPO/RPO Meetings | Held Transportation Roundtable with MPOs & RPO to access needs, opportunities, & challenges. | Transportation Fact Sheet |

3

Transportation Fact Sheet



TRANSPORTATION FACT SHEET

ALL ABOUT ROADS

1. Broome's County roads are state roads. Broome's County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
2. There are 100 miles of County roads in Broome's County. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
3. Roads are categorized as public or private roads.
 - Public Roads: Roads that are owned and maintained by the County or the State.
 - Private Roads: Roads that are owned and maintained by private individuals or organizations.
4. Broome's County also does not control development or activities along roadways. The amount of the road is responsible for all maintenance and safety.

NEW DEVELOPMENT & ROADS

1. A NCDOT County Permit is required when new development projects are proposed. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
2. NCDOT requires a Transportation Impact Analysis (TIA) for larger developments. The TIA looks at impacts to the existing road network and determines appropriate traffic lights, etc. will be required for new developments. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
3. Broome's County Planning encourages citizens to discuss the development with the County and discuss the impact on the existing road network. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
4. The Broome's County Planning Department is responsible for the development of the County's Transportation Plan. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.

- TIAs are required for projects that generate more than one vehicle trip per day based on the term vehicle of the Institute of Transportation Engineers (ITE). The General Manual NCDOT standards are one vehicle trip per day based on ITE standards.
- Requires some consistency requirements to ensure an interconnected road network within a project.
- Requires some consistency requirements to ensure an interconnected road network within a project.
- Consistency in road design.
- All new roads in Major Subdivisions & Planned Developments must be constructed in accordance with NCDOT minimum road standards.
- Creative design of curbs, gutters and traffic signs are encouraged.

TRANSPORTATION PLANNING

1. The Broome's County's Comprehensive Transportation Plan (CTP) is currently under review. The CTP is a long-range, multi-modal transportation plan that provides Broome's County a strategic and future transportation vision for the County. The CTP is currently under review. The CTP is currently under review.
2. Transportation Planning for new roads is facilitated by NCDOT through three regional transportation planning organizations: the Wilmington Metropolitan Planning Organization (WMPA), the Central Piedmont Area Transportation Study Metropolitan Planning Organization (NCDOT/MPO), and the Cape Fear River Transportation Planning Organization (CFRPO).
3. As required by law, NCDOT uses a transportation data system to monitor and plan transportation projects.
4. Projects submitted for consideration in the region are reviewed through the Comprehensive Transportation Planning (CTP) process.
5. **Table of Infrastructure Investment & Jobs Act:** The funds recently made available by Congress & signed into law by the President will be used by NCDOT to speed up projects that have been delayed for processing. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.

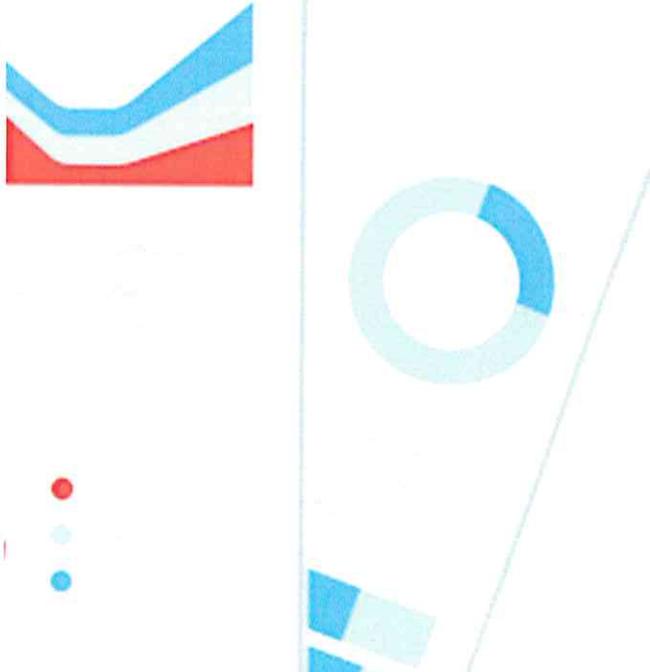
PROPOSED ROAD PROJECTS OF INTEREST

1. NC as Expressway is a new road developed to supply. Currently under review. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
2. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
3. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
4. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
5. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
6. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
7. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
8. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
9. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
10. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
11. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
12. A new 100 ft wide road in the area of Holden Beach. The County is responsible for the maintenance of these roads. The County is responsible for the maintenance of these roads.
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| <h2>Proposed Transportation Initiatives</h2> | Transportation Impact Analysis (TIA) Process Changes |
| | Transportation Services |
| | Connectivity Plan |
| | Designation Of Transportation Planning Role |
| | Unified Development Ordinance (UDO) Updates |
| | Coordinate A County-wide Transportation Planning Educational Meeting |
| | |

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| <h3>Transportation Impact Analysis (TIA) Process Changes</h3> <ul style="list-style-type: none">◦ Require a TIA to be submitted prior to Planning Board for Major Subdivisions & Planned Developments◦ The TIA must have been approved by NCDOT (reviewed, completed, finalized, & approved)◦ Include TIA information within Staff Report◦ Will require changes to UDO & to Deadline Schedule |  |
|--|--|

6



Transportation Services

- Contract with A Consulting Firm To Provide Transportation Services
- "As-needed Basis Only"
- Will Require A Budget Amendment
- Fund within FY 22-23 Budget
- No cost to Owner/Developer
- **Estimated Cost:**
 - **1st Year: \$33,000 - \$43,000**
 - **Set-up = \$3k**
 - **TIA Review = \$20,000 - \$30,000**
 - **Ordinance Review = \$10k**
 - **Estimated Cost Per Year After: \$8,000 - \$23,000**

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WHY IS PLANNING STAFF RECOMMENDING TRANSPORTATION SERVICES??

Brunswick County Is Experiencing Rapid Growth.

Transportation Is Major Concern To Brunswick County Residents.

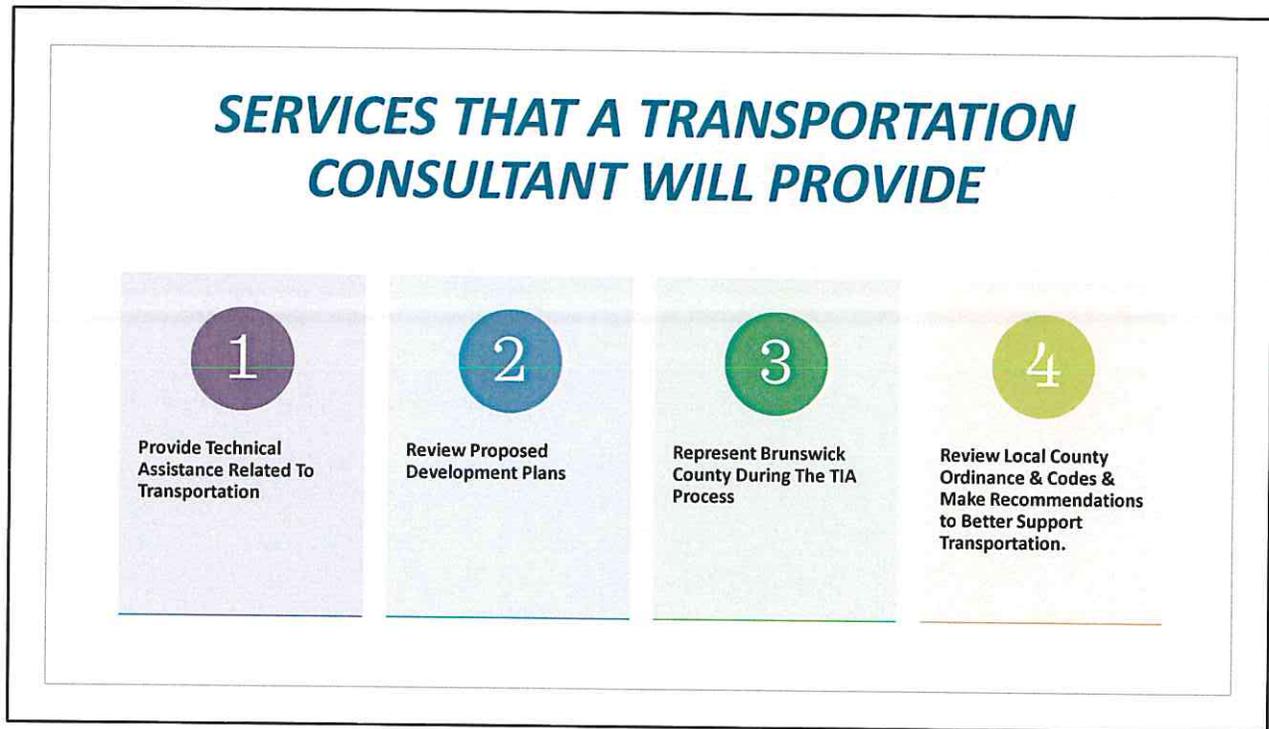
Better Address Local Transportation Needs Immediately.

Provide Technical Expertise.

Lack Of Resources Related To Transportation.

Ensure private streets are constructed to design standards as they are the key connections to the NCDOT network.

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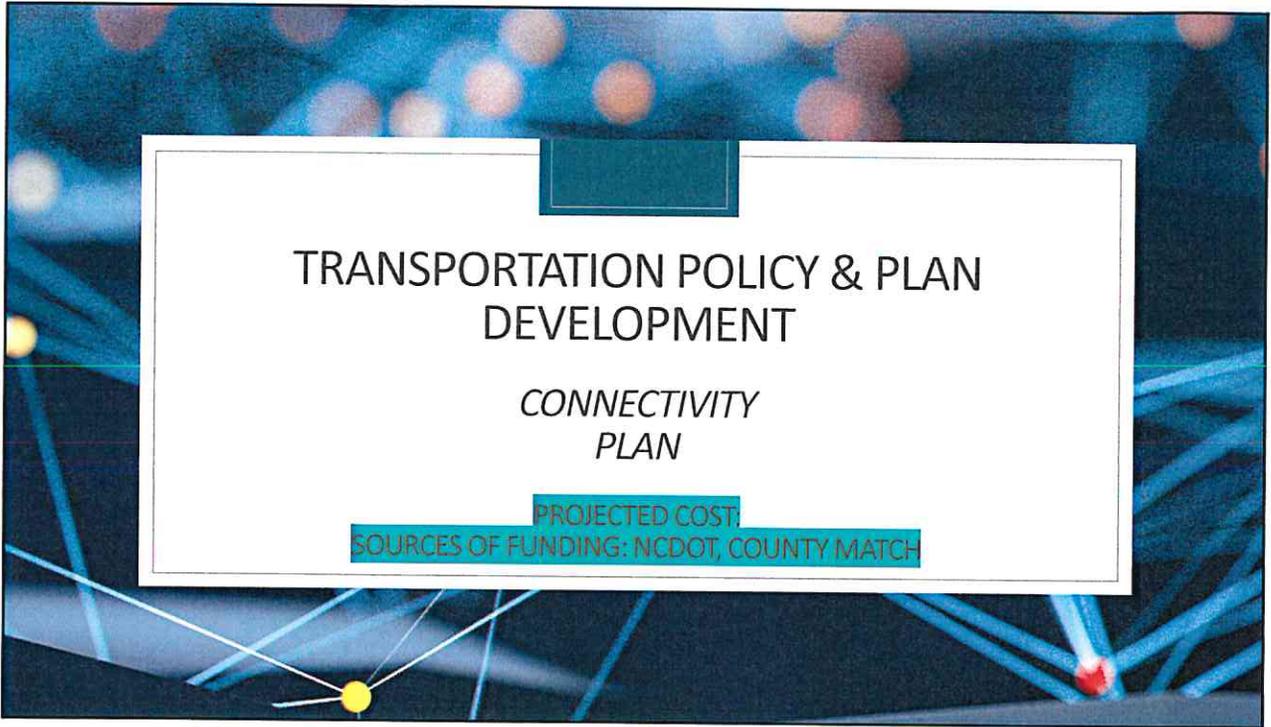
Estimated Cost

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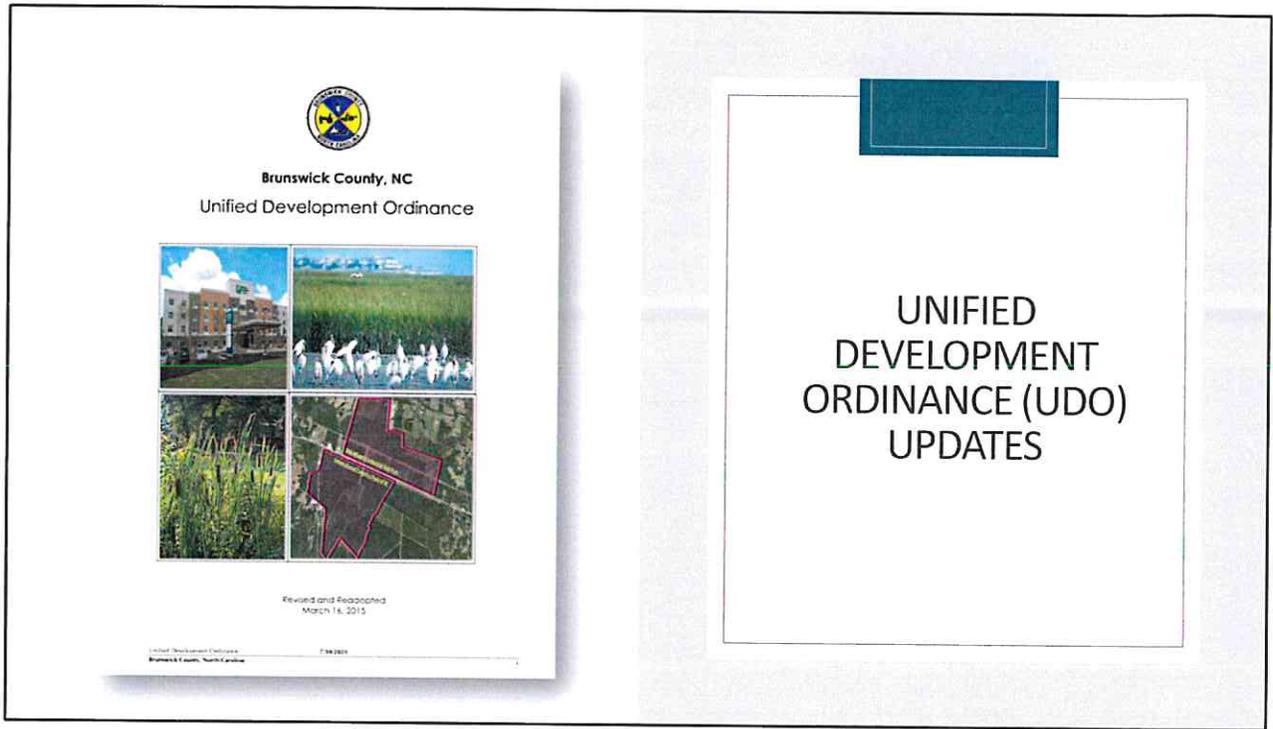
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11



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14

HELEN BUNCH
ZONING ADMINISTRATOR
910-253-2035
helen.bunch@brunswickcountync.gov

The seal of Brunswick County, North Carolina, is circular with a rope-like border. The text "BRUNSWICK COUNTY" is at the top and "NORTH CAROLINA" is at the bottom. The center features a lighthouse, a tractor, a factory, and a boat.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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www.brunswickcountync.gov/planning • (910)253-2200

March 1, 2022

MEMORANDUM

TO: Brunswick County Planning Board Members

FROM: Kirstie Dixon, Zoning Administrator

RE: Addressing Flood Resiliency in Brunswick County

One of the major concerns with the growth that Brunswick County is experiencing is flood resiliency including water drainage, stormwater, & flooding. The Planning Department is looking at ways to better address flood resiliency in Brunswick County and wants each of you to be part of this important conversation about where we go from here. As discussed, attached is a resolution for your review on flood resiliency that contains three (3) recommendations to better address water drainage, stormwater, & flooding in Brunswick County. *Following the presentation and board discussion, we will ask for your adoption of the attached resolution.*



FLOOD RESILIENCY IN BRUNSWICK COUNTY

A RESOLUTION RECOMMENDING CHANGES TO BETTER ADDRESS STORMWATER DRAINAGE AND FLOODING

WHEREAS, Brunswick County is experiencing record growth especially in flood-prone areas of the County;

WHEREAS, Brunswick County is prone to flooding, hurricanes, and other extreme weather events that produce high volumes of stormwater runoff;

WHEREAS, Brunswick County has ordinances and programs in place to address stormwater drainage and flooding including the *Brunswick County Stormwater Ordinance* (effective September 15, 2002), the *Brunswick County Stormwater Management Manual* (effective September 16, 2002), the *Brunswick County Flood Damage Prevention Ordinance* (effective April 1, 1985, & last updated December 6, 2019), and the *Community Rating System (CRS)*, a voluntary incentive FEMA program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP);

WHEREAS, the accompanying Stormwater Management Manual became effective on September 16, 2002, and has not had many amendments;

WHEREAS, the Brunswick County Planning Board finds that the health, safety, general welfare, and convenience of the public will be furthered through the implementation of the following changes:

1. Amend the Stormwater Management Manual to require new development projects to be designed for a 25-year storm event in order to better manage stormwater runoff more effectively during weather events rather than to a 10-year storm event that is currently required.
2. Consider requiring new development projects located in historically susceptible and flood-prone areas of Brunswick County (i.e., Caw-Caw Canal Area) to be designed to greater standards such as the 100-year storm event for stormwater elements and roadways.
3. Look into other options to address extreme weather events that produce high volumes of stormwater runoff.

NOW THEREFORE BE IT RESOLVED, that the Brunswick County Planning Board recommends changes to the Stormwater Management Manual to address growth impacts related to stormwater and flooding in order to protect the health, safety, general welfare, and convenience of the public.

ADOPTED THIS the _____ day of _____, 2021.