



AGENDA BRUNSWICK COUNTY PLANNING BOARD

*6:00 P.M. Monday
May 9, 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 from the April 11th Meetings.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Rezoning Z-838

Proposed rezoning of approximately 2,131.82 acres located off Pea Landing Road and No. 5 School Road near Carolina Shores from RR (Rural Residential) to R-7500 (Medium Density Residential) for Tax Parcels 19300025, 19400027, 19400028, 1940000201, 1940000202, 1940000203, 1940000204, and 1940000205.

B. Rezoning Z-843

Proposed rezoning of approximately 2.52 acres located off Southport-Supply Road near Bolivia from SBR-6000 (High Density Site Built Residential) to CLD (Commercial Low Density) for Tax Parcel 1850001731.

LAND USE PLAN MAP AMENDMENT LUM-843:

Request to amend Tax Parcel 1850001731 located off Southport-Supply Road near Bolivia from LDR (Low Density Residential) to Commercial.

C. Rezoning Z-844

Proposed rezoning of approximately 65.84 acres located off Stanbury Road near Holden Beach from SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential) to for Tax Parcels 21600104, 21600108, 2160010905, 2150005101, 2150004803, 2160010901, 2160010902, 2160010904, 21600119, 2160010403, 21600107, 21600105, 2160010410, & 21600111.

LAND USE PLAN MAP AMENDMENT LUM-844:

Request to amend Tax Parcels 21500104, 2160010905, 2150005101, 2150004803, 21600119, 2160010403 and 2160010410 located off Stanbury Road near Holden Beach from LDR (Low Density Residential) to MDR (Medium Density Residential).

D. Rezoning Z-845

Proposed rezoning of approximately 49.65 acres located off Bell Swamp Connection near Bolivia from CLD (Commercial Low Density) and CI (Commercial Intensive) to CLD (Commercial Low Density) for Tax Parcels 09700033 and 0970003102.

E. Rezoning Z-846

Proposed rezoning of approximately 0.62 acres located off Lanvale Road near Leland from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 0370002015.

9) Other Business.

- Planning Board Case Update.
- Blueprint Brunswick Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
April 11, 2022

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
William Bittenbender
Clifton Cheek
Richard Leary
Christopher Wood

MEMBERS ABSENT

Ron Medlin
Brett Riggs

STAFF PRESENT

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

OTHERS PRESENT

Dan Koeller
Thomas Scheetz
Jeffrey Malpass
Christian Funk
Lewis Dozier
Justin Bishop
Jamison Fair
Matt Swanson
Kathleen Mularczyk

John Wall
Steve Shuttleworth
Allison Holden
Brigit Flora, B.C. Stormwater Admin.
John Hankins
Benny Hewett
Joe Boyd
Luke Swanson

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:01 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.

Mr. Ron Medlin and Mr. Brett Riggs were absent.

IV. CONSIDERATION OF MINUTES FOR 08-MAR-22 AND 14-MAR-22 MEETINGS.

Mr. Leary made a motion to approve the 08-Mar-22 and 14-Mar-22 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Pages stated that the applicant has requested Zoning Case Z-838 be tabled until the 09-May-22 Planning Board meeting.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS.

A. Major Subdivision – SS-279

Name: Fairway Acres
Applicant: Timmons Group
Tax Parcel(s): 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.

Mr. Pages addressed the Board. He read an abbreviated version of the Staff Report (attached) that was presented at the Board's 14-Mar-22 meeting. Mr. Pages said the applicant has addressed the Board's concerns (i.e., stormwater and a buffer between the adjoining property) from the previous meeting and he has agreed to design the project to the 25-year storm event that includes an additional stormwater pond as well as a 10' buffer on the upper portion of the property. As a result of adding the 10' buffer, the project has been reduced by 3 lots, so the developer is requesting approval 50 single family lot rather than 53 single family lots as previously proposed.

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 major subdivision application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance; and
- 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.

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

Mr. Dan Koeller, Duck Pond Ventures, addressed the Board. Mr. Koeller reiterated that they added a 10' buffer to the east side of the existing neighborhood and they added another stormwater pond to capture the 25-year storm. He further stated that they worked with the golf course owner to protect the t-boxes nearby.

Ms. Kathleen Mularczyk, 1774 Oakbrook Drive SW, addressed the Board. Ms. Mularczyk asked if her property will be protected because she lives near the cart path on the 10th hole of the golf course because the subject property has a higher elevation than her property? Mr. Koeller said they added another stormwater pond to capture the 25-year storm.

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

Mr. Leary made a motion to approve Fairway Acres Major Subdivision (SS-279) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

VIII. NEW BUSINESS.

A. Rezoning Z-838 (S Longwood LLC, Longwood Properties LLC & KCS Farms LLC [%J. Phillip Norris, P.E.]

Request rezoning of approximately 3122.94 acres located off Pea Landing Road NW (SR 1304), No. 5 School Road NW ((SR 1305) and Ash-Little River Road NW (SR 1300) near Carolina Shores from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcels 17700015, 1770000804, 17800090, 1780000301, 1780000303, 19300025, 19400027, 19400028, 1940000201, 1940000203, 1940000204 and 1940000205.

Mr. Wood made a motion to table this case until 09-May-22 as previously requested by the applicant and the motion was unanimously carried.

B. Rezoning Z-842 – Jeffrey B. Malpass.

Request rezoning of approximately 48.48 acres located off Mill Creek Road SE (SR 1514) near Bolivia from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 1110000601.

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

Mr. Pages said staff recommends approval from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 1110000601.

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

Mr. Justin Bishop addressed the Board on behalf of the applicant. Mr. Bishop said the zoning change is the best and highest use of the property as there is infrastructure (i.e., water and sewer) currently in place and the property is adjacent to a major corridor (US 17). Mr. Pages interjected that a planned development was recently approved in close proximity to the subject property.

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

Ms. Easley made a motion to approve Tax Parcel 1110000601 from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential).

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

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:

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

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

Based on the Staff Report, the County supports greater residential densities in areas that are accessible to water and sewer service(s) and there is a major thoroughfare nearby.

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.

D. Planned Development – PD-73

Name: Stone Chimney Tract
Applicant: Withers and Ravenel
Tax Parcel: 16800006
Location: Southport-Supply Road SE (NC 211) and Stone Chimney Road SW (SR 1115)

Description: Stone Chimney Tract is a proposed planned development consisting of 190 single family lots on 95.68 acres creating an overall density of 1.99 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;
- Place a note on the site plan that the stormwater system shall be designed to accommodate the 25-year storm event; and
- All lots fronting on Stone Chimney Road SW (SR 1115) shall be served internally and not have direct access to Stone Chimney Road SW (SR 1115).

Ms. Easley asked staff why Condition 5 (All lots fronting on Stone Chimney Road SW (SR 1115) shall be served internally and not have direct access to Stone Chimney Road SW [SR 1115]) was included? Mr. Pages said staff was concerned with driveways off Stone Chimney Road SW (SR 1115) due to the proximity to the intersection of Southport-Supply Road SE (NC 211) and Stone Chimney Road SW (SR 1115), which is a highly travelled area. He stated that there is a proposal for road improvements (overpass with a cloverleaf) to US 17 and NC 211. Mr. Pages proceeded to say that staff feels individual driveways near this intersection will likely pose a public safety issue. Ms. Easley provided a scenario in Oak Island where homes have frontage off a busy road (Oak Island Drive) that has not been an issue. Mr. Pages said staff felt that this could potentially create a traffic congestion issue because there are existing residential driveways with direct access to Stone Chimney Road SW (SR 1115) across the road from this project. Mr. Pages said staff is willing to work with the applicant to create an internal road within this project to accommodate the proposed lots fronting on Stone Chimney Road SW (SR 1115). Ms. Dixon added that this is a hurricane evacuation route and congestion would be reduced if there is an internal street for those lots fronting on Stone Chimney Road SW (SR 1115).

Mr. Dunham asked staff if the 12 lots along Stone Chimney Road SW (SR 1115) are in wetlands or a floodway? Mr. Pages said there is an AE flood zone on the western portion of the project near the lots fronting off Stone Chimney Road SW (SR 1115). Mr. Bittenbender clarified that staff is proposing an internal street off the main artery in the development and Mr. Pages concurred. Mr. Pages said there is a county pumpstation that will have to be maneuvered around to accomplish this feat. Mr. Bittenbender asked staff what other options will the developer have if the internal street cannot be installed? Mr. Pages said the lots up front may not be developable unless there is an acceptable option for ingress and egress that is reviewed and approved by staff.

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

Mr. Joe Boyd, representative for Withers & Ravenel, addressed the Board. Mr. Boyd said this project has been designed to the 25-year storm event and the project drains directly into the Lockwood Folly River and they will not be discharging water through other methods. Mr. Boyd stated that they are proposing 12 lots have direct access off Stone Chimney Road SW (SR 1115) and they have received preliminary approval from Aaron R. LeBeau with the North Carolina Department of Transportation (NCDOT) via email (attached) stating that they are fine with permitting lots 41-52 access to Stone Chimney Road SW (SR 1115). He further stated that they understand staff's concerns regarding lots having direct access to Stone Chimney Road SW (SR 1115), but there are wetlands between the lots and Stone Chimney Road SW (SR 1115), which will require multiple impacts to the wetlands to install an access road. Mr. Boyd said, if there is an alternative method, the US Army Corps of Engineers will not grant a permit to disturb Federal wetlands. He said they are willing to provide shared driveways and he reiterated that NCDOT has no problem with the 12 lots having direct access to Stone Chimney Road SW (SR 1115), but they are only proposing 5 lots have direct access to Stone Chimney Road SW (SR 1115). Mr. Dunham clarified that staff is proposing a different alternative than what is desired and preliminarily approved by NCDOT. Mr. Wood asked staff's opinion of allowing 5 driveways to have direct access to Stone Chimney Road SW (SR 1115)? Mr. Pages said that is an improvement from the initial proposal of 12 lots having direct access to Stone Chimney Road SW (SR 1115), but staff is still concerned with any lots having direct access to Stone Chimney Road SW (SR 1115) due to a potential increase in traffic congestion to the area.

Mr. Allison Holden addressed the Board. Mr. Holden said he is concerned with lots having direct access to Stone Chimney Road SW (SR 1115) and the proximity of the homes to the flood zone. He said there is currently a problem with the homeowners across street gaining access to the road due to the heavily travelled road. Mr. Holden said there is another development for consideration that is in close proximity to the subject property that will only add to traffic congestion in the area. Mr. Dunham said staff is recommending that an internal road be installed for those lots that have direct access to Stone Chimney Road SW (SR 1115), but Mr. Joe Boyd said they have received preliminary approval from NCDOT for those lots to have driveways off Stone Chimney Road SW (SR 1115). Mr. Holden said a bridge will have to be built along the swamp to provide ingress and egress to those lots fronting Stone Chimney Road SW (SR 1115). Mr. Holden reiterated that there are 2 potential developments coming to the area that will contribute to traffic congestion in this area.

Mr. Benny Hewett, 190 Countryside Street SW, addressed the Board. Mr. Hewett was also concerned with the current and future traffic congestion in the area. He stated that there currently is difficulty accessing Stone Chimney Road SW (SR 1115) due to heavy traffic in the area. Mr. Hewett said there is a swamp in the area where a road is proposed. He was concerned with future fatalities in the area due to the increase in traffic as a result of the approved future developments to the area. Mr. Hewett was also concerned with nearby private roads being damaged when they are used as a cut-through to avoid traffic congestion during the summer. Mr. Hewett also expressed concern with wildlife being pushed out of their habitat.

Mr. Dunham asked if NCDOT has discussed traffic in the area? Mr. Boyd said they are proposing 2 turn lanes with this development as part of the Traffic Impact Analysis (TIA) that has been vetted by NCDOT.

Mr. Matt Swanson, 375 Stone Chimney Road SW (SR 1115), addressed the Board. He stated that Stone Chimney Road SW (SR 1115) is the road travelled to and from Holden Beach. He felt that there will be traffic congestion from Stone Chimney Road SW (SR 1115) to Turnpike Road

SW as a result of the additional traffic that will be generated by the approved developments to this area.

Mr. Dunham asked staff if there were any discussions at the Technical Review Committee (TRC) meeting regarding this matter? Mr. Pages said NCDOT provides general comments because the TIA and/or driveway permit are not approved in the early stages of the process. He stated that it is anticipated that there will be intersection improvements (deceleration lanes) at Stone Chimney Road SW (SR 1115) and Southport-Supply Road SE (NC 211). He further stated that the private roads (Quilt Road SW and Countryside Road SW) in the area cannot be considered in NCDOT's approval process for this project.

Mr. Jamison Fair, Pulte Homes, addressed the Board. Mr. Fair said this project will be for aged individuals (55 or older) and the traffic generated from this development will be during off-peak hours. He reiterated that they are proposing 5 lots with direct access to Stone Chimney Road SW (SR 1115) with shared driveways on either side and 2 side loaded driveways.

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

Mr. Wood said there does not appear to be enough room to provide an internal road for the lots fronting Stone Chimney Road SW (SR 1115). Ms. Easley reiterated that NCDOT has agreed to allow 12 driveways direct access to Stone Chimney Road SW (SR 1115), but the developer is proposing 5 shared driveways with direct access to Stone Chimney Road SW (SR 1115).

Ms. Easley made a motion to approve Stone Chimney Tract (PD-73) with the noted conditions presented in the Staff Report and Condition #5 be reworded to say, "All lots fronting on Stone Chimney Road SW (SR 1115) shall be served by a 5 shared driveway system and said driveways shall have direct access to Stone Chimney Road SW (SR 1115) and the motion carried 5 to 1 with Mr. Dunham voting no.

E. Planned Development – PD-74

Name: Norris Tract
Applicant: Norris and Tunstall
Tax Parcel: 15200037
Location: Green Swamp Road SE (NC 211)
Description: Norris Tract is a proposed planned development consisting of 117 single family lots on 30.65 acres creating an overall density of 3.8 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; and

- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements.

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

Mr. Thomas Scheetz, Norris and Tunstall Engineers, addressed the Board. Mr. Scheetz made himself available for comments.

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

Mr. Leary made a motion to approve Norris Tract (PD-74) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

F. Planned Development – PD-75

Name: Doe Creek on Stone Chimney
 Applicant: Norris and Tunstall
 Tax Parcel: 1680002101
 Location: Stoney Chimney Road SW (SR 1115)
 Description: Doe Creek on Stone Chimney is a proposed planned development consisting of 33.21 acres creating an overall density of 3.64 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; and
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements.

Mr. Dunham asked about potential wetlands on the site? Mr. Pages identified the wetlands on the visual map that are isolated pockets around the stormwater pond on the southern portion of the project.

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

Mr. Thomas Scheetz, Norris and Tunstall Engineers, addressed the Board. Mr. Scheetz reiterated, as presented in the Staff Report, that they had a neighborhood meeting and discussed

the overall design. He stated that they are over-engineering the stormwater to 100-year storm event. Mr. Scheetz said there was a discussion about traffic and there will likely be a turn lane installed to access the site.

Mr. Matt Swanson, 375 Stone Chimney Road SW, addressed the Board. He reiterated his concerns with the potential traffic congestion associated with this project and another project (PD-73 – Stone Chimney Tract) approximately 1,000' from this property.

Mr. Luke Swanson, 405 Stone Chimney Road SW, addressed the Board. Mr. Swanson was concerned with potential accidents in the area and wrecked vehicles usually end up on his property. He expressed concern with the water coming from the retention pond not ending up on the back side of his property in the ditch and potentially causing his property to erode. Mr. Swanson was also concerned with the width of the entrance to the development. Mr. Dunham felt that NCDOT will likely require a deceleration lane because the property is on a curve in the road. Mr. Scheetz reiterated that NCDOT will likely require a deceleration lane and/or turn lane.

Mr. Steve Shuttleworth addressed the Board. Mr. Shuttleworth said they have received a preliminary traffic study and a right-end deceleration lane will be required by NCDOT.

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

Mr. Bittenbender made a motion to approve Doe Creek on Stone Chimney (PD-75) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

G. Rezoning Z-840CZ – J&S Land Development LLC (%Steve Shuttleworth).

Request rezoning of approximately 11.26 acres located at 2583 Mt. Misery Road NE (SR 1426) near Navassa from C-I (Commercial Intensive) to R-7500CZ (Medium Density Residential Conditional Zoning) for Tax Parcel 01700003. This Conditional Zoning is proposed to limit the uses to 40 Single Family Detached Dwellings and other accessory uses.

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 C-I (Commercial Intensive) to R-7500CZ (Medium Density Residential Conditional Zoning) for Tax Parcel 01700003 with the noted conditions in the Staff Report.

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

Mr. Steve Shuttleworth, J&S Development, addressed the Board. Mr. Shuttleworth said they concur with staff's recommendation. He further stated that there is an existing single-family home that will remain on site and the project will be accessed off Green Loop Road NE (SR 1429) rather than Mt. Misery Road NE (SR 1426). Mr. Shuttleworth said they held a neighborhood meeting that was well attended.

Mr. Cheek asked about the adjoining lot to the proposed project? Mr. Shuttleworth said they are working with NCDOT to possibly provide a shared driveway and/or have a separate driveway off Mt. Misery Road NE (SR 1426), but all other lots will have direct access off Green Loop Road NE (SR 1429).

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

Mr. Wood made a motion to approve Tax Parcel 01700003 from C-I (Commercial Intensive) to R-7500CZ (Medium Density Residential Conditional Zoning) with the noted conditions in the Staff Report and the motion was unanimously carried.

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

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:

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

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

The proposed project is consistent with development in the area and water and sewer are available.

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.

IX. OTHER BUSINESS.

- Planning Board Case Update

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-832 and Z-835 were approved at the 08-Mar-22 meeting and there were no appeals, so the Board's decision stands. She further stated that Zoning Cases Z-837 and Z-839 were approved at the 14-Mar-22 meeting and there were no appeals, so the Board's decision stands.

- Blueprint Brunswick Update.

Ms. Dixon addressed the Board. She stated that public meetings will be held in each participating town (Bald Head Island, Belville, Bolivia, Navassa, Northwest, and Sandy Creek) and staff will be assisting the consultant (McGill Associates) with the facilitation of these meetings. Ms. Dixon said a draft document will likely be provided to the Committee members in May 2022.

- Flood Resiliency Update and Planning Board Resolution.

Ms. Dixon addressed the Board. She stated that staff held a roundtable discussion regarding flooding and stormwater issues. She said there was a NCORR's/RISE (North Carolina Resilient Communities/RISE [Regions Innovating for Strong Economies]) meeting regarding flood resiliency and the County is participating in the program. Ms. Dixon said the program is funded with hazard mitigation money to create a long-term plan and associate grant money in the future. Ms. Dixon said public meetings were held last week and the majority of the comments were from Brunswick County residents. She further stated that she will present the program to the Board of Commissioners for their endorsement. Ms. Dixon said information regarding the program is on the Planning website. She concluded that there is a public survey that must be completed by 18-Apr-22 that allows for citizens to provide information regarding flooding and other hazards that have occurred in their communities.

Ms. Dixon addressed the Board. She presented the Board with the proposed resolution (attached) with an alternative to update the Brunswick County Stormwater Management Manual and the Brunswick County Unified Development Ordinance as well as the County's participation in the NCORR's RISE Program to develop a portfolio of priority projects that strengthen regional resilience to community vulnerabilities.

Ms. Brigit Flora, Stormwater Administrator, addressed the Board. Ms. Flora said she supports the proposed resolution with the noted alternative in Item 2.

Mr. Leary made a motion to endorse the resolution with the alternative language in Item 2 as well as Item 4 requesting that the Brunswick County Stormwater Administrator attend Planning Board meetings to help address stormwater concerns, where applicable and Item 5 regarding the County's participation in the NCORR's RISE Program to develop a portfolio of priority projects that strengthen regional resilience to community vulnerabilities and the motion was unanimously carried.

X. ADJOURNMENT.

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

REZONING STAFF REPORT

Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-838

April 11, 2022



APPLICATION SUMMARY

The applicant, J. Phillip Norris, requests to rezone Tax Parcels 19300025, 19400027, 19400028, 1940000201, 1940000202, 1940000203, 1940000204, and 1940000205 from RR (Rural Residential) to R-7500 (Medium Density Residential). This rezoning request is conventional, therefore no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Pea Landing Road, No. 5 School Road and Ash-Little River Road

Tax Parcels

19300025, 19400027, 19400028, 1940000201, 1940000202, 1940000203, 1940000204, and 1940000205

Current Zoning

RR (Rural Residential)

Proposed Zoning

R-7500 (Medium Density Residential)

Surrounding Zoning

RR, R-7500, SBR-6000 (High Density Site Built Residential)

Current Use

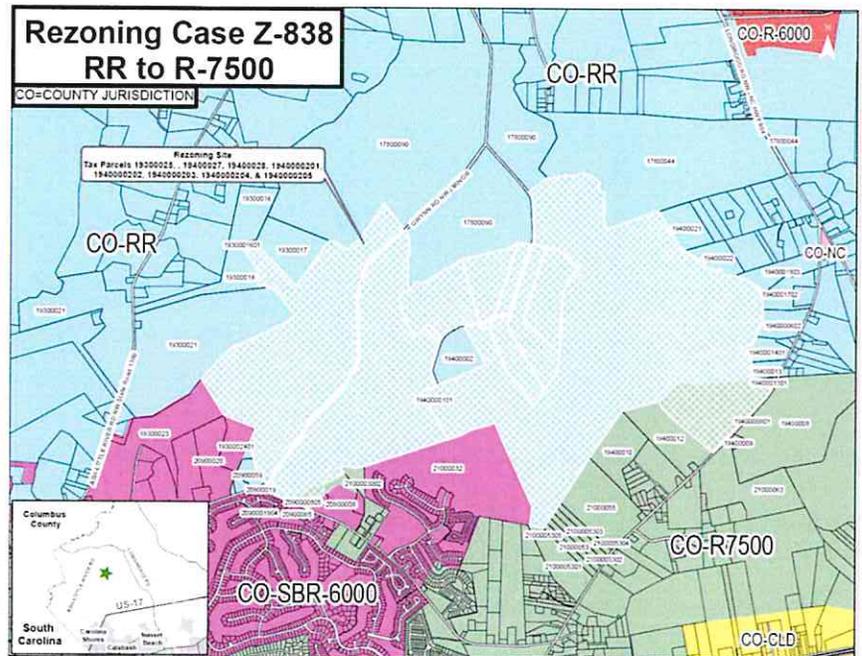
Vacant Lands, Agricultural, Residential

Surrounding Land Uses

Residential, Agricultural and Vacant Lands

Size

2,131.82 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 R-7500, the maximum permitted residential density with water and sewer will increase from 2.9 dwelling units per acre to 5.8 dwelling units per acre. Single-wide homes would not be permitted if rezoned.

Buffers: If rezoned to R-7500, all uses will require a 0.2 opacity buffer adjacent to RR areas.

Traffic: There are no capacity deficiencies for this section of Pea Landing Road or No. 5 School Road.

Utilities: Water is available from Brunswick County Utilities along Pea Landing Road, and No. 5 School Road. Sewer is not directly available to the site but is in the general vicinity on No. 5 School Road. Utility connection will require developer responsibility to connect to the water and sewer system.

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

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

NCDOT Road Improvements in Area:

- New Highway – Carolina Bays Parkway (R-5876) – Planning and Design Phase. One of the proposed routes for the parkway crosses directly through the proposed rezoning area.

Environmental Impacts:

- Significant portions of the site lay within a Flood Hazard Zone.
- The Caw Caw Canal also flows through a substantial portion of the rezoning site.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to substantial wetlands on the site.
- One of the requested parcels (17700015) is located within the Voluntary Agricultural District. All remaining parcels lie 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 consistent with CAMA Land Use Plan.

Applicable CAMA Land Use Policies:

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-7500 FOR TAX PARCELS 19300025, 19400027, 19400028, 194000201, 194000202, 194000203, 194000204 AND 194000205** 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-838 (RR TO R-7500)



**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.

NT 2/1/21



REZONING APPLICATION

For Office Use Only

Rezoning Case Z- K38 Invoice # 525/02

Date Received 2/1/21

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): J. Phillip Norris, P.E.	
Mailing Address: 1429 Ash - Little River Road Ash, NC 28420	
Phone: 910-287-5900	Email: pnorris@ntengineers.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): S Longwood, LLC, Longwood Properties, LLC, and KCS Farms, LLC	
Mailing Address:	
S Longwood, LLC PO BOX 523 WHITEVILLE, NC 28472	Longwood Properties, LLC PO BOX 70247 MYRTLE BEACH, SC 29572-0023
KCS Farms, LLC 404 FAIRWAY ROAD MYRTLE BEACH, SC 29572	
Phone: 910-540-7727	Email: david_s_fort@yahoo.com
PROPERTY INFORMATION	
Property Address and/or Description of Location:	
Parcel Tax ID #(s):	Total Site Acreage:
17700045 1780009001 19300025 1940000205 1770000804 1780000301 19400027 1940000202 178000000 1780000303 19400028 1940000204	3,107.44 <u>2,131.82</u>
Current Zoning District(s): RR	Proposed Zoning District(s): <u>A-7500</u> SBR-6000
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

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

LAND USE COMPATIBILITY

Future Land Use Map Classification: LDR

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

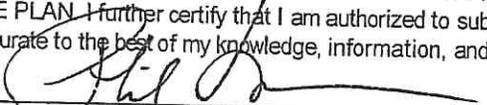
If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: 

Date: 02/01/2022

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

SEE ATTACHED OWNER SIGNATURE PAGES

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 checked="" 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.

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:

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

APPLICANT/OWNER SIGNATURE

Long wood Properties, LLC

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: _____

Owner Signature: David S. [Signature]

Date: 01/12/22

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 an additional \$500 fee for Brunswick County Jurisdiction and \$550 for City of Northwest Jurisdiction.

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:

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

APPLICANT/OWNER SIGNATURE

S. Longwood, LLC

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: _____

Owner Signature: Kushner, Inc

Date: 1/15/22

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

- | | | |
|--|---|---|
| <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 checked="" 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.

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:

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

APPLICANT/OWNER SIGNATURE

KCS Farms . LLC

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: _____

Owner Signature: Karimani Farsi

Date: 1/15/22

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-838

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
19300021	STANALANDS INC	P O BOX 150	LONGWOOD	NC	-28452
17800044	GEORGETOWN TIMBER LLC	632 VILLAGE ROAD STE 1	SHALLOTTE	NC	28470
17800081	DANIELS ONEIL C/O FRANCES DANIELS	1652 WARD RD NW	LONGWOOD	NC	28452
17800084	JOHNSON EVELYN S	2480 FLOYD DR SW	SHALLOTTE	NC	28470
1770002906	HINES WILLIAM	PO BOX 117	LONGWOOD	NC	28452
19300016	SMITH SAMUEL CIRERO	2206 ASH LITTLE RIVER RD NW	ASH	NC	28420
19400009	REAVES CLARENCE DEWAYNE	676 PEA LANDING RD NW	ASH	NC	28420
21000063	REAVES CLARENCE DEWAYNE	676 PEA LANDING RD NW	ASH	NC	28420
19400012	BLACKMON L L (LT)	577 PEA LANDING ROAD	ASH	NC	28420
19400013	COX JOSEPH WEBSTER	1707 BENT TREE TRL	OCEAN ISLE BEACH	NC	28469
1940001301	COX JOE	1707 BENT TREE TRAIL SW	OCEAN ISLE BEACH	NC	28469
2100005301	GAUSE LYDIA A (LT)	1201 MERGANSER COURT	UPPER MARLBORO	MD	20774
21000055	COASTAL CAROLINA TIMBER MGMT LLC	302 LIBERTY STREET	WHITEVILLE	NC	28472
17700008	PRINCE BOYD PAUL (LT)	104 WINDMEADOWS DR	CONWAY	SC	29526
2090006125	CAW CAW LAND CORPORATION	380 BRUNSWICK DRIVE	CALABASH	NC	28467
2090001904	CAW CAW LAND CORPORATION	380 BRUNSWICK DRIVE	CALABASH	NC	28467
1770001403	KETTNER TIMOTHY D	3522 GOLF AVE	LITTLE RIVER	SC	29566
209DB084	VEACH DENNIS E ETUX VEACH JACQUELINE	1144 TREYBURN COURT	CALABASH	NC	28467
2100005304	CHESTNUT SYLANE G ETVIR CHESTNUT EARL	702 WEST 6TH ST	TABOR CITY	NC	28463
1770000803	TAMBOURINO HELEN L	2580 ASH LITTLE RVR RD NW	ASH	NC	28420-2004
20900059	ENZOR DAVID MONROE ETUX ENZOR JULIA ELLEN	9114 N S SCHOOL RD NW	ASH	NC	28420-2110
2100003002	JACKSON ANITA F ETVIR JACKSON ELLIS E	8914 N S SCHOOL RD NW	ASH	NC	28420-2108
21000032	CAW CAW LAND CORP	380 BRUNSWICK DR NW	CALABASH	NC	28467-2377
19400002	SOMERSETT DARRY COLLIN ETUX SOMERSETT CHRISTY ANN	900 BLAND RD	LONGWOOD	NC	28452-9777
209DB082	LANG PAUL C ETUX LANG DARLENE	1136 TREYBURN CT NW	CALABASH	NC	28467-2190
209DB081	TRAVERS JAMES K ETUX TRAVERS ARLENE R	164 DRUMMOND DR NW UNIT 4	CALABASH	NC	28467
1940000602	BENTON JASON H ETUX BENTON JESSICA MICHELLE	900 PEA LANDING RD NW	ASH	NC	28420-2508
1770000802	MOZZICATO DEBORAH L	8475 EMBER LANE	ASH	NC	28420
1770000806	MOZZICATO DEBORAH L	8475 EMBER LANE	ASH	NC	28420
2090000805	MCLAMB JIMMY LENNON ETUX MCLAMB SANDRA LYNN	901 CALABASH RD NW	CALABASH	NC	28467-1919
20900008	MCLAMB JIMMY LENNON ETUX MCLAMB SANDRA LYNN	901 CALABASH RD NW	CALABASH	NC	28467-1919
177000009	FRIENDSHIP BAPTIST CHURCH OF BRUNSWICK COUNTY INC	2546 ASH LITTLE RIVER RD NW	ASH	NC	28420
19400022	WILSON RONALD M ET WILSON SANDRA K	7570 RABBIT BAY RD	ASH	NC	28420-2231
19400021	WILSON RONALD M ET WILSON SANDRA K	7570 RABBIT BAY RD	ASH	NC	28420-2231
1940001702	WILSON RONALD MURIEL	7570 RABBIT BAY RD	ASH	NC	28420-2231
2100005302	BROOKS WANDA G	7112 MUSKERRY WAY	LELAND	NC	28451-5025
1930001601	HUGHES ROBERT C JR ETUX HUGHES DONNA	2520 ASH LITTLE RVR ROAD	ASH	NC	28420
17700011	HUGHES R C JR ETUX HUGHES DONNA J	2520 ASH LITTLE RIVER RD	ASH	NC	28420
19300017	HUGHES R C JR ETUX HUGHES DONNA J	2520 ASH LITTLE RIVER RD	ASH	NC	28420
1940001401	HENDRIX WADE HAMPTON AND HENDRIX PATSY CARTER	851 PEA LANDING RD NW	ASH	NC	28420
178000082	DANIELS ALFRED ET DANIELS MARY	3169 HWY 20 E	SAINT PAULS	NC	28420-2511
19300018	HARDEE RANDY D ET HARDEE VERMA S	131 HOUGHTON PLACE SW	SUNSET BEACH	NC	28384
1780008906	WARD JOHN DONALD ET WARD ANNETTE	7873 ETHERIDGE RD	LONGWOOD	NC	28452
17800091	WARD ANNETTE ET WARD JOHN D	7873 ETHERIDGE RD	LONGWOOD	NC	28452
1930002401	CAW CAW LAND CORPORATION	252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
19300023	CAW CAW LAND CORPORATION	252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
20900065	LONGWOOD PROPERTIES LLC	PO BOX 70247	MYRTLE BEACH	SC	29572-0023
19400010	LONGWOOD PROPERTIES LLC	PO BOX 70247	MYRTLE BEACH	SC	29572-0023
17800083	STANLEY PAUL EDWARD ETALS	1821 WARD RD NW	LONGWOOD	NC	28452-9747
1940000801	QUINN SCHOPP MICHAEL AND MULLER CHRISTINE	726 PEA LANDING ROAD	ASH	NC	28420
17700022	HUGHES GUY A HRS ETALS	2644 ASH LITTLE RIVER RD NW	ASH	NC	28420-2006
17700016	HUGHES GUY A HRS ETALS	2644 ASH LITTLE RIVER RD NW	ASH	NC	28420-2006
209DB080	BERNAUER FAMILY REVOCABLE LIVING TRUST	1128 TREYBURN COURT NW	CALABASH	NC	28467
17800073	LAM LUF US LLC C/O LAM LAND UND FORSTWIRTSCHAFT	GUTENBERGRING 69 A	NORDERSTEDT GERMANY		
209EE007	DAVIS GERALD GUY ETUX DAVIS SALLY MCNAB	629 ASHTON CT NW	CALABASH	NC	28467
20900020	BRUNSWICK PARTNERS LLC	252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
19400008	HARDEE TIMBER TRACT LLC	55 PARK STREET EXT	LITTLE RIVER	SC	29566-7818
209DB083	GOODALE WALTER A ET GOODALE BEVERLEY J	9111 OAK RIDGE PLANTATION DR	CALABASH	NC	28467-3071
1940001803	NELSON GENE WILLARD ETALS	PO BOX 223	LONGWOOD	NC	28452-0223
21000053	GAUSE HOLLINS HRS C/O MELODY GAUSE	737 HUNT STATION DR	LAWRENCEVILLE	GA	30044
1940000101	DAVIS JIMMY DALE JR	1070 HICKMAN ROAD NW	CALABASH	NC	28467
20900019	DANIELS HENRY MACK C/O TONY DANIELS	905 BRYAN PL APT A4	GARNER	NC	27529-3054
1780008901	CARDENAS FRANCISCO ETUX CARDENAS KARLA	302 WHIRL AWAY BLVD	SNEADS FERRY	NC	28460-9336
2100005303	GAUSE ROGER L	1214 S 7TH ST	WILMINGTON	NC	28401-5732
2100005305	GAUSE PERCELL C/O JEREMINE FRINK	478 MCMILLY RD NW	SHALLOTTE	NC	28470-1802

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1940000201	BABB CHARLES D	4352 BALDWIN AVENUE	LITTLE RIVER	SC	29566
17700015	LONGWOOD PROPERTIES LLC	PO BOX 70247	MYRTLE BEACH	SC	29572-0023
19400027	LONGWOOD PROPERTIES LLC	PO BOX 70247	MYRTLE BEACH	SC	29572-0023
1770000804	S LONGWOOD LLC	PO BOX 523	WHITEVILLE	NC	28472
1780000303	S LONGWOOD LLC	PO BOX 523	WHITEVILLE	NC	28472
1780000301	S LONGWOOD LLC	PO BOX 523	WHITEVILLE	NC	28472
19300025	S LONGWOOD LLC	PO BOX 523	WHITEVILLE	NC	28472
17800090	S LONGWOOD LLC	PO BOX 523	WHITEVILLE	NC	28472
1940000205	S LONGWOOD LLC	PO BOX 523	WHITEVILLE	NC	28472
1940000204	S LONGWOOD LLC	PO BOX 523	WHITEVILLE	NC	28472
1940000203	S LONGWOOD LLC	PO BOX 523	WHITEVILLE	NC	28472
1940000202	S LONGWOOD LLC	PO BOX 523	WHITEVILLE	NC	28472
19400028	KCS FARMS LLC	PO BOX 40	WHITEVILLE	NC	28472-0040

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	J. Phillip Norris, P.E	1429 ASH-LITTLE RIVER ROAD	ASH	NC	28420

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-843

May 9, 2021

APPLICATION SUMMARY

The applicant, Kathleen Yuhasz, requests to rezone Tax Parcel 1850001731 from SBR-6000 (High Density Site Built Residential) to C-LD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Southport-Supply Road (NC 211) near the intersection of Zion Hill Road (SR 1114)

Tax Parcel

1850001731

Current Zoning

SBR-6000 (Site Built High Density Residential)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

SBR-6000, NC (Neighborhood Commercial) and CLD-CZ (Commercial Low Density Conditional Zoning)

Current Use

Vacant

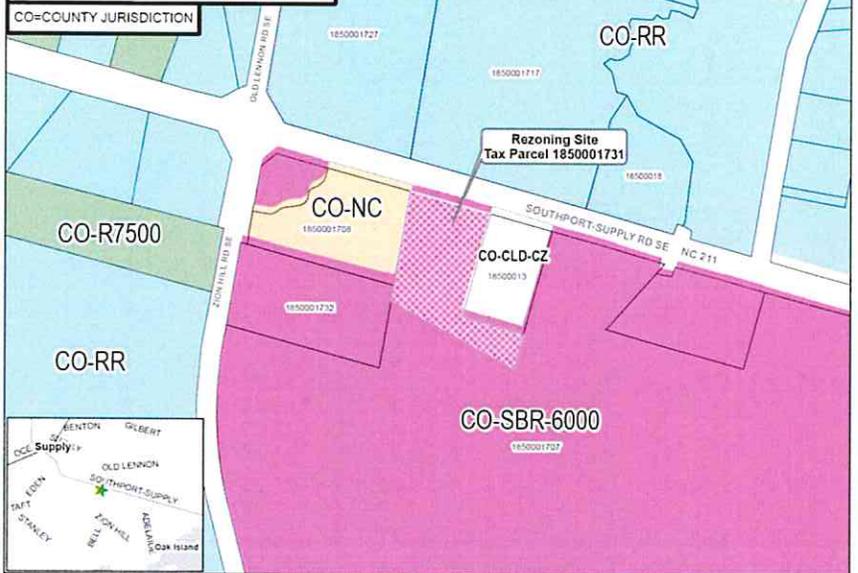
Surrounding Land Uses

Residential, Commercial, Vacant

Size

2.52 Acres

Rezoning Case Z-843 SBR-6000 to CLD



SITE CONSIDERATIONS

Zoning History: Adjacent tax parcel 18500013 was conditionally rezoned to CLD-CZ on October 22, 2018 to allow: Contractors Office and Storage; Craft & Woodworking Shops & Similar Uses; Professional Offices; Commercial Parking Facility; Personal Service Establishments; Single Family Detached Residential; Self Service Storage Facility for RVs & Boats; Retail Sales Less than 10,000 sq. ft.; Accessory Building; All Home Occupations; and Planned Development.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to SBR-6000 and NC areas.

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

Utilities: Water and Sewer is available on Southport-Supply Road (NC 211) from Brunswick County Utilities.

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

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

NCDOT Road Improvements in Area: NC 211 Widening (R-5947) – Under Construction, NC 211 and US 17 (U-5932) – Upgrade to interchange (2025).

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 0 out of 10 due to no wetlands on the site.
- The rezoning site is located 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

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-843) 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 CLD WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCEL 1850001731** 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-843 (SBR-6000 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

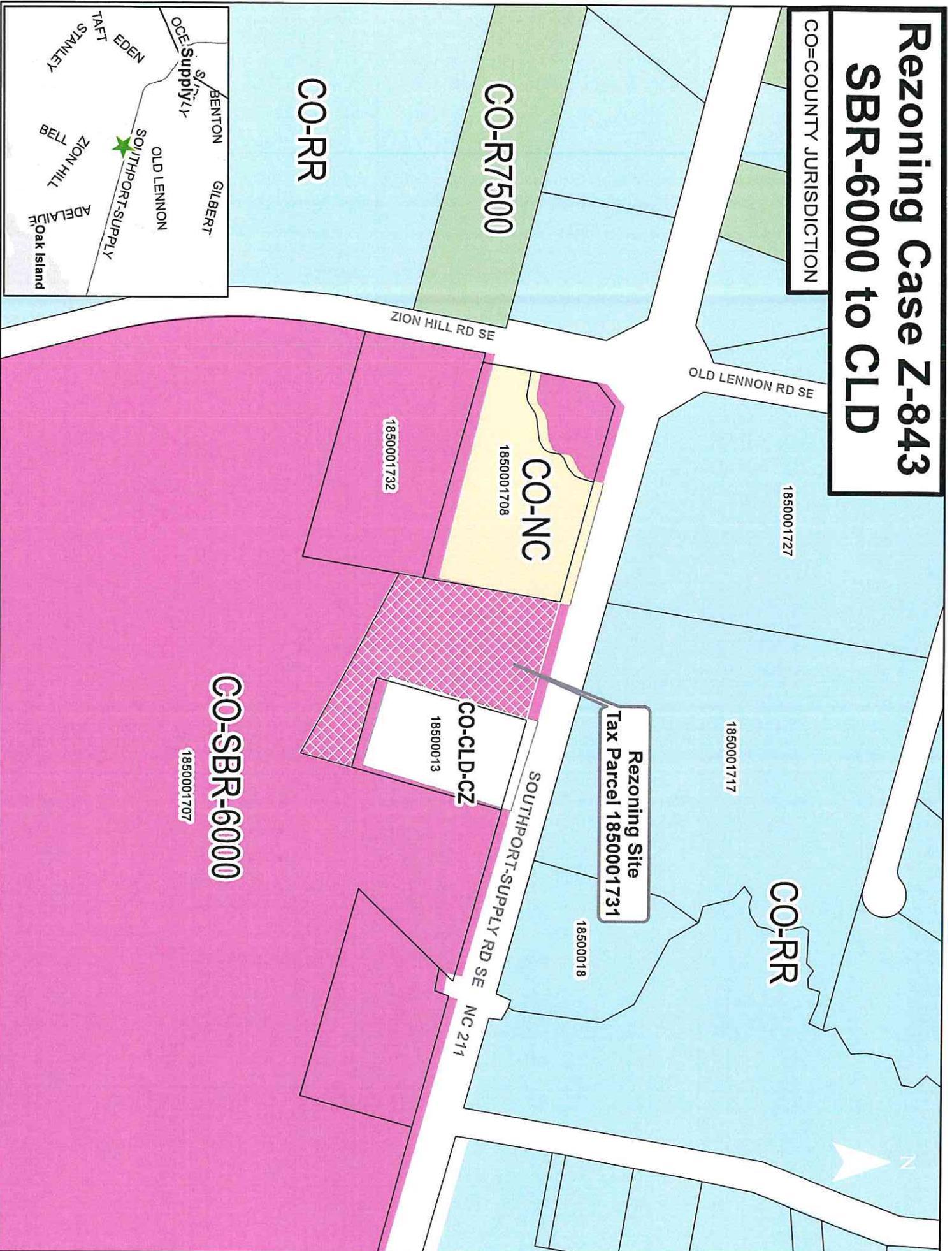
- The Planning Board finds that the proposed zoning amendment **is** **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and **is** **is not** in the public interests for the following reasons: _____

TABLED

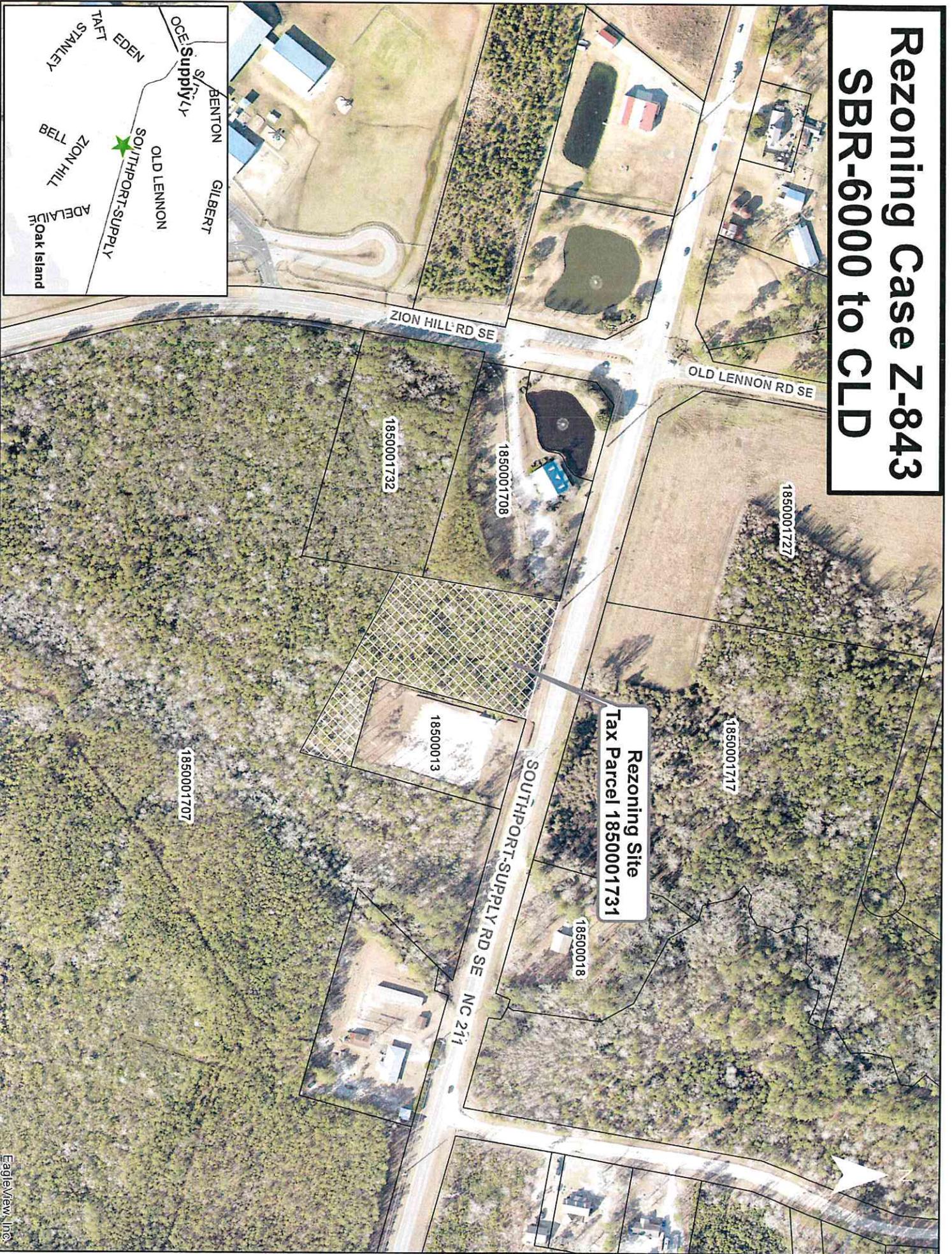
- The Planning Board TABLES the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting in _____ months.**

Rezoning Case Z-843 SBR-6000 to CLD

CO=COUNTY JURISDICTION

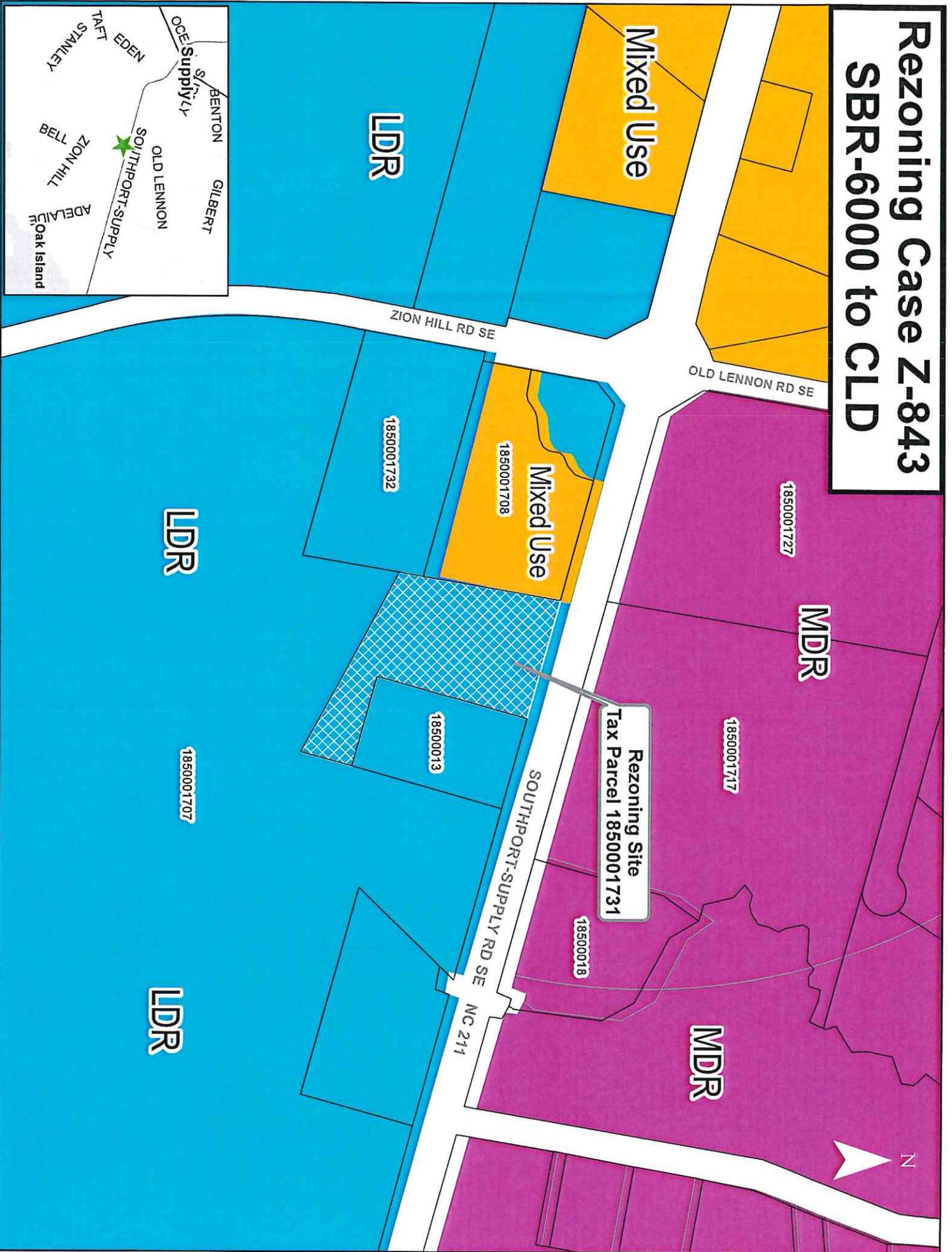


Rezoning Case Z-843 SBR-6000 to CLD



Rezoning Site
Tax Parcel 1850001731

Rezoning Case Z-843 SBR-6000 to CLD





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>843</u>	Invoice # <u>526532</u>
Date Received <u>2/25/22</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): KATHLEEN YUHASZ

Mailing Address: 557 RIVERWOOD DR SE
BOLIVIA NC 28422

Phone: 910-617-9548 Email: KATHY@QRICORP.COM

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): 1205 ENTERPRISES LLC

Mailing Address: SAME AS ABOVE

Phone: SAME Email: SAME

PROPERTY INFORMATION

Property Address and/or Description of Location: ALL OF TRACT 1 LYING IN THE SOUTHERN RIGHT OFWAY OF NC HWY 211, SOUTHPORT-SUPPLY RD. BOLIVIA NC

Parcel Tax ID #(s): <u>1850001731</u> <u>(PART OF PARCEL "MOT")</u>	Total Site Acreage: <u>2.5 ACRES</u>
Current Zoning District(s): <u>SBR-6000</u>	Proposed Zoning District(s): <u>CLD</u>

Conditional Zoning Request YES NO

Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

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

STATEMENT OF REASONABLENESS

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

THE REZONING WILL MATCH THE SURROUNDING ZONING. I ALSO OWN PARCEL 18500013: (THIS IS ZONED-C20) ONCE RE-ZONED, I WANT TO TRANSFER BOTH PROPERTIES AS ONE UNDER MY LLC + COMBINE AS 1.

LAND USE COMPATIBILITY

Future Land Use Map Classification: ^{LDR} MERGE WITH 18500013 ALREADY ZONED

Is the proposed rezoning consistent with the Land Use Plan? YES NO AS C20-C2

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

Area is in transition w/ Commercial nearby.

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: Kochler M. Gulyan Date: 2/23/22

Owner Signature: 1205 Enterprises LLC Date: 2/23/22

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-843

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18500018	MOORE NANCY L	1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
18500013	YUHASZ KATHLEEN M	557 RIVERWOOD DR SE	BOLIVIA	NC	28422-7995
1850001707	CLEMMONS JUNE L AND MOORE NANCY L	1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1850001717	SUPPLY MISSIONARY BAPTIST CHURCH INC	PO BOX 15	SUPPLY	NC	28462
1850001708	SJP DISCOVERY RENTAL LLC	3495 HASKELL LN SE	SOUTHPORT	NC	28461-9130
1850001732	SJP DISCOVERY RENTAL LLC	3495 HASKELL LN SE	SOUTHPORT	NC	28461-9130
1850001727	CLEMMONS JUNE L AND MOORE NANCY L	1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850001731	1205 ENTERPRISES LLC	557 RIVERWOOD DR SE	BOLIVIA	NC	28422

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	KATHLEEN YUHASZ	557 RIVERWOOD DR SE	BOLIVIA	NC	28422

REZONING STAFF REPORT



Prepared by Marc Pages, principal Planner
Rezoning Case#: Z-844
May 9, 2022

APPLICATION SUMMARY

The applicant, Gerald Kirby, requests to rezone Tax Parcels 21600104, 21600108, 2160010905, 2150005101, 2150004803, 2160010901, 2160010902, 2160010904, 21600119, 2160010403, 21600107, 21600105, 2160010410, & 21600111 from SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location
Stanbury Road SW (SR 1124)

Tax Parcel
21600104, 21600108, 2160010905,
2150005101, 2150004803,
2160010901, 2160010902,
2160010904, 21600119, 2160010403,
21600107, 21600105, 2160010410, &
21600111

Current Zoning
SBR-6000 (High Density Site Built Residential)

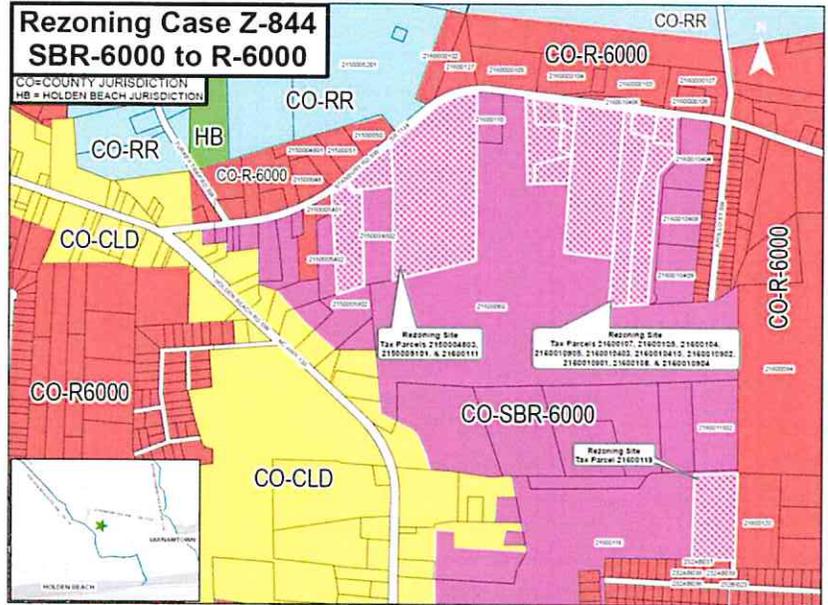
Proposed Zoning
R-6000 (High Density Residential)

Surrounding Zoning
SBR-6000, R-6000

Current Use
Residential (Site Built Residential and Mobile Home)

Surrounding Land Uses
Residential, Vacant Lands

Size
65.84 Acres



SITE CONSIDERATIONS

Zoning History: This area was rezoned to SBR-6000 as part of the mass rezonings after the 2007 Unified Development Ordinance adoption.

Density and Intensity: If rezoned to R-6000, the residential density will remain the same (7.3 du/ac with water/sewer, 4.4 du/ac w/o water/sewer) however, more housing types will be allowed including single-wide and double-wide mobile homes, duplexes and semi attached homes.

Buffers: If rezoned to R-6000, all non-residential uses will require a 0.2 (vacant) or 0.4 (residentially developed) opacity buffer adjacent to R-6000 or SBR-6000 areas. Non-residential uses locating next to other non-residential uses are not required to provide a buffer. Residential uses will not require a buffer.

Traffic: There are no capacity deficiencies for this section of Stanbury Road SW (SR 1124) or Holden Beach Road (NC 130).

Utilities: Water is available from Brunswick County Utilities along Stanbury Road SW. Sewer is not available on Stanbury Road but is available on nearby Holden Beach Road SW (NC 130). Utility connection will require developer responsibility to connect to the water system.

Schools: Supply Elementary School, Cedar Grove Middle School and West Brunswick High School have adequate capacity.

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

NC DOT Road Improvements in Area: Convert US 17 & Smith Avenue (SR 1357) intersection to interchange (Project U-5862) – Design Phase (Anticipated Construction 2024).

Environmental Impacts:

- Biodiversity & Wildlife Habitat Assessment Score: Portions of the rezoning site score a 5 out of 10 due to the presence of wetlands.
- 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-844) proposed from LDR (Low Density Residential) to MDR (Medium Density Residential) for Tax Parcels 21500104, 2160010905, 2150005101, 2150004803, 21600119, 2160010403 and 2160010410.

Applicable CAMA Land Use Policies:

- P.15 Brunswick County and its participating municipalities support greater residential densities in areas that are accessible to water and/or sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-6000 FOR TAX PARCEL 21600104, 21600108, 2160010905, 2150005101, 2150004803, 2160010901, 2160010902, 2160010904, 21600119, 2160010403, 21600107, 21600105, 2160010410, & 21600111** 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-844 (SBR-6000 to R-6000)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

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

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

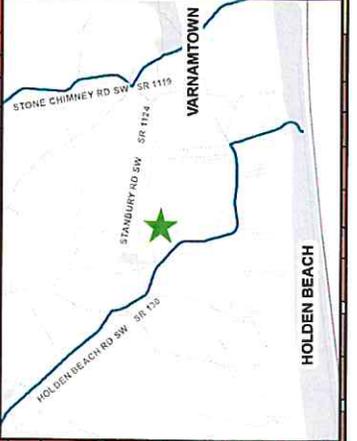
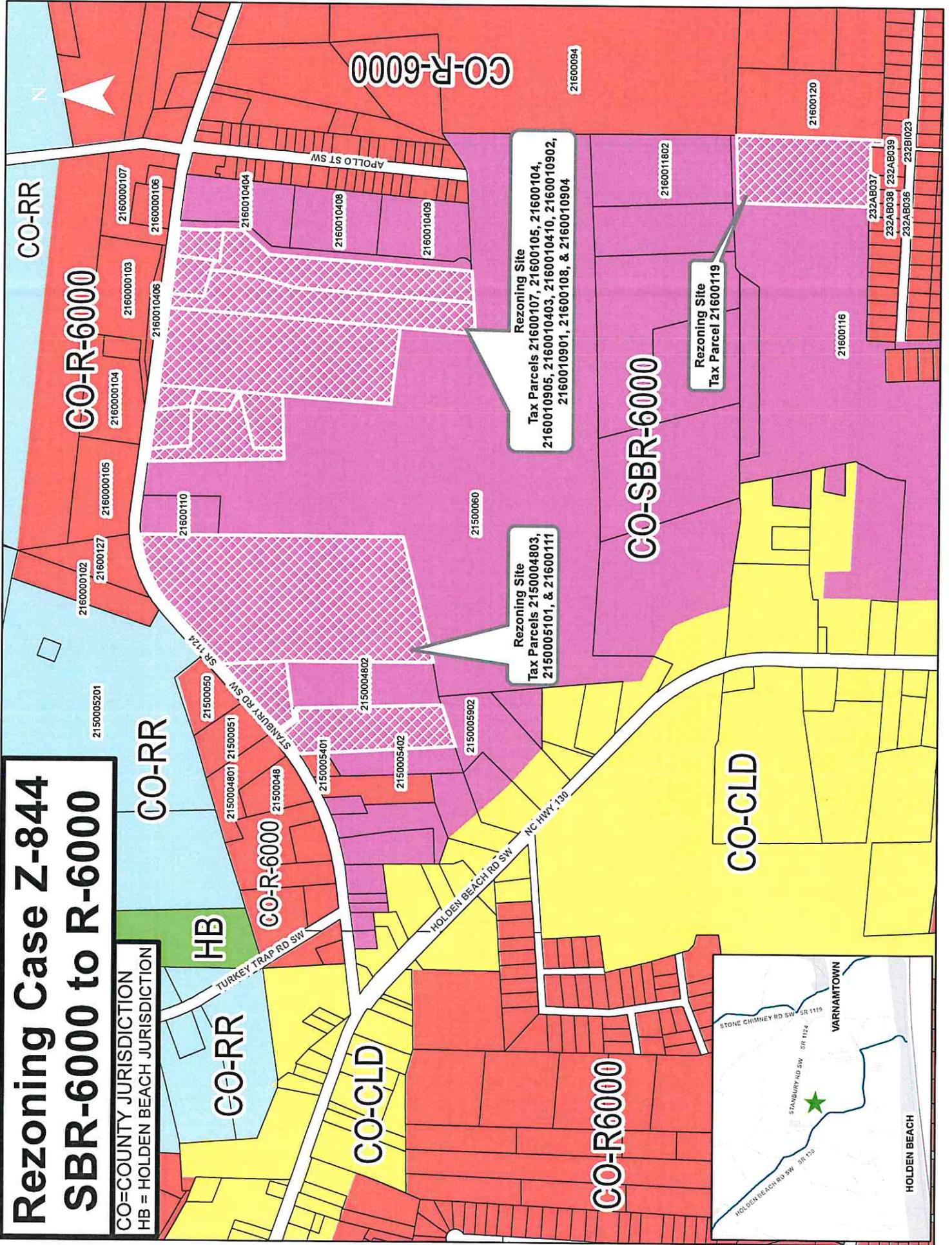
- The Planning Board finds that the proposed zoning amendment **is** **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and **is** **is not** in the public interests for the following reasons: _____

TABLED

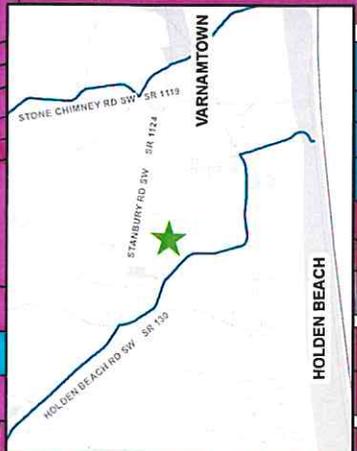
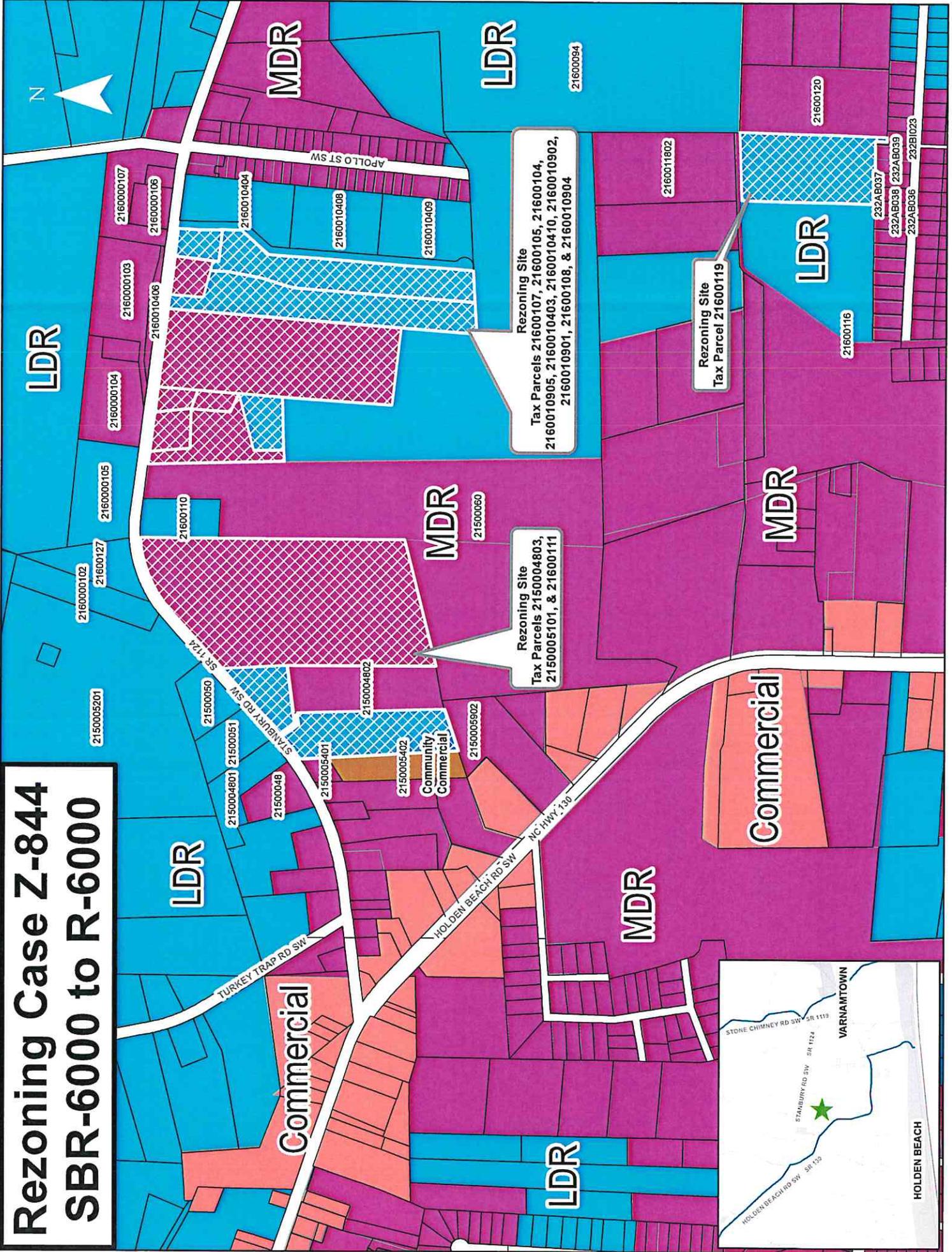
- The Planning Board TABLES the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting in _____ months.**

Rezoning Case Z-844 SBR-6000 to R-6000

CO=COUNTY JURISDICTION
HB = HOLDEN BEACH JURISDICTION



Rezoning Case Z-844 SBR-6000 to R-6000





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>844</u>	Invoice # <u>530076</u>
Date Received <u>3/22/22</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>Gerald A. Kirby</u>	
Mailing Address: <u>1467 Stanbury Rd SW Supply, N.C. 28462</u>	
Phone: <u>910-842-7281</u> <u>910-622-2051 cell</u>	Email: <u>kirbybug@aol.com</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s):	
Mailing Address:	
Phone:	Email:
PROPERTY INFORMATION	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): <u>see attachment</u>	Total Site Acreage: <u>73.71</u>
Current Zoning District(s): <u>SB6000</u>	Proposed Zoning District(s): <u>CO RR R-6000</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 rezoning is consistent with its past and present use and plans for future use. There are a number of parcels on Stanbury Rd and Old Ferry Connection that are ~~CORP~~ ^{R-6000} along with the community of Cedar Grove

LAND USE COMPATIBILITY

Future Land Use Map Classification: **MDR 1/2 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:

Revision needed to be consistent w/ existing + proposed zoning ^(MD)

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: Armed Kirby

Date: _____

Owner Signature: _____

Date: _____

Owner Signature: see attachment

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.

JANUARY 13TH, 2022

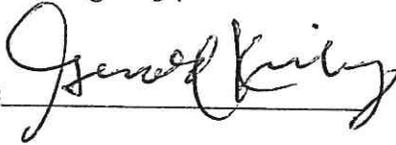
ATTACHMENT FOR REZONING OF PROPERTY BY OWNERS ALONG STANBURY RD SW SUPPLY, NC TO CO-RR ZONING.

Gerald A Kirby
1467 Stanbury Rd SW
Supply, NC 28462

farm # 576
LKle

Parcel #21600107----Acreage 12.10
Parcel #2160010905---Acreage 1.34

Gerald Kirby signature



Jay Howard Robinson
1423 Stanbury Rd SW
Supply, NC

Parcel # 21600104-----Acreage 6.30

Jay Howard Robinson signature



Jay Howard Robinson (Linda Robinson)
1415 Stanbury Rd SW
Supply, NC

Parcel #21600105----Acreage .89

Jay Howard Robinson signature



Mayana Hargis (Chris)
1407 Stanbury Rd SW
Supply, NC 28462

Parcel #2160010403 Acreage .85
Parcel #2160010410 Acreage 5.45

Mayana Hargis signature



Elbert N. Galloway
1613 Stanbury Rd SW Mailing Address: 6175 Hunter Ln
Supply, NC Weddington, NC 28104

Parcel #21600111 Acreage 29.5

Elbert N Galloway signature



Tammy Bradsher
1477 Stanbury Rd SW
Supply, NC 28462

Parcel #216001902 Acreage .99

Tammy Bradsher signature



Donnie Kirby
1477 Stanbury Rd SW
Supply, NC 28462

Parcel #2160010901 Acreage 2.7100

Parcel #21600108 Acreage .50

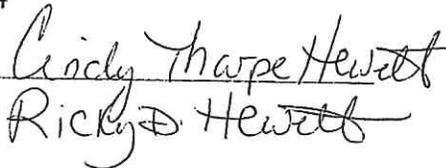
Donnie Kirby signature



Cindy Tharpe Hewett
Ricky Hewett
1418 Stanbury Rd SW
Supply, NC 28462

Parcel #2169910904 Acreage .54

Cindy Tharpe Hewett signature



Dennis Hewett
4072 Meadow Dr
Shallotte, NC

Parcel #2150005101 Acreage 1.77

Dennis Hewett signature



Michel Fulford
David Leo Fulford (LT)
177 Varnamtown Rd
Supply, NC

Parcel #21600119 Acreage 6.10

Michael Fulford signature

A handwritten signature in cursive script that reads "Michael Fulford". The signature is written in black ink and is positioned to the right of the printed text "Michael Fulford signature".

Gary Carlisle
1661 Stanbury Rd SW
Supply, NC

Parcel #2150004803 Acreage 4.67

Gary Carlisle signature

A handwritten signature in cursive script that reads "Gary W Carlisle". The signature is written in black ink and is positioned to the right of the printed text "Gary Carlisle signature".

JANUARY 13TH, 2022

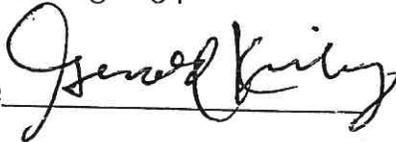
ATTACHMENT FOR REZONING OF PROPERTY BY OWNERS ALONG STANBURY RD SW SUPPLY, NC TO ~~R-6000~~ ^{EM} ZONING.

Gerald A Kirby
1467 Stanbury Rd SW
Supply, NC 28462

farm # 576
KATE

Parcel #21600107----Acreage 12.10
Parcel #2160010905---Acreage 1.34

Gerald Kirby signature



Jay Howard Robinson
1423 Stanbury Rd SW
Supply, NC

Parcel # 21600104-----Acreage 6.30

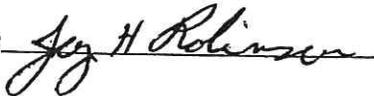
Jay Howard Robinson signature



Jay Howard Robinson (Linda Robinson)
1415 Stanbury Rd SW
Supply, NC

Parcel #21600105----Acreage .89

Jay Howard Robinson signature



Mayana Hargis (Chris)
1407 Stanbury Rd SW
Supply, NC 28462

Parcel #2160010403 Acreage .85
Parcel #2160010410 Acreage 5.45

Mayana Hargis signature



Elbert N. Galloway
1613 Stanbury Rd SW Mailing Address: 6175 Hunter Ln
Supply, NC Weddington, NC 28104

Parcel #21600111 Acreage 29.5

Elbert N Galloway signature



Tammy Bradsher
1477 Stanbury Rd SW
Supply, NC 28462

Parcel #216001902 Acreage .99

Tammy Bradsher signature



Donnie Kirby
1477 Stanbury Rd SW
Supply, NC 28462

Parcel #2160010901 Acreage 2.7100
Parcel #21600108 Acreage .50

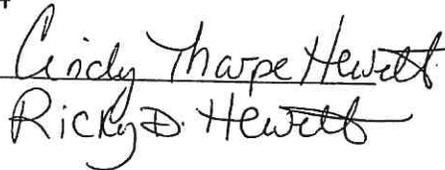
Donnie Kirby signature



Cindy Tharpe Hewett
Ricky Hewett
1418 Stanbury Rd SW
Supply, NC 28462

Parcel #2169910904 Acreage .54

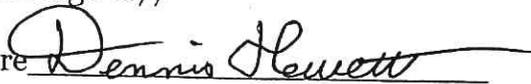
Cindy Tharpe Hewett signature



Dennis Hewett
4072 Meadow Dr
Shallotte, NC

Parcel #2150005101 Acreage 1.77

Dennis Hewett signature



Michel Fulford
David Leo Fulford (LT)
177 Varnamtown Rd
Supply, NC

Parcel #21600119 Acreage 6.10

Michael Fulford signature

A handwritten signature in cursive script that reads "Michael Fulford". The signature is written in black ink and is positioned to the right of the printed text "Michael Fulford signature".

Gary Carlisle
1661 Stanbury Rd SW
Supply, NC

Parcel #2150004803 Acreage 4.67

Gary Carlisle signature

A handwritten signature in cursive script that reads "Gary W Carlisle". The signature is written in black ink and is positioned to the right of the printed text "Gary Carlisle signature".

CASE Z-844

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21600110	WHITE JULIAN WEBB	124 LUMBERTON STREET	HOLDEN BEACH	NC	28462
232A8096	LEWIS TRAILOR L ETUX LEWIS LINDA D	1741 WILDWOOD CT	HARTSVILLE	SC	29550-8331
21500050	WHITMIRE CHARLES P	1616 STANBURY RD	SUPPLY	NC	28462
2150004802	AM CELL TRUCKING INC	5175 VIRGINIA AVE	NORTH CHARLESTON	SC	29405
21500060	HOLDEN BEACH LANDING LLC	16 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2160011802	HOLDEN BEACH LANDING LLC	16 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2160000103	GORE SANDRA D	12171 WOODWARD DRIVE	ANCHORAGE	AK	99517
21600094	PARKER ALBERT H	PO BOX 181	SUPPLY	NC	28462
232A8037	LASSITER LORIE THOMPSON ETVIR LASSITER JOHN E	4524 COGGINS RD	GRAHAM	NC	27253
2160000104	FULFORD LINDSEY S ETUX FULLWOOD PATRICIA	903 GLENROCK DR	HAMPTON	VA	23666
21600120	FULFORD DOUGLAS WAYME	1511 CATTAIL WAY SW	SUPPLY	NC	28462-6213
2150005201	GORE MARK WATTS ETUX GORE GINA E	765 TATUM RD SW	SHALLOTTE	NC	28470-1731
2150005402	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422-0249
2150005401	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422-0249
2160010404	ROBINSON PHILIP NEIL JR AND ROBINSON ANNA T	1979 DUCK HAVEN ST	SUPPLY	NC	28462
232A8038	JOHNSON NINA	1514 SYKES ST SW	SUPPLY	NC	28462-2998
2160010409	ROBINSON PHILIP NEIL JR ETUX ROBINSON ANNA T	1979 DUCK HAVEN AVE SW	SUPPLY	NC	28462-3103
2150004801	LEINWEBER RICHARD G ETUX LEINWEBER GLADYS R	1668 STANBURY RD SW	SUPPLY	NC	28462-6040
2160000102	HEWETT ANNIE B TRUSTEE ETALS C/O THALIA D BELLAAMY	1650 WARD ROAD NW	LONGWOOD	NC	28452
21600116	ROACH WILLIAM KELLY ETUX ROACH CHELSEA	1439 JOY AVE	CHARLESTON	SC	29407-3605
2150005902	ROBINSON PHILIP ET ROBINSON DELORES	2590 STONE CHIMNEY RD SW	SUPPLY	NC	28462
2160010406	ROBINSON PHILIP N AND ROBINSON LINDA L	2590 STONE CHIMNEY RD	SUPPLY	NC	28462
2160000107	FULLWOOD SIDNEY M	1736 GRISSETT RD SW	SUPPLY	NC	28462
21500048	MARUSZAK JANICE C ETUX MARUSZAK GREGG A	1680 STANBURY ROAD SW	SUPPLY	NC	28462
21600127	MILLER CHARLES A ETUX MILLER EMILY W	1560 STANBURY RD SW	SUPPLY	NC	28462
232A8039	WALTON JIMMY C ET WALTON JANICE	1508 SYKES ST SW	SUPPLY	NC	28462-6038
21500051	WICKER ZADA T AND BROWNING JAMES B	1650 STANBURY RD SW	SUPPLY	NC	28462-2998
2160000105	GORE THOMAS AND SMITH MARIAN GORE HEIRS	7852 CONNIE DR	HUNTINGTN BCH	CA	92648-5634
2160010408	ROBINSON PHILIP N JR ETUX ROBINSON ANNA T	2590 STONE CHIMNEY RD SW	SUPPLY	NC	28462-5922
2160000106	FULLWOOD SIDNEY	1736 GRISSETT RD SW	SUPPLY	NC	28462-3069
232B0223	FARLOW STACY MONROE	1500 SYKES ST SW	SUPPLY	NC	28462-2998

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21600104	ROBINSON JAY HOWARD	1423 STANBURY RD SW	SUPPLY	NC	28462-6037
21600108	KIRBY DONNIE LEE ET KIRBY HELEN	1477 STANBURY ROAD SW	SUPPLY	NC	28462
2160010905	KIRBY GERALD ALLEN ET KIRBY WANDA SIMMONS	1467 STANBURY ROAD SW	SUPPLY	NC	28462
2150005101	HEWETT DENNIS	4072 MEADOW DRIVE	SHALLOTTE	NC	28470
2150004803	CARLISLE GARY W	1661 STANBURY RD SW	SUPPLY	NC	28462
2160010901	KIRBY DONNIE LEE	1477 STANBURY ROAD SW	SUPPLY	NC	28462
2160010902	BRADSHAW TAMMY L	1489 STANBURY RD	SUPPLY	NC	28462
2160010904	THARPE CINDY K	1481 STANBURY RD SW	SUPPLY	NC	28462
21600119	FULFORD DAVID LEO SR (LT) AND MICHAEL DEAN FULFORD	177 VARNAMTOWN ROAD	SUPPLY	NC	28462
2160010403	HARGIS JOHNNIE C ET HARGIS MAYANA R	1407 STANBURY RD	SUPPLY	NC	28462
21600107	KIRBY GERALD ALLEN ETUX KIRBY WANDA S	1467 STANBURY RD SW	SUPPLY	NC	28462
21600105	ROBINSON LINDA L (LT) AND ROBINSON JAY HOWARD AND	1415 STANBURY RD SW	SUPPLY	NC	28462-6037
2160010410	HARGIS MAYANA	1407 STANBURY RD SW	SUPPLY	NC	28462-6037
21600111	GALLOWAY ELBERT N AND GALLOWAY ROSE ANN	6175 HUNTER LANE	WEDDINGTON	NC	28104

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	KIRBY GERALD	1467 STANBURY ROAD SW	SUPPLY	NC	28462

REZONING STAFF REPORT

Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-845

May 9, 2021



APPLICATION SUMMARY

The applicant, Bell Creek Development Group, LLC, requests to rezone Tax Parcels 09700033 and 0970003102 from C-LD (Commercial Low Density) and CI (Commercial Intensive) to C-LD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Corner of Ocean Highway East (US 17) and Bell Swamp Connection (SR 1407)

Tax Parcel

09700033 and 0970003102

Current Zoning

CLD (Commercial Low Density) and CI (Commercial Intensive)

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

CLD (Commercial Low Density Conditional Zoning) and RR (Rural Residential)

Current Use

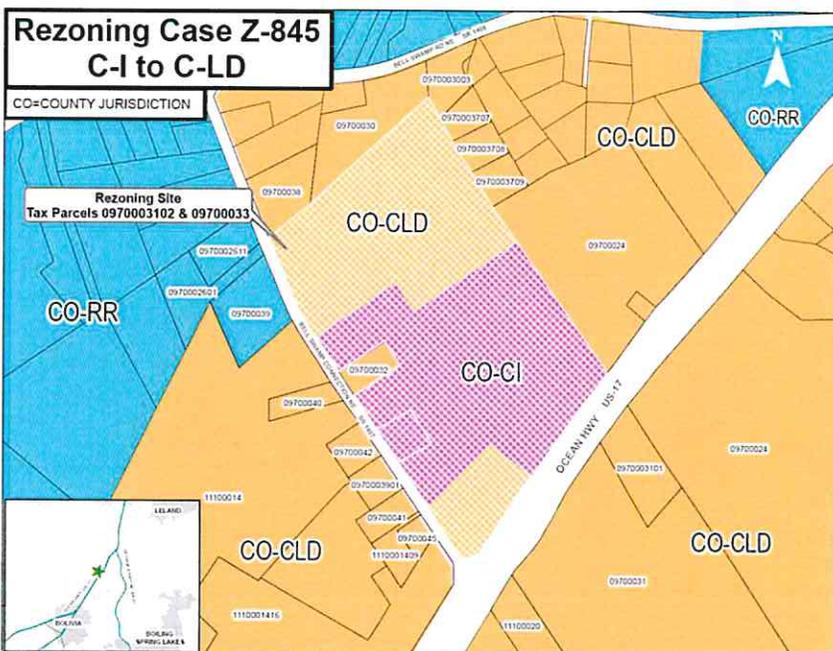
Vacant, Residential

Surrounding Land Uses

Residential, Commercial, Vacant

Size

49.65 Acres



SITE CONSIDERATIONS

Zoning History: The portion of the parcel zoned CI was rezoned from RU (Rural) to CM (Commercial Manufacturing) on February 5, 2007 as Rezoning Case Z-563. The property was then rezoned from CM to CI as part of the UDO adoption in May 2007.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.2 (vacant) or 0.4 (developed) opacity buffer to CLD areas.

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

Utilities: Water and Sewer is available on Ocean Highway East (US 17) from Brunswick County Utilities.

Schools: Bolivia Elementary School, South Brunswick Middle School and South Brunswick High School have adequate capacity.

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

NC DOT Road Improvements in Area: NC 211 Widening (R-5947) – Under Construction, NC 211 and US 17 (U-5932) – Upgrade to interchange (2025).

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the rezoning site score a 5 out of 10 due to the presence of wetlands.
- The rezoning site is located 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: Commercial

- Proposed Zoning is consistent with CAMA Land Use Plan.

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 CLD FOR TAX PARCELS 0970003102 AND 09700033 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-845 (C-LD & C-I 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: _____

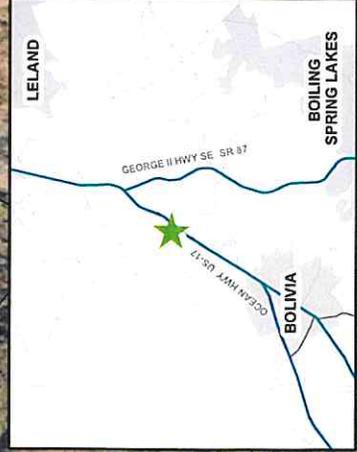
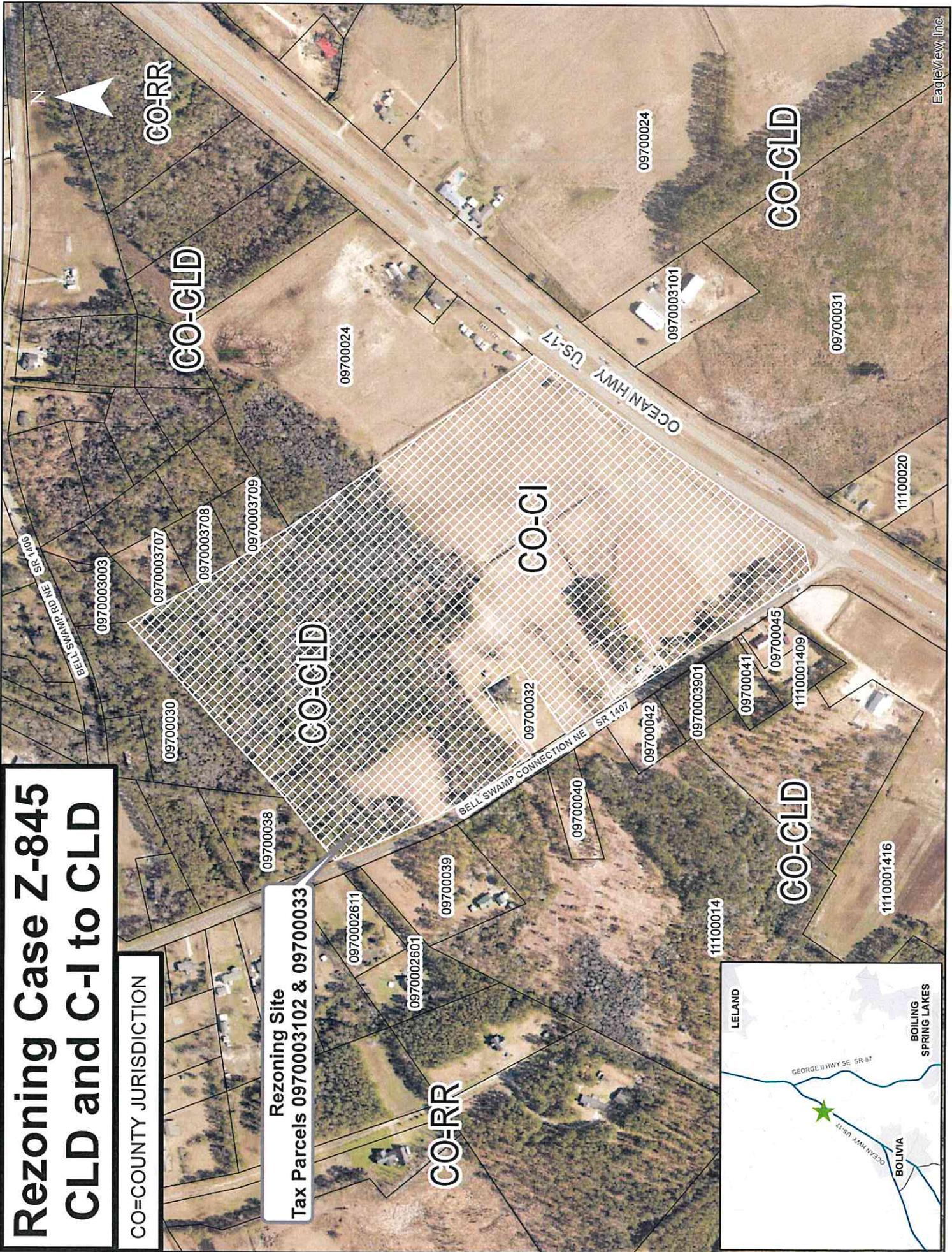
TABLED

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

Rezoning Case Z-845 CLD and C-I to CLD

CO=COUNTY JURISDICTION

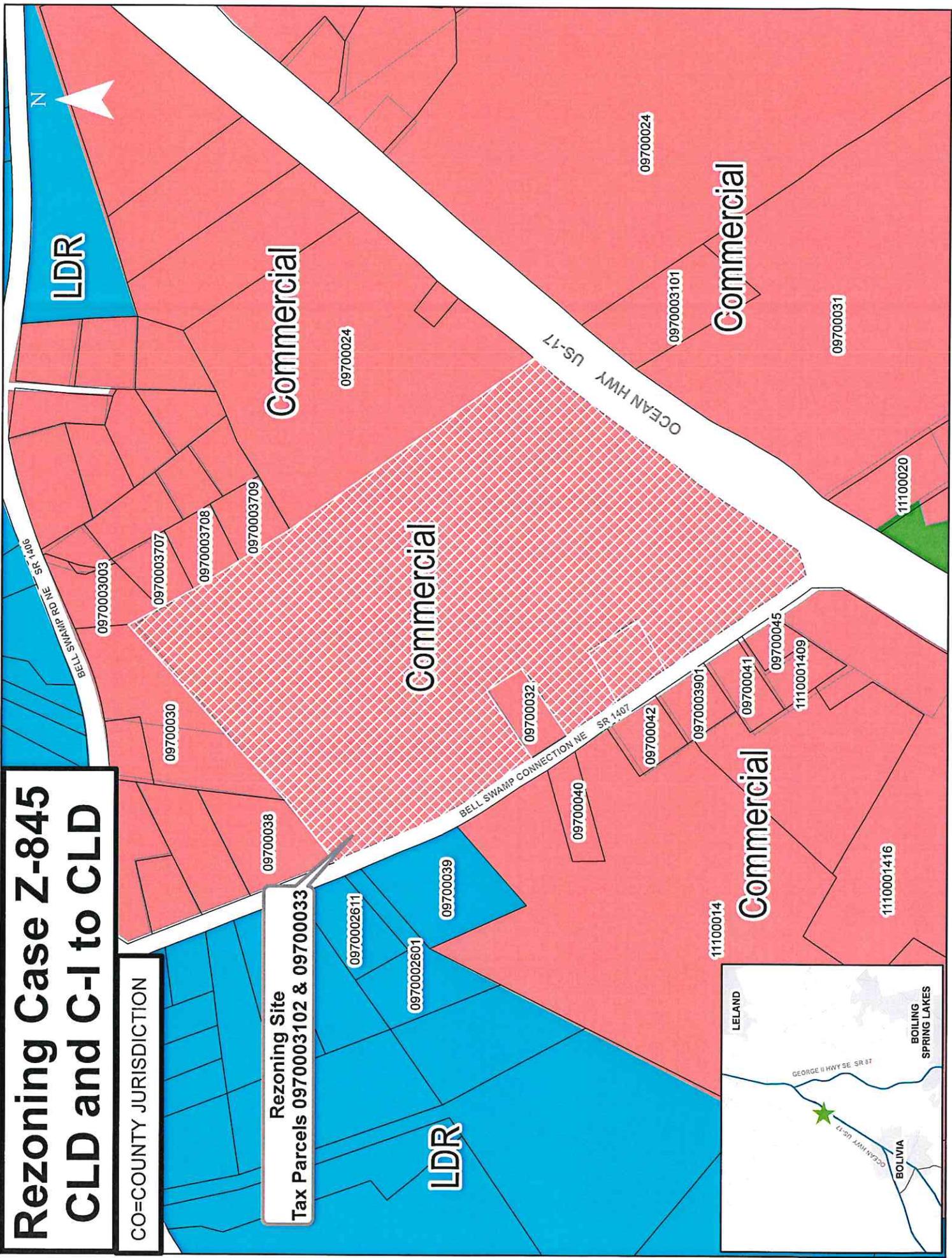
Rezoning Site
Tax Parcels 0970003102 & 097000333



Rezoning Case Z-845 CLD and C-I to CLD

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcels 0970003102 & 097000333





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>845</u>	Invoice # <u>529400</u>
Date Received <u>3/18/22</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):

Bell Creek Development Group, LLC

Mailing Address:

P.O. Box 986, Wrightsville Beach, NC 28480

Phone: 910-791-6707 (rep)

Email: jcirello@paramounte-eng.com (rep)

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s):

FEP, LLC (Parcel #0970003102)
Kathy A. Garris (Parcel #09700033)

Mailing Address:

1316 Honor Lane, Wilmington, NC 28412 (FEP, LLC & Kathy A. Garris)

Phone:

Email:

PROPERTY INFORMATION

Property Address and/or Description of Location:

Corner of Bell Swamp Connection NE & Hwy 17

Parcel Tax ID #(s):

0970003102 & 09700033

Total Site Acreage:

Total Parcels: +/- 48.65 acres
Area to be Rezoned: +/- 25.9 acres

Current Zoning District(s): C-LD Commercial-Intensive (CI)

Proposed Zoning District(s): Commercial-Low Density (C-LD)

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 subject property is currently split zoned with both the Commercial-Intensive and Commercial-Low Density districts. This proposal will downzone the existing Commercial-Intensive district to allow the entire site to be developed under the less intense Commercial-Low Density district.

The proposed rezoning will also be consistent with the zoning of the surrounding area. Much of the land south of Bell Swamp Road along Bell Swamp Extension and Hwy 17 is currently zoned Commercial-Low Density.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Commercial

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: Andrew Mitchell Bell Creek Develop Group Date: 3/15/22

Owner Signature: Kathy V.A. Gamby Date: 3-15-2022

Owner Signature: Kathy V.A. Gamby Date: 3-15-2022

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 checked="" 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-845

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0970003708	RAMSEY SHAKINDAL S AND RAMSEY KENDALL	3125 KATHLEEN AVE UNIT 151	GREENSBORO	NC	27408-7819
1110001416	ELB FAMILY LP	8601 E OAK ISLAND DR	OAK ISLAND	NC	28465-8048
0970002611	GILBERT CLARK O ET GILBERT STEPHANIE C	157 BELL SWAMP CONNECTION	WINNABOW	NC	27479
0970002601	GILBERT CLARK O ET GILBERT STEPHANIE C	157 BELL SWAMP CONN	WINNABOW	NC	28479
09700024	WALTON L V	5490 OCEAN HWY E	WINNABOW	NC	28479
09700032	CAUDILL BOBBY G	80 BELL SWAMP CONN NW	WINNABOW	NC	28479
11100014	DFC COUNTRY WALK LLC	14701 PHILIPS HWY STE 300	JACKSONVILLE	FL	32256-3742
0970003709	MCBRIDE GLENNA BALL	410 GOVERNORS ROAD	WILMINGTON	NC	28411
09700040	REYNOLD CEMETERY				
0970003101	LIGHTHOUSE PENTECOSTAL CHURCH	PO BOX 10512	SOUTHPORT	NC	28461
09700030	FITZPATRICK REVOCABLE LIVING TR	1068 EAGLE CT	CAROLINA SHOR	NC	28467-2217
0970003003	FITZPATRICK REVOCABLE LIVING TR	1068 EAGLE CT	CAROLINA SHOR	NC	28467-2217
09700045	THOMAS ALICE D	13 BELL SWAMP CONNECTION	WINNABOW	NC	28479
1110001409	CLARK JANICE	PO BOX 131	RIEGELWOOD	NC	28456
11100020	VALLENDER LINDA	5350 OCEAN HWY EAST	WINNABOW	NC	28479
09700042	WALTON MAURICE VAN ET WALTON ALISON D	39 BELL SWAMP CONNECTION	WINNABOW	NC	28479
09700041	GALLOWAY CLARA AND GALLOWAY JAMES	25 BELL SWAMP RD	WINNABOW	NC	28479
0970003901	BRANCH DANIEL ET BRANCH INEZ	43 SHARP AVE	BRIDGETON	NC	28479
0970003707	JENKINS CONELL ETUX JENKINS CATHELENE	183 BELL SWAMP RD NE	WINNABOW	NJ	08302-3344
09700031	POTTER IRA A JR AND GARRIS KATHY A P	1316 HONOR LN	WILMINGTON	NC	28479-5457
09700038	REYNOLDS JAMES BARTLEY ET REYNOLDS SUSAN	154 BELL SWAMP CONNECTION NE	WINNABOW	NC	28412-3645
09700039	HARDWICK CHARLES T	P O BOX 264	WINNABOW	NC	28479-5440

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0970003102	FEP LLC	1316 HONOR LN	WILMINGTON	NC	28412-3645
09700033	GARRIS KATHY A	1316 HONOR LANE	WILMINGTON	NC	28412-3645

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	BELL CREEK DEVELOPMENT GROUP, LLC	P.O. BOX 986	WRIGHTSVILLE BEACH	NC	28480

REZONING STAFF REPORT



Prepared by Marc Pages, principal Planner

Rezoning Case#: Z-846

May 9, 2022

APPLICATION SUMMARY

The applicant, SDW, Inc., requests to rezone Tax Parcel 0370002015 from NC (Neighborhood Commercial) to R-6000 (High Density Residential). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

1226 Lanvale Road (SR 1438)

Tax Parcel

0370002015

Current Zoning

NC (Neighborhood Commercial)

Proposed Zoning

R-6000 (High Density Residential)

Surrounding Zoning

NC, R-6000

Current Use

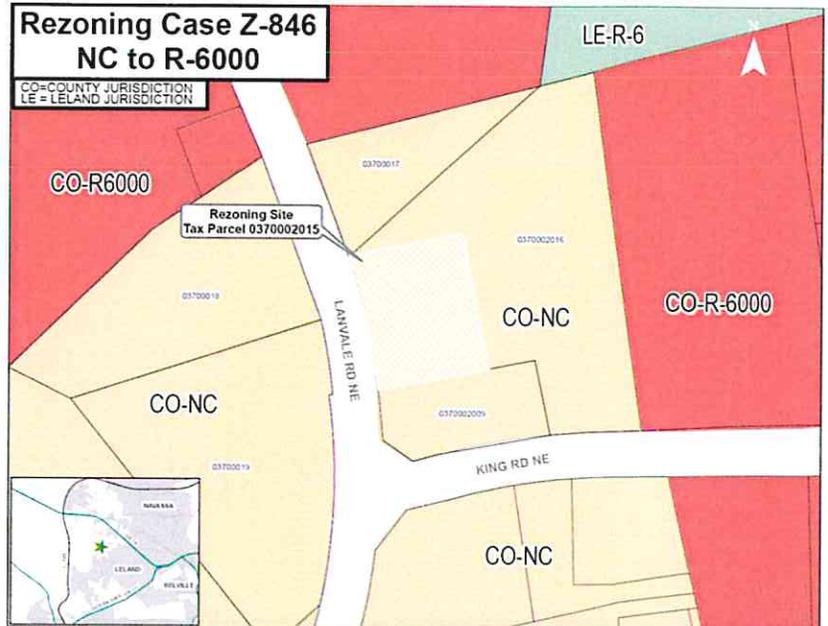
Vacant

Surrounding Land Uses

Residential, Commercial, Vacant
Lands

Size

0.62 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 R-6000, the residential density will remain the same (7.3 du/ac with water/sewer, 4.4 du/ac w/o water/sewer) however, only residential uses will primarily be allowed. Setbacks will also be lessened under the R-6000 zoning.

Buffers: If rezoned to R-6000, all uses will require a 0.2 (vacant) or 0.4 (developed) opacity buffer adjacent to NC areas.

Traffic: There are no capacity deficiencies for this section of Lanvale Road (SR 1438).

Utilities: Water and sewer is available from Brunswick Regional Water and Sewer (H2GO) along Lanvale Road. Utility connection will require developer responsibility to connect to the water and sewer system.

Schools: Lincoln Elementary School, Leland Middle School and North Brunswick High School have adequate capacity.

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

NCDOT Road Improvements in Area: Lanvale Road and Old Fayetteville Road Intersection Improvements – Recently Completed.

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 does not lay 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: *Community Commercial*

- Proposed Zoning is consistent with CAMA Land Use Plan.

Applicable CAMA Land Use Policies:

- P.15 Brunswick County and its participating municipalities support greater residential densities in areas that are accessible to water and/or sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-6000 FOR TAX PARCEL 0370002015** 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-846 (NC to R-6000)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

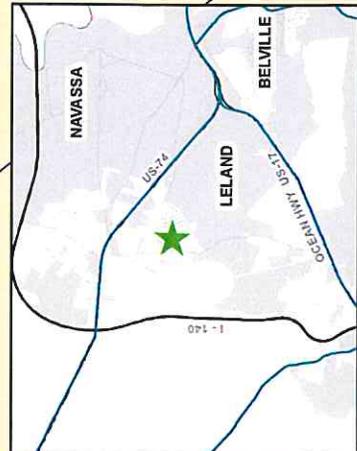
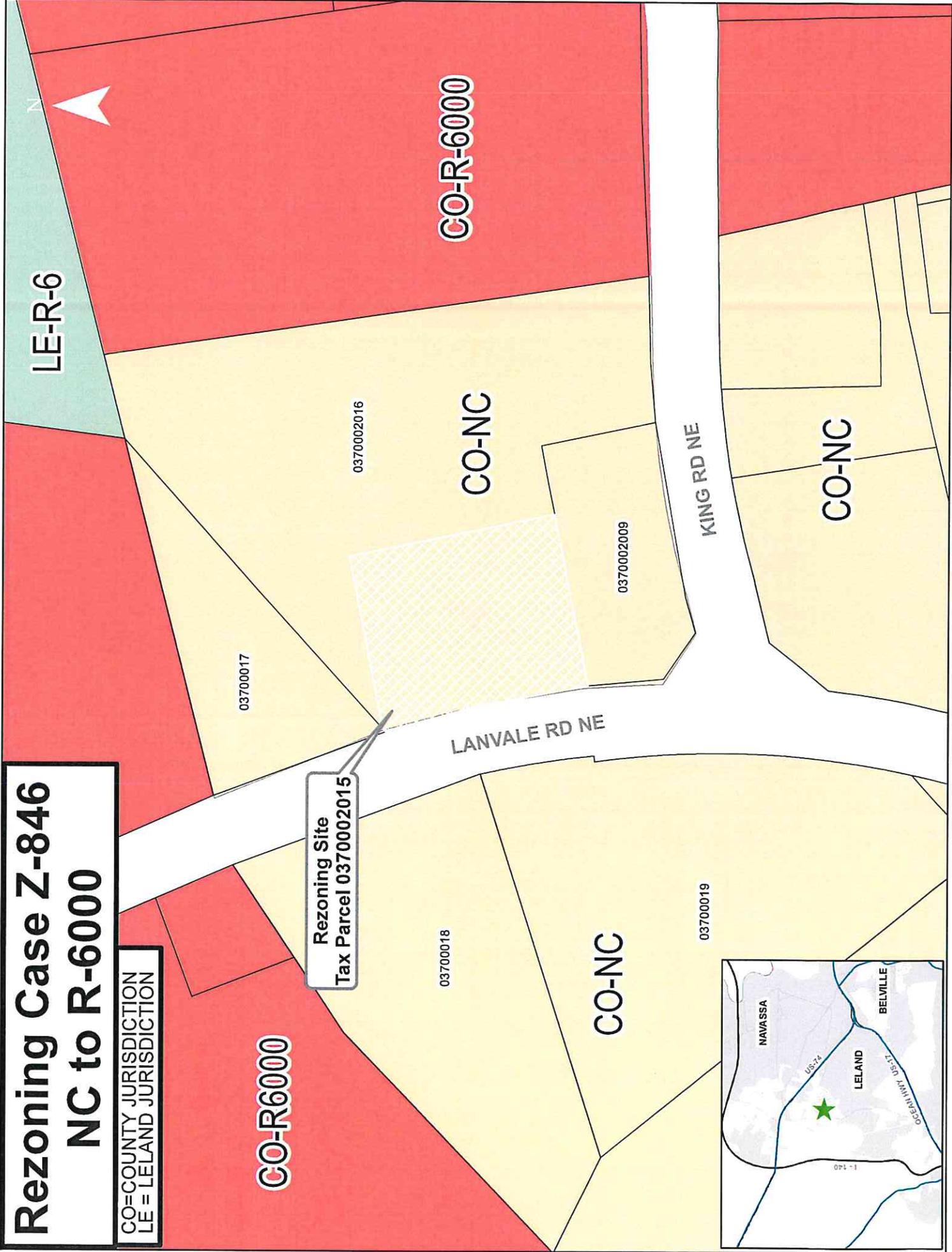
TABLED

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

Rezoning Case Z-846 NC to R-6000

CO=COUNTY JURISDICTION
LE = LELAND JURISDICTION

Rezoning Site
Tax Parcel 0370002015



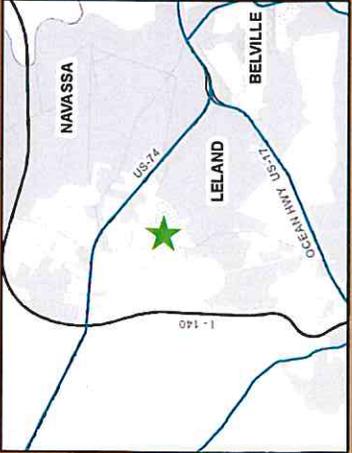
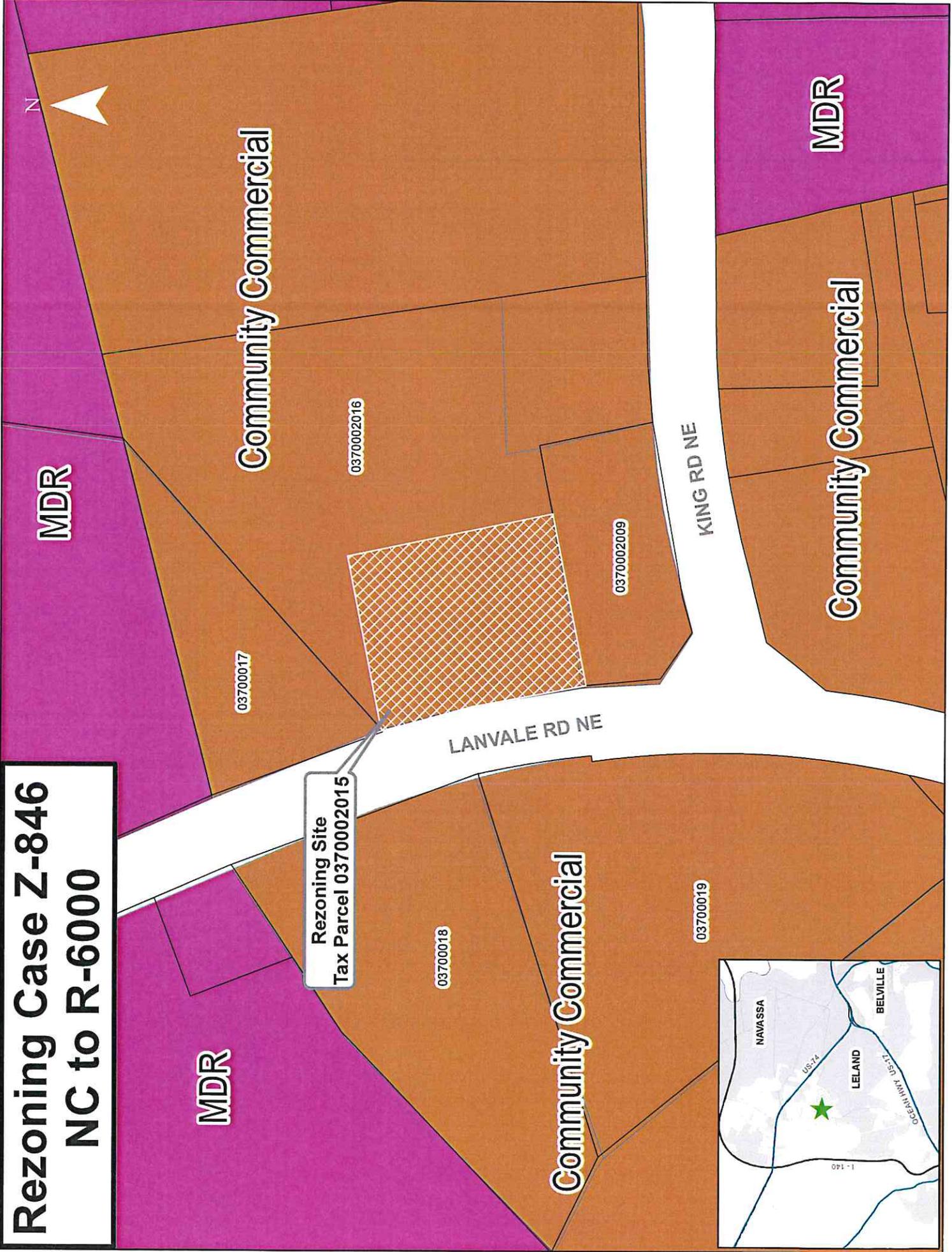
Rezoning Case Z-846 NC to R-6000

Rezoning Site
Tax Parcel 0370002015



Rezoning Case Z-846 NC to R-6000

Rezoning Site
Tax Parcel 0370002015





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>846</u>	Invoice # <u>579540</u>
Date Received <u>3/28/22</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): SDW, Inc.

Mailing Address: P.O. Box 15156
Wilmington, NC 28408

Phone: 910-371-9094 Email: sandywood@trusstbuildergroup.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): SDW, Inc.

Mailing Address: P.O. Box 15156
Wilmington, NC 28408

Phone: 910-371-9094 Email: sandywood@trusstbuildergroup.com

PROPERTY INFORMATION

Property Address and/or Description of Location: 1226 Lanvale Rd NE

Parcel Tax ID #(s): 037000 2015 Total Site Acreage: 0.62

Current Zoning District(s): NC Proposed Zoning District(s): R-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 is reasonable for the area because the land use of the adjacent properties to the north & south is single-family residential, it is consistent with the majority of the surrounding land uses which is single-family residences, and it will match the majority of the nearby zoning.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Community Commercial

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: _____

Owner Signature: SOW Inc By SANDY D. WOOD Pres Date: _____

Owner Signature: [Signature] Date: 3/23/2022

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-846

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0370002016	SDW INC	8826 KING RD NE	LELAND	NC	28451
03700017	OLALDE ESPINOZA FRANCISCO ETUX ORDUNA JAIME HERMINIA c/o LINDA WORRELL	3183 HALLSBORO RD N	WHITEVILLE	NC	28472-6803
03700019	BEASLEY RICKEY L ET BEASLEY CINDY P	1219 LANVALE RD NE	LELAND	NC	28451-8037
03700018	BENTON JEROME MAX ETUX BENTON MORGAN N	1231 LANVALE RD NE	LELAND	NC	28451-8037
0370002009	KING WILLIAM D ET KING MELISSA	8810 KING ROAD NE	LELAND	NC	28451

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0370002015	SDW INC	P.O. BOX 15156	WILMINGTON	NC	28408

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	SDW INC	P.O. BOX 15156	WILMINGTON	NC	28408