



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Tuesday
May 17, 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) Agenda Amendments.
- 6) Public Comment.
- 7) Public Hearing.

A. Planned Development – PD-72

Name: Malmo Tract

Applicant: McKim and Creed

Tax Parcel: 0280000106

Location: Malmo Loop Road (SR 1417)

Description: Malmo Tract is a proposed planned development to consist of 513 single family units, 110 duplex units, 196 townhouse units, 420 single family build-for-rent units, and 618 multi-family units, for a total of 1,857 units on a total of 685.23 acres, creating an overall density of 2.71 dwelling units per acre.

B. Planned Development – PD-77

Name: River Tide Farms

Applicant: Malpass Engineering

Tax Parcel: 1110000601

Location: Ocean Highway East (US 17) and Mill Creek Road (SR 1514)

Description: River Tide Farms is a proposed planned development to consist of 155 single family lots on 46.95 acres creating an overall density of 3.3 dwelling units per acre.

C. Planned Development – PD-79

Name: Coastal Club of the Carolinas Planned Development (Formerly Farmstead)
Applicant: CLD Engineering
Tax Parcel: 224MB001, 224MB002, 224MB003, 224MB004, 224MB006, 22500129, & 224MB00501
Location: McLamb Road (SR 1301) and Hickman Road (SR 1303)
Description: Coastal Club of the Carolinas is a proposed planned development to consist of 630 single family units and 144 semi-attached units on 311.29 acres creating an overall density of 2.49 dwelling units per acre.

D. Major Subdivision – SS-278

Name: Ruffins River Landing (Expansion)
Applicant: Paramounte Engineering
Tax Parcel: A Portion of 1840000314
Location: Stone Chimney Road (SR 1115)
Description: The developer is proposing an expansion to Ruffins River Landing development, consisting of 8 single family homes on a gross site of 4.55 acres creating an overall density of 1.8 units per acre. Including this expansion, Ruffins River Landing will have a total of 100 single family units on 66.81 acres, creating an overall density of 1.5 units per acre.

E. Major Subdivision – SS-280

Name: Hood Creek Landing
Applicant: Advance Design Build, LLC
Tax Parcel: A Portion of 0090012822
Location: Mt. Misery Road (SR 1426)
Description: Hood Creek Landing is a proposed major subdivision consisting of 128 single family homes on a gross site of 75.69 acres creating an overall density of 1.7 units per acre.

9) Other Business.

10) Adjournment.

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-72

Applicant: McKim and Creed

Project Name: Malmo Tract Planned Development

Property Location: Malmo Loop Road (SR 1417)

Parcel Number: 0280000106

Proposed Use: Malmo Tract is a proposed planned development to consist of 513 single family units, 110 duplex units, 196 townhouse units, 420 single family build-for-rent units, and 618 multi-family units, for a total of 1,857 units on a total of 685.23 acres, creating an overall density of 2.71 dwelling units per acre.

Zoning District: SBR-6000 (High Density Site Built Residential)

SBR-6000 Density Maximum – 7.3 Dwelling Units per Acre

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

Surrounding Zoning **North:** RR (Rural Residential) and CI (Commercial Intensive)
 South: RR
 East: RR and IG (Industrial General)
 West: RR

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial, industrial, and vacant land.
- The Future Land Use Map denotes this area as MDR (Medium Density Residential) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking for single-family lots and townhomes will be off street with a minimum of 2 driveway parking spaces per lot. Parking for multifamily will have at least 1.75 parking spaces per unit.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 171.3 acres. The developer is proposing 315.95 acres of dedicated open space. The developer is also proposing 26.45 acres of recreation space of which 25.7 acres are required.

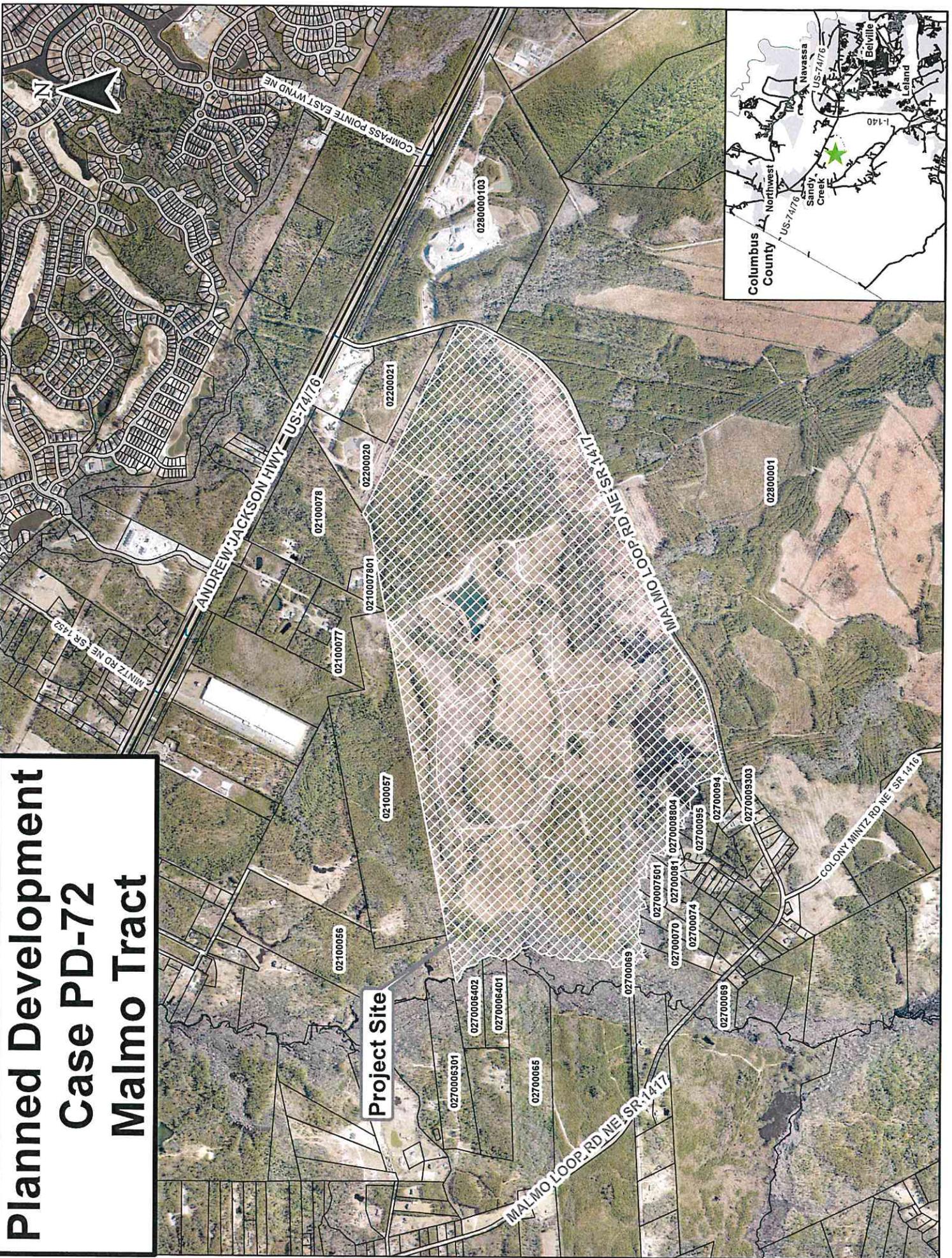
- The proposed project will generate approximately 15,195 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots or issuance of building permits.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 315.95 acres of open space whereas 171.3 acres are required.
 2. The developer is proposing 26.45 acres of recreation space whereas 25.7 acres are required.
 3. The stormwater system shall be designed to meet the 25-year storm event.
 4. All internal roads shall have sidewalks on one side of street.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
 3. Multifamily units.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on January 29, 2022.
- TRC was held on January 4, 2022.

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

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Revise Note #3 under "Brunswick County Stormwater Notes" that the stormwater system shall be designed to accommodate the 25-year storm event.
5. Add a note on the site plan that all dwellings shall be constructed outside of the AE Flood Zone.
6. Revise Note #5 under "Planned Development Requirements" to state: "Individual driveways shall be prohibited on Road B, Road A up to the intersection with Road C, and Road C from the intersection of Road B up to the section DP2.
7. Add the note: "A Base Flood Elevation (BFE) must be established prior to any development within sections SF-10 and SF-11. This will require the project engineer to follow the FEMA LOMR process."
8. Add the note: "The developer must obtain approval of the No-Rise Study prior to any work commencing on Road 'A'. For proposed nonresidential structures in the flood plain, the Brunswick County Flood Plain Administrator recommends that an establishment of a Floodway be conducted, in lieu of the existing Non-Encroachment Area."

Planned Development Case PD-72 Malmo Tract





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

January 5, 2022

Paramounte Engineering
c/o Allison Engelbretson
122 Cinema Drive
Wilmington, NC 28403

**RE: Malmo Tract Planned Development
File # PD-72**

Dear Ms. Engelbretson,

The Technical Review Committee (TRC) at their January 4, 2022 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please note that individual driveways will be prohibited on Road A up to the area indicated as BFR-1 and on Road D up to the intersection with Road A.
- Please show more of the arterial roads within the developments. For example, connect Road D to Road F and Road E to Road A at BFR 1.
- Please indicate the curb cuts on the pods that directly front Malmo Loop Rd.
- Please provide clearer delineations for Flood Zones, wetlands, and open space areas.
- Please consider including walking trails to connect different residential pods through the wetlands.
- Please include the existing pond as part of the recreation space.
- Please note sidewalks will be installed on one side of the road.
- Please note under the setbacks section that a minimum of 2 driveway parking spaces per lot will be provided.
- Please note the pump station location and that the pump station will be screened per Section 6.4 of the UDO.
- Please note that existing vegetation within the 20-foot street buffer along Malmo Loop Road will be preserved.
- Please remove Note #3 under the Project Buffers list as this is not applicable.
- Please revise Note 1 under Open Space Requirements to state a minimum of 25%.
- Please note on the plan that this property is within a ½ mile of a Voluntary Agricultural District.
- Please note that a neighborhood meeting is highly recommended per UDO Section 9.2.



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Comments from Stormwater

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

- A State Erosion Control Permit will be required for clearing and/or grading.
- State and County Stormwater Permits are required before any construction.
- The County is requesting that additional attenuation of up to the 25-year 24-hour storm to be designed, if feasible, in addition to the normal 1-year and 10-year 24-hour storms.

Comments from Engineering

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

- Note on plans for H2GO providing utilities: this property is within Brunswick County's jurisdiction for utility service.
- Existing county 12" PVC watermain available on Malmo Loop Road.
- Closest county high pressure sewer force main is on the north side of Hwy. 74/76 – 10" PVC- can connect to it with a PS FM from this proposed development.
- This project can utilize on site septic systems since county sewer is not available
- No proposed utilities shown on plans.
- Fire hydrants every 800' (max) in single family, every 400' (max) in multi-family; fire hydrants to be installed at all entrances.
- One water and sewer service per single family lot; master meters or gang meters for multi-family, county ordinance requires the maximum use of gravity sewer for new developments.

Comments from Flood Plain Administrator

James Paggioli – 910-253-2043 – james.paggioli@brunswickcountync.gov

- Flood Zone A and AE Not depicted in accordance with FEMA mapping in area Pump Station. Pump Station can not be located within 100 yr/SFHA.
- Zone A BFE required to be determined in areas near Pump Station, SF 10, North Area of SF 12.
- Non-Encroachment lines shall be shown and Zero rise analysis required to permit Road D. Recommend Hydraulic Study in order to determine Floodway widths and CLOMR.
- SF 7 depicts significant "wet" areas that are outside of open space reservation, density/units not obtainable without Note 3 of "Brunswick County General Notes" being applied for and approved.
- It should be noted that 404 and 401 permits appear required for Roads A, C D, F and E.
- Line Style of Flood Zones are difficult to discern. Recommend either color enhancement of change of thickness and style.

Comments from Fire Code Official

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

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



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

- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on February 11, 2022.

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

Sincerely,

Marc A. Pages
Brunswick County Pricipal Planner



Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # PD-72 Invoice # 521151

Date Received: 12/17/21

Northwest Jurisdiction YES NO

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

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

Property Owner	Name	Malmo Ventures, LLC	Phone	910-791-6707 (rep)
	Address	60 Gregory Road, Suite 1	Fax	
	City, St, Zip	Belville, NC 28451	Email	aengebretson@paramounte-eng.com (rep)

Applicant or Representative	Name	Same as Owner	Phone	
	Address		Fax	
	City, St, Zip		Email	

Property Information	Address	Malmo Road
	Tax Parcel(s)	0280000106
	Acreage	685.23 Acres
	Current Zoning	RR- Rural Residential
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Malmo Road Property	
	Modification or Expansion Of Existing PD?	Yes	<input checked="" type="radio"/> No
		Acres	Units
	Single-Family	183.82	551
	Duplex	35.19	141
	Townhomes	35.10	211
SF Build-For-Rent	44.22	442	
Multi-Family	27.65	522	

Authorization	Property Owner Signature		Date	<u>12/16/21</u>
	Applicant/Representative Signature		Date	<u>12/16/21</u>

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

CASE PD-72

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
02700069	MIDGETT JOYCE E	2512 MALMO LOOP RD NE	LELAND	NC	28451
02700070	MIDGETT JOYCE E	2512 MALMO LOOP RD NE	LELAND	NC	28451
02700074	MIDGETT JOYCE E	2512 MALMO LOOP RD NE	LELAND	NC	28451
02100078	MARINARO GLENNA	7680 FAWN BROOK WAY NE	LELAND	NC	28451
02100057	KLUTZ THOMAS	1940 GLEN RIDGE	KEARNERSVILLE	NC	27284
02200021	VULCAN LANDS INC	1200 URBAN CENTER DRIVE	BIRMINGHAM	AL	35242
02100056	KLUTZ RICHARD DOLE	7203 STELLA DR NE	LELAND	NC	28451
0270006401	PITTMAN HEATHER	2800 MALMO LOOP ROAD	LELAND	NC	28451
02700081	SKIPPER FAMILY YEAR 2015 LIVING TRUST	20626 EVANT DR	WALNUT	CA	91789
02700094	MINTZ JOSEPH NORMAN	4626 KENNINGSTON DR	WILMINGTON	NC	28405-1342
02700065	SKIPPER JOHN C ETUX SKIPPER KITTY	3274 MALMO LOOP RD NE	LELAND	NC	28451-7820
0270008804	BURTON ERBY DALMAS III ETUX BURTON PEGGY D	7211 LEHRSCHALL TRL NE	LELAND	NC	28451-8655
02200020	MARTIN MARIETTA MATERIALS REAL ESTA C/O BADEN TAX MANAGEMENT	PO BOX 8040	FORT WAYNE	IN	46898-8040
0270006301	GANEY ROBIN MARCUS	PO BOX 261	LELAND	NC	28451-0261
0270006402	GRIMES ROBERT C JR ET GRIMES JUDY I	61 POULIN PL	CLYDE	NC	28721-9098
02700095	PALACIOS JESSICA RAYO ET VIR BUSTOS ELICEO PALACIOS	126 King Moore Rd	LELAND	NC	28451
0210007801	MARINARO PAUL JOSEPH ETUX MARINARO CHERI LYNN	7680 FAWN BROOK WAY NE	LELAND	NC	28451-8810
0270009303	HENDERSON MICHAEL G ETUX HENDERSON GERALDINE	2259 MALMO LOOP RD NE	LELAND	NC	28451-7823
02800001	MALMO LOOP FARM LLC	3850 GILLETTE DR	WILMINGTON	NC	28403-7116
0270007501	SMITH ROBERT T ETUX SMITH DORIS	2283 MALMO LOOP RD NE	LELAND	NC	28451-7823
02100077	WILLIS SHEILA KAY	7603 FAWN BROOK WAY NE	LELAND	NC	28451
0280000103	MARTIN MARIETTA MATERIALS INC LELAND YARD BU #44219	PO BOX 8040	FORT WAYNE	IN	46898-8040

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
280000106	MALMO VENTURES LLC	60 GREGORY RD NE, SUITE 1	BELVILLE	NC	28451

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	MALMO VENTURES LLC	60 GREGORY RD NE, SUITE 1	BELVILLE	NC	28451

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-77
Applicant: Malpass Engineering
Project Name: River Tide Farms Planned Development
Property Location: Ocean Highway East (US 17) and Mill Creek Road (SR 1514)
Parcel Number: 1110000601
Zoning District: R-7500 (Medium Density Residential)

R-7500 Density Maximum – 5.8 Dwelling Units per Acre

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

Surrounding Zoning **North:** CLD (Commercial Low Density) and RR (Rural Residential)
South: RR and R-7500
East: RR
West: RR, CLD and BO-C-3 (Bolivia Jurisdiction)

Proposed Use: River Tide Farms is a proposed planned development to consist of 155 single family lots on 46.95 acres creating an overall density of 3.3 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial, and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 9.39 acres. The developer is proposing 22.26 acres of dedicated open space. The developer is also proposing 1.45 acres of recreation space of which 1.41 acres are required.

- The proposed project will generate approximately 1,158 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 22.26 acres of open space whereas 9.39 acres are required.
 2. The stormwater system shall be designed to meet the 25-year storm event.
 3. Sidewalks shall be provided on one side of interior roads.
 4. Auxiliary community parking provided.
 5. Additional buffer proposed from existing wetlands.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on April 5, 2022.

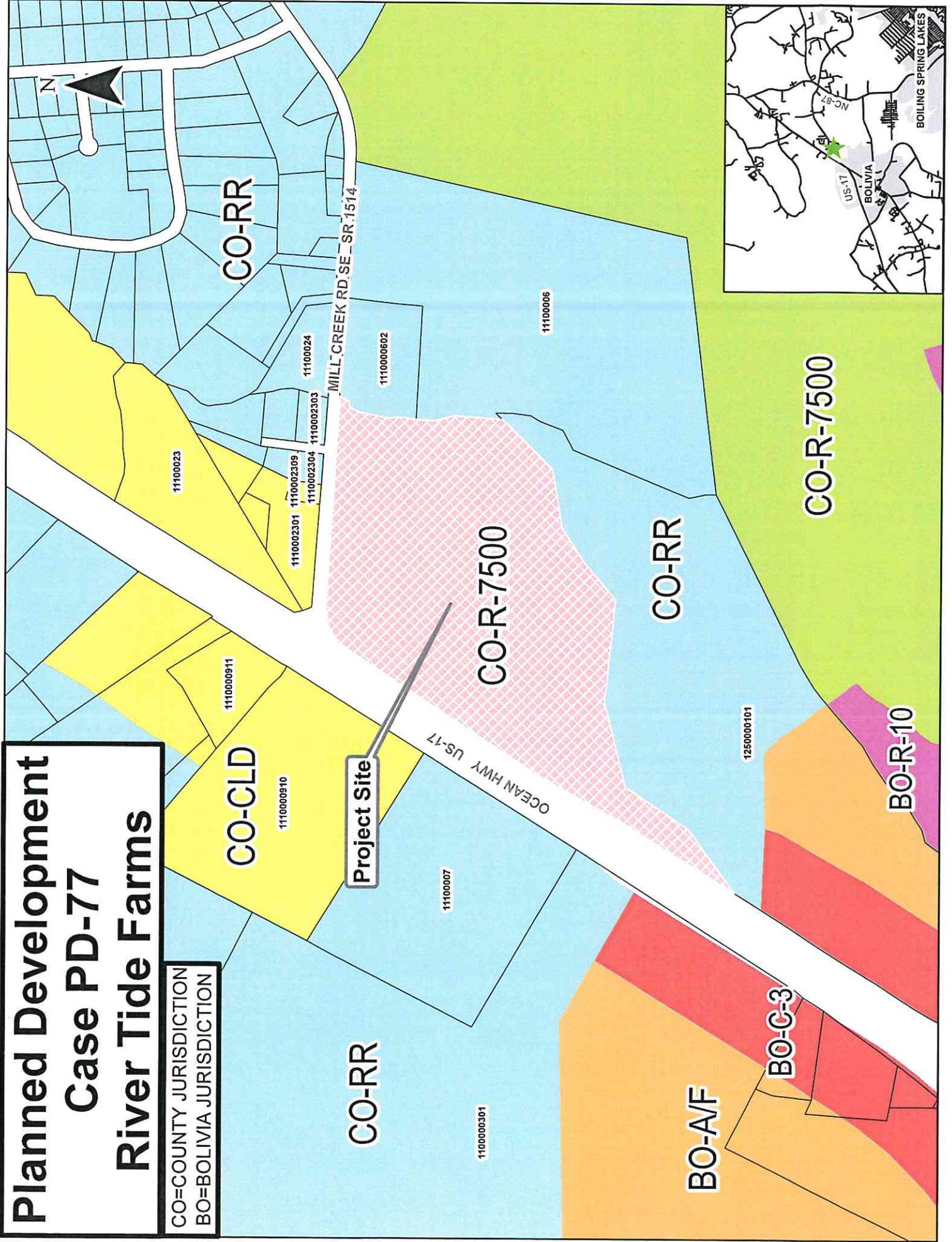
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

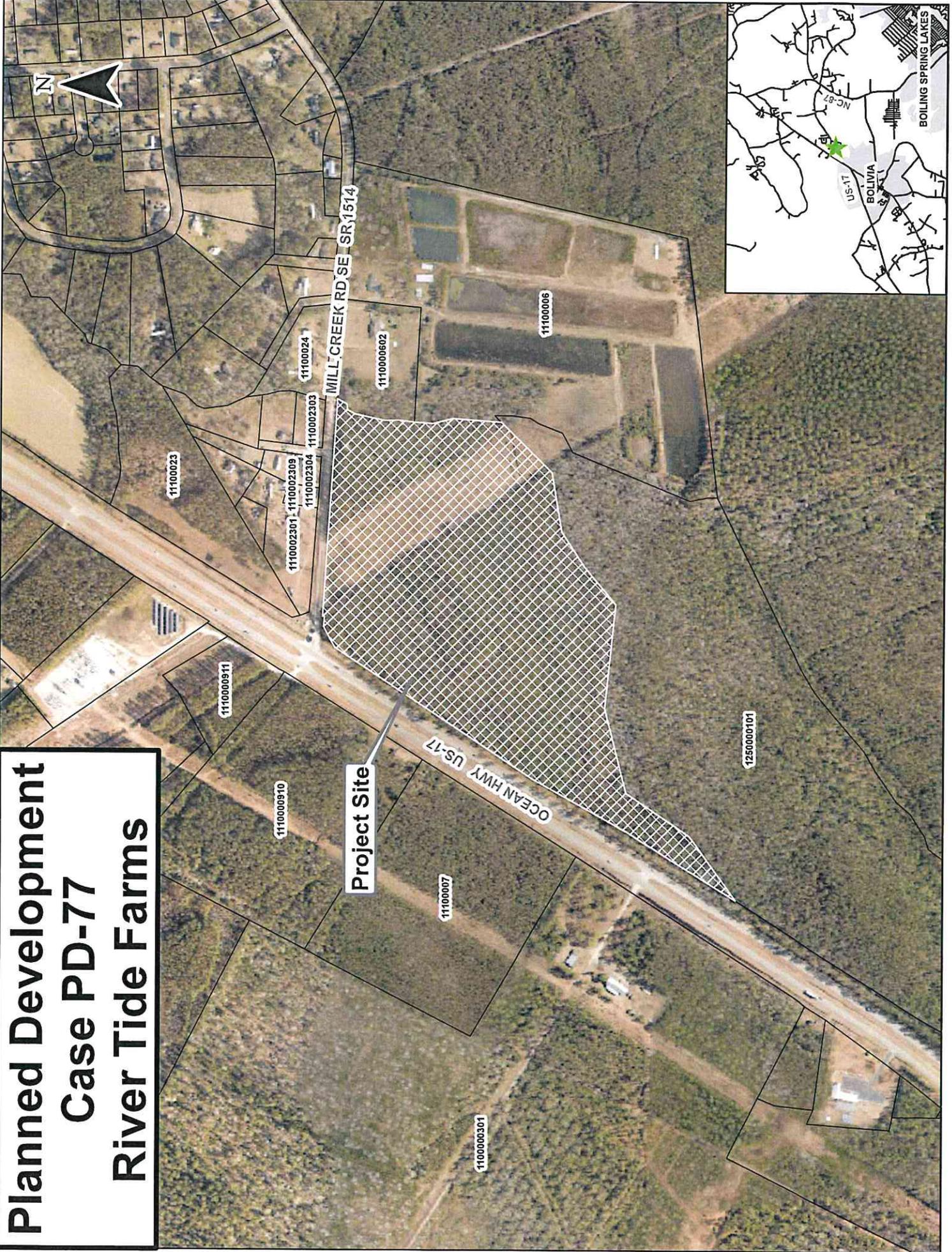
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the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

Planned Development Case PD-77 River Tide Farms

CO=COUNTY JURISDICTION
BO=BOLIVIA JURISDICTION



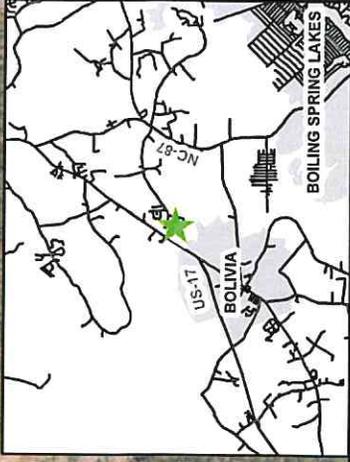
Planned Development Case PD-77 River Tide Farms



Project Site

MILL CREEK RD SE SR 1514

OCEAN HWY US-17





BRUNSWICK COUNTY PLANNING DEPARTMENT

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April 5, 2022

Jeff Malpass
1134 Shipyard Blvd
Wilmington, NC 28412

**RE: Mill Creek Planned Development
File # PD-77**

Dear Mr. Malpass,

The Technical Review Committee (TRC) at their April 5, 2022 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- If a fence is proposed to be installed in the street buffer, please note on site plan.
- If intended to have sidewalks on one side of the street, please note on plan.
- Please note that this project lies within a ½ mile of a Voluntary Agricultural District.
- Please note the pump station will be screened per UDO Section 6.4.
- Please provide street names.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

Comments from Stormwater

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

- Project will require both state and county stormwater permits.
- A State Erosion Control Permit is required before any land disturbance including clearing and/or grading occurs.

Comments from Engineering

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

- Existing 30" watermain on US Hwy 17 for connection.
- Existing 16" sewer force main on US Hwy 17 for connection, has capacity.
- Would want 12" transmission watermain to come on Mill Creek Road past the entrance to the neighborhood (near Lot 1) for connection to this neighborhood with a valve and future stubout (Previous neighborhood came to TRC and had designed watermain on Mill creek).
- Hydrants at subdivision entrance and every 800' throughout subdivision.
- End of watermains to end in Post Flushing Hydrants or standard hydrants.



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- Double water meter boxes required.
- Pump Station adheres to BC details.
- Pump station would require polycrrete wetwell, polycrrete influent manhole.
- Proposed location of pump station may require odor control.
- NCDOT Encroachments required for Mill Creek Rd & connection on Hwy 17.

Comments from Fire Code Official

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

- Need to submit fire development application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> .
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on April 15, 2022.

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

Sincerely,

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

Marc A. Pages
Brunswick County Senior Planner



Planned Development (PD)

Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # PD-77 Invoice # 529398

Date Received: 3/18/22

Northwest Jurisdiction YES NO

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

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

Property Owner	Name	D.L. Mercer, Jr., and wife, Julia	Phone	910-604-1437
	Address	22439 Hwy 210	Fax	
	City, St, Zip	Rocky Point, NC 28457	Email	mkgodbey90@gmail.com

Applicant or Representative	Name	Southeastern Home Builders, LLC	Phone	910-392-5243
	Address	1134 Shipyard Blvd	Fax	910-392-5203
	City, St, Zip	Wilmington, NC 28412	Email	jeffmalpass@bizec.rr.com

Property Information	Address	Mill Creek Rd & US 17
	Tax Parcel(s)	1110000601
	Acreage	46.95
	Current Zoning	RR (to be rezoned to R-7500)
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Mill Creek Rd at US 17		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	46.95	Lots	155
	Multi-Family Acres	0	Units	0
	Commercial Acres	0		

Authorization	Property Owner Signature	<u>Mary M. Godbey POA</u>	Date	<u>3-17-2022</u>
	Applicant/Representative Signature	<u>Jeff B. Malpass</u>	Date	<u>3-18-2022</u>

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

CASE PD-77

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
11100006	POTTER MARIE S	135 MILL CREEK RD SE	BOLIVIA	NC	28422
1100000301	REATA REAL ESTATE INVESTMENTS LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
11100024	HOWARD DOROTHY D (LT)	108 MILL CREEK RD SE	BOLIVIA	NC	28422
1110000910	NASSERI FEREDOUN ETUX NASSERI ROGHIEH	4101 OLEANDER DR	WILMINGTON	NC	28403
11100007	KAY D MERCER IRREVOCABLE TRUST	326 CARMICHAEL CIR	CANTON	GA	30115
1110002309	LEWIS GARY H	PO BOX 272	WINNABOW	NC	28479
1110002304	LEWIS GARY H	PO BOX 272	WINNABOW	NC	28479
1110002303	LEWIS GARY H	PO BOX 272	WINNABOW	NC	28479
1110002301	LEWIS GARY H	PO BOX 272	WINNABOW	NC	28479
1250000101	ROBERTS MYRON DEAN ETALS C/O ROBERTS ORVA LEE	171 MONTICELLO RD	WEAVERVILLE	NC	28787
1110000602	CAPPS STEPHANIE AND JENKINS JOHNNY LEE	119 MILL CREEK RD SE	BOLIVIA	NC	28422
111000023	LEWIS JUDY B	2209 GIBSON AVE	WILMINGTON	NC	28403
1110000911	GHOBRIAL AKRAM S	17725 VANOWEN ST	RESEDA	CA	91335

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1110000601	MERCER D L JR., AND WIFE, JULIA	22439 HWY 210	ROCKY POINT	NC	28457

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	SOUTHEASTERN HOME BUILDERS, LLC	1134 SHIPYARD BLVD	BELVILLE	NC	28451

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-79
Applicant: CLD Engineering
Project Name: Coastal Club of the Carolinas Planned Development (Formerly Farmstead)
Property Location: McLamb Road (SR 1301) and Hickman Road (SR 1303)
Parcel Numbers: 224MB001, 224MB002, 224MB003, 224MB004, 224MB006, 22500129, & 224MB00501
Zoning District: R-7500 (Medium Density Residential) and RR (Rural Residential)

R-7500 Density Maximum – 5.8 Dwelling Units per Acre

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

RR Density Maximum – 2.9 Dwelling Units per Acre

"The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low-density residential development, as well as limited nonresidential uses that are supportive of the County's traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed. With Water and Sewer availability in this district there is an allowable density of 2.9 primary residential units per acre."

Surrounding Zoning **North:** R-7500 and RR
South: CLD and SBR-6000
East: R-7500 and CLD (Commercial Low Density)
West: RR and South Carolina

Proposed Use: Coastal Club of the Carolinas (Formerly Farmstead) is a proposed planned development to consist of 630 single family units and 144 semi-attached units on 311.29 acers creating an overall density of 2.49 dwelling units per acre.

Farmstead Planned Development was originally approved in 1996 and expanded in 2007 for a total of 280 single family lots and 238 multifamily units. The golf course on the property closed in 2021.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.

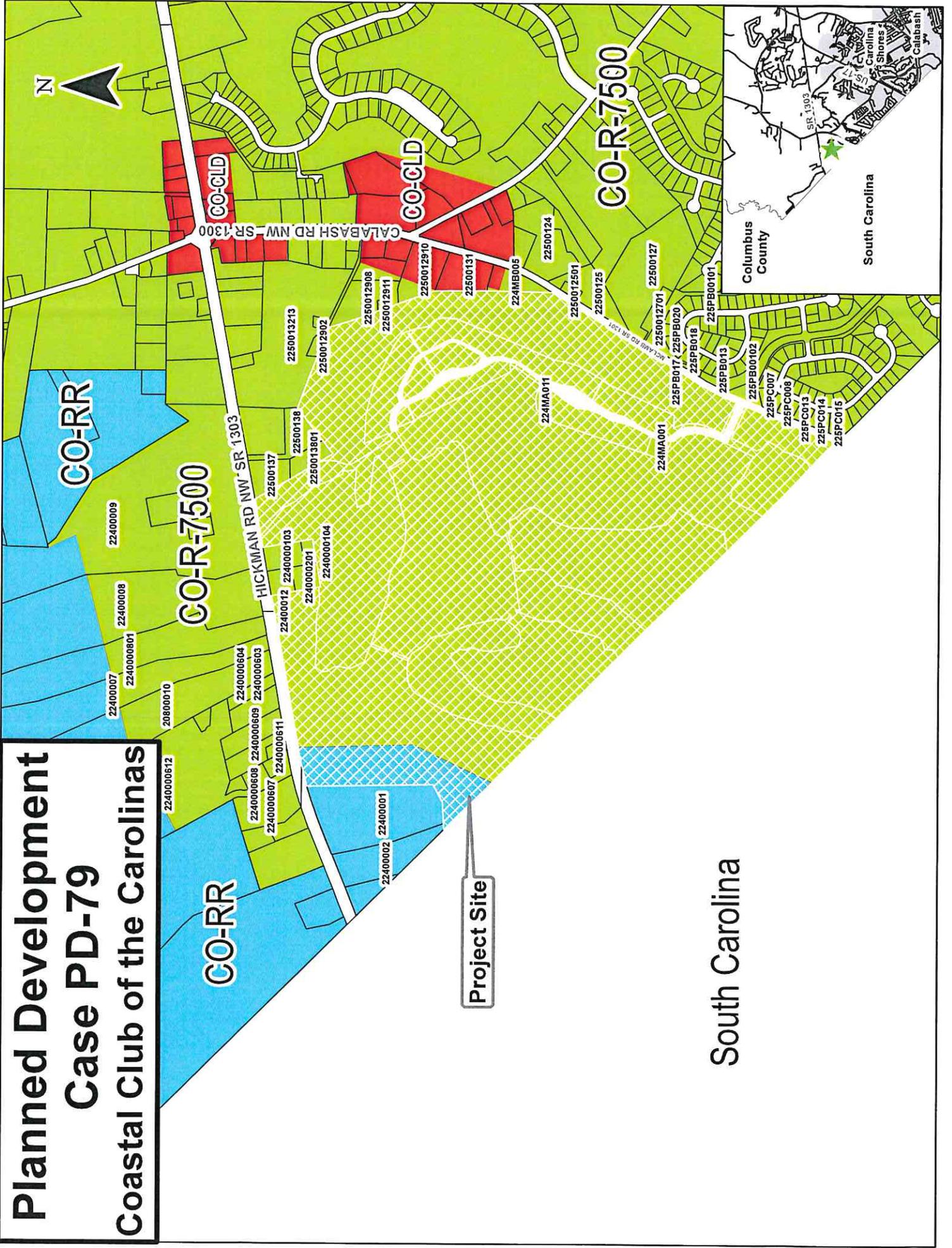
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 78.02 acres. The developer is proposing 116.45 acres of dedicated open space. The developer is also proposing 20.23 acres of recreation space of which 11.7 acres are required.
- The proposed project will generate approximately 7,407 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 116.45 acres of open space where as 78.02 acres are required.
 2. The developer is proposing 20.23 acres of recreation space where as 11.7 acres are required.
 3. Sidewalks to be provided on one side of all internal streets.
 4. Limited individual driveways on main collector streets.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on March 31, 2022.
- TRC was held on April 5, 2022.

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

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Place a note on the site plan that the stormwater system shall be designed to accommodate the 25-year storm event.

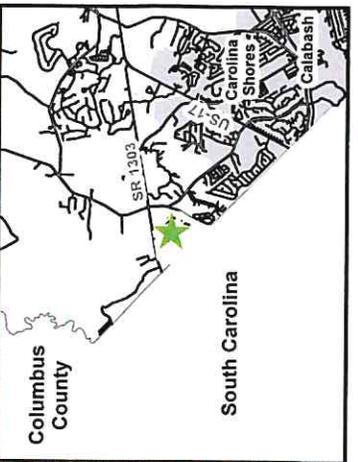
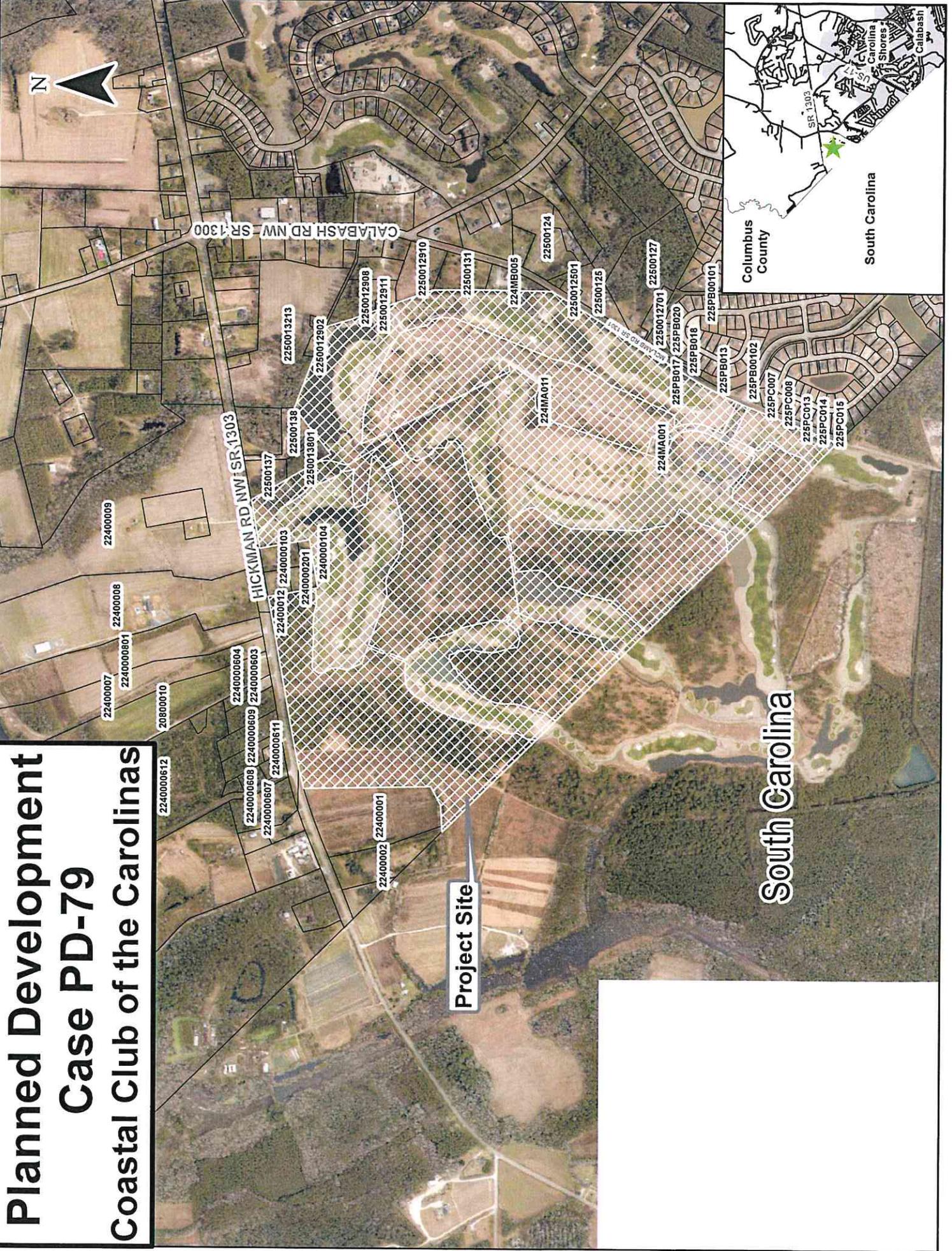
Planned Development Case PD-79 Coastal Club of the Carolinas



Project Site

South Carolina

Planned Development Case PD-79 Coastal Club of the Carolinas



South Carolina

Project Site



BRUNSWICK COUNTY PLANNING DEPARTMENT

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April 5, 2022

CLD Engineering
PO Box 1172
Wilmington, NC 28402

**RE: Farmstead Planned Development
File # PD-79**

Dear Mr. Petroff,

The Technical Review Committee (TRC) at their April 5, 2022 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please provide a PD application and fee for the project.
- Please show the proposed South Carolina portion of the project so we can see how circulation will function.
- Please provide a pedestrian connection from the eastern portion of the development to the center.
- Please indicate recreation
- Please show any kayak/canoe launch sites.
- Please show mail kiosk locations.
- Please provide street names.
- Overengineering the stormwater system is recommended. Please note if doing so.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

Comments from Stormwater

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

- Project will require both state and county stormwater permits.
- A State Erosion Control Permit is required before any land disturbance including clearing and/or grading occurs.

Comments from Engineering

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

- Exist 8" watermain on McLamb Rd; Exist 12" watermain on Hickman Rd.
- Existing gravity sewer located on Wagon Wheel for connections and existing pump station.



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- According to our information, the existing watermain extends across the entire property of the clubhouse.
- Hydrants at subdivision entrances and every 800' throughout subdivision.
- No sewer shown for lots 207-216; New gravity sewer extensions, as shown on the submitted site plan, will be required per ordinance to the maximum extent possible before approval will be granted to shift to the use of a low-pressure sewer collection system (ie near the clubhouse).
- All water and sewer shall meet the current requirements of the Brunswick County Engineering Design Manual, Technical Specifications, and Standard Details for Water and Sewer Systems
- NCDOT Encroachment required for connections on McLamb & Hickman Rds

Comments from Fire Code Official

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

- Need to submit fire development application at the following <https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on April 15, 2022.

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

Sincerely,

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

Marc A. Pages
Brunswick County Senior Planner



Planned Unit Development (PUD) - Master Plan

Application and Checklist
Fee: \$500

For Office Use Only	
File # <u>PD-79</u>	Receipt # <u>532627</u>
Date Submitted: <u>3/18/22</u>	

This application is a request to obtain a Special Exception Permit to construct a Planned Unit Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot size, width, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a mixed-use or cluster style development as an alternative to a conventional major subdivision. Please reference Section 4.8.5. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Planned Unit Developments (PUD's).

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

Property Owner	Name	<u>Crossroads Lake Front Dev Inc</u>	Phone	
	Address	<u>55 Park Street Ext</u>	Fax	
	City, St, Zip	<u>Little River, SC 29566</u>	Email	

Applicant or Representative	Name	<u>CLD Engineering, PLLC</u>	Phone	<u>(910) 254-9333</u>
	Address	<u>PO Box 1172</u>	Fax	<u>(910) 254-0502</u>
	City, St, Zip	<u>Wilmington, NC 28402</u>	Email	<u>slloyd@cldeng.com</u>

Property Information	Address	<u>2419 Farmstead Blvd NW</u>
	Tax Parcel(s)	<u>224MB001 - 224MB004, 224MB006, 22500129, 224MB00501 (7 tot.)</u>
	Acreage	<u>311.29</u>
	Current Zoning	<u>R-7500</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	<u>Farmstead</u>
	Modification or Expansion Of Existing PUD?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<u>131.33</u> Lots <u>630</u>
	Multi-Family Acres	<u>13.35</u> Units <u>144</u>
	Commercial Acres	<u>0</u>

Authorization	Property Owner Signature	<u><i>Ronny Handke</i></u>	Date	<u>4.12.22</u>
	Applicant/Representative Signature	<u><i>Sarah Lloyd</i></u> CLD ENGINEERING, PLLC	Date	<u>4.12.22</u>

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

CASE PD-79

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
224MA011	LOCKHART DAVID S ETUX LOCKHART SHARON A	641 WAGON WHEEL TRL NW	CALABASH	NC	28467
225PC013	CURLY ERNEST W ETUX CURLY KAREN L	2172 STONECREST DR NW	CALABASH	NC	28467
22500127	VANASSE FAMILY LIVING TRUST THE	620 MCLAMB RD NW	CALABASH	NC	28467
225PB012	GRAY CHARLES RICHARD	223 WEST NASH STREET	WILSON	NC	27893
22500138	BELLAMY JOSEPH K JR	1265 HICKMAN ROAD	CALABASH	NC	28467
2250012911	FARMSTEAD DEVELOPMENT CORP	PO BOX 4159	CALABASH	NC	28467
2240000609	MULLER EDWIN JEFFREY	33 HAWKES AVE	OSSINING	NY	10562
2240000608	MULLER EDWIN JEFFREY	33 HAWKES AVE	OSSINING	NY	10562
2250012910	WJ MCLAMB ENTERPRISE LIMITED PARTNERSHIP	PO BOX 4640	CALABASH	NC	28467
2250012908	MCLAMB JAKOB EDWARD	PO BOX 4640	CALABASH	NC	28467
225PC008	MACWILLIAMS NED G	2152 STONECREST DR NW	CALABASH	NC	28467
20800010	BELLAMY WILLIAM E JR ETUX BELLAMY CHERYL K	P O BOX 2169	SHALLOTTE	NC	28459
2250012903	SPRING MILLS PLANTATION POA INC	PO BOX 3340	FORT MILL	SC	29716
22400002	BELLAMY MARY PEARL (LT)	1589 HICKMAN RD NW	CALABASH	NC	28467
225PB020	MORRIS DE JORDAN TRUSTEE	405 TRELAWNEY LN	CARY	NC	27519
225PC010	KUNST DAVID ETUX KUNST LISA	2160 STONECREST DR NW	CALABASH	NC	28467
22400008	GORE GREGORY S TRUSTEE	401 SUNSET BLVD S	SUNSET BEACH	NC	28468
224MA001	MCLAMB W J (LT) ETUX MCLAMB SIBYL (LT)	551 WAGON WHEEL TRL NW	CALABASH	NC	28467
225PB014	COYLE BERNARD MICHAEL ETUX COYLE NANCY	6026 PIKE BRANCH DR	ALEXANDRIA	VA	22310
225PB015	JOHNSON DONNA L	725 PICKERING DR NW	CALABASH	NC	28467
22500137	MCLAMB WILBUR N	PO BOX 8	LITTLE RIVER	SC	29566
225PC012	WALKER GEORGE L ETUX WALKER OPAL S	2168 STONECREST DR NW	CALABASH	NC	28467
225PB013	MUIR JOSEPH ETUX MUIR MARJORIE	719 PICKERING DR	CALABASH	NC	28467
2250012501	MOORE MARCUS A	680 MCLAMB RD NW	CALABASH	NC	28467
2240000607	OCEAN RIDGE HOLDINGS LLC	1780 QUEEN ANNE UNIT 1	SUNSET BEACH	NC	28468
225PC011	HARTMAN PAMELA S	2164 STONECREST DR NW	CALABASH	NC	28467
2240000801	BELLAMY LAND LLC	1350 HICKMAN RD NW	CALABASH	NC	28467
22400007	BELLAMY LAND LLC	1350 HICKMAN RD NW	CALABASH	NC	28467
225PC015	PAULASKAS ALGIRDAS ETUX PAULASKAS TERRY	2180 STONECREST DR NW	CALABASH	NC	28467
225PC014	UPDEGROVE MICHELE	2176 STONECREST DR NW	CALABASH	NC	28467
2250012701	CANADY CARLA W AND CANADY ALLISON M	600 MCLAMB RD NW	CALABASH	NC	28467
22500124	MITCHEL GARY RALPH ETUX MITCHEL DENISE D	698 MCLAMB RD NW	CALABASH	NC	28467
22500125	MOORE ANTHONY	680 MCLAMB RD NW	CALABASH	NC	28467
22400001	OTHA K & MARY PEARL BELLAMY REV LIVING TRUST	1589 HICKMAN RD NW	CALABASH	NC	28467
2250013801	BELLAMY J K ET BELLAMY ELMA	1259 HICKMAN RD NW	CALABASH	NC	28467
2240000104	DAWKINS TODD ET DAWKINS ALICIA	1339 HICKMAN RD NW	CALABASH	NC	28467
2240000103	DAWKINS TODD ET DAWKINS ALICIA	1339 HICKMAN RD NW	CALABASH	NC	28467
225PB00102	SPRING MILL PLANTATION POA INC	PO BOX 3340	FORT MILL	SC	29716
225PB00101	SPRING MILL PLANTATION POA INC	PO BOX 3340	FORT MILL	SC	29716
225PC007	MCALEXANDER BRYAN ETUX MCALEXANDER JENNIFER	2148 STONECREST DR NW	CALABASH	NC	28467
225PB016	VOGEL JAYNE ETVIR VOGEL SCOTT L	729 PICKERING DR	CALABASH	NC	28467
225PB017	KRESGE THOMAS J ETUX KRESGE LAURA S	544 KREGER RD	KUNKLETOWN	PA	18058
2250012902	WHISPERING PINES MEMORIAL CEMETERY	1504 BEXLEY DR	WILMINGTON	NC	28412
2250013213	RSPH HICKMAN LLC	PO BOX 5967	HIGH POINT	NC	27262
2240000611	WILLIAMS RENTAL OF OIB LLC ETALS	1654 WATERWAY DR SW	OCEAN ISL BCH	NC	28469
225PB018	AHDE ERIC P ETUX AHDE MARLENE	7 MEAD AVE	FREEHOLD	NJ	07728
225PB019	ARCURI DOMINIC W ETUX ARCURI ELIZABETH A	741 PICKERING DR NW	CALABASH	NC	28467
2240000612	BELLAMY EDNA EARLE	P O BOX 131	LITTLE RIVER	SC	29566
22400009	BELLAMY FAMILY FARM LLC	950 PEA LANDING ROAD NW	ASH	NC	28420
2240000201	GORE PHILLIP S	1349 HICKMAN RD NW	CALABASH	NC	28467
224000012	GORE PHILLIP S	1349 HICKMAN RD NW	CALABASH	NC	28467
2240000603	BELLAMY NORWOOD	1800 BEACH DRIVE UNIT 32	GULFPORT	MS	39507
224MB005	FARMSTEAD DEVELOPMENT COMPANY	PO BOX 4159	CALABASH	NC	28467
22500131	WOODS EDNA MAE BLAIR	771 MCLAMB ROAD	CALABASH	NC	28467
2240000604	BELLAMY WILLIAM E	PO BOX 2169	SHALLOTTE	NC	28459
225PC009	BENNETT JAMES B ETUX BENNETT LINDA C	2156 STONECREST DR NW	CALABASH	NC	28467

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500129	CROSSROADS LAKE FRONT DEV INC ATTN BENJY HARDEE	55 PARK STREET EXT	LITTLE RIVER	SC	29566
224MB001	CROSSROADS LAKE FRONT DEV INC	55 PARK STREET EXT	LITTLE RIVER	SC	29566
224MB002	CROSSROADS LAKE FRONT DEV INC	55 PARK STREET EXT	LITTLE RIVER	SC	29566
224MB003	CROSSROADS LAKE FRONT DEV INC	55 PARK STREET EXT	LITTLE RIVER	SC	29566
224MB004	CROSSROADS LAKE FRONT DEV INC	55 PARK STREET EXT	LITTLE RIVER	SC	29566
224MB006	CROSSROADS LAKE FRONT DEV INC	55 PARK STREET EXT	LITTLE RIVER	SC	29566
224MB00501	CROSSROADS LAKE FRONT DEV INC	55 PARK STREET EXT	LITTLE RIVER	SC	29566

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	CLD ENGINEERING, PLLC	PO BOX 1172	WILMINGTON	NC	28402

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. SS-278

Applicant: Ruffins River Land Holdings, LLC

Project Name: Ruffins River Landing Expansion

Property Location: Stone Chimney Road (SR)

Parcel Numbers: A portion of 1840000314

Zoning District: RR (Rural Residential Low Density) – Maximum Density Allowed is 2.9 Dwelling Units per Acre

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

Proposed Use: The developer is proposing an expansion to Ruffins River Landing development, consisting of 8 single family homes on a gross site of 4.55 acres creating an overall density of 1.8 units per acre. Including this expansion, Ruffins River Landing will have a total of 100 single family units on 66.81 acres, creating an overall density of 1.5 units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements. All lots will be served internally.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The required Open Space for the development expansion is approximately 0.14 acres. The developer is proposing 0.73 acres of dedicated open space. The required recreational space has already been met by the development.
- The proposed 8 lots will generate approximately 77 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT may be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 0.73 acres of open space whereas 0.14 acres are required.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on December 7, 2021.
- A neighborhood meeting was held on April 14, 2022.

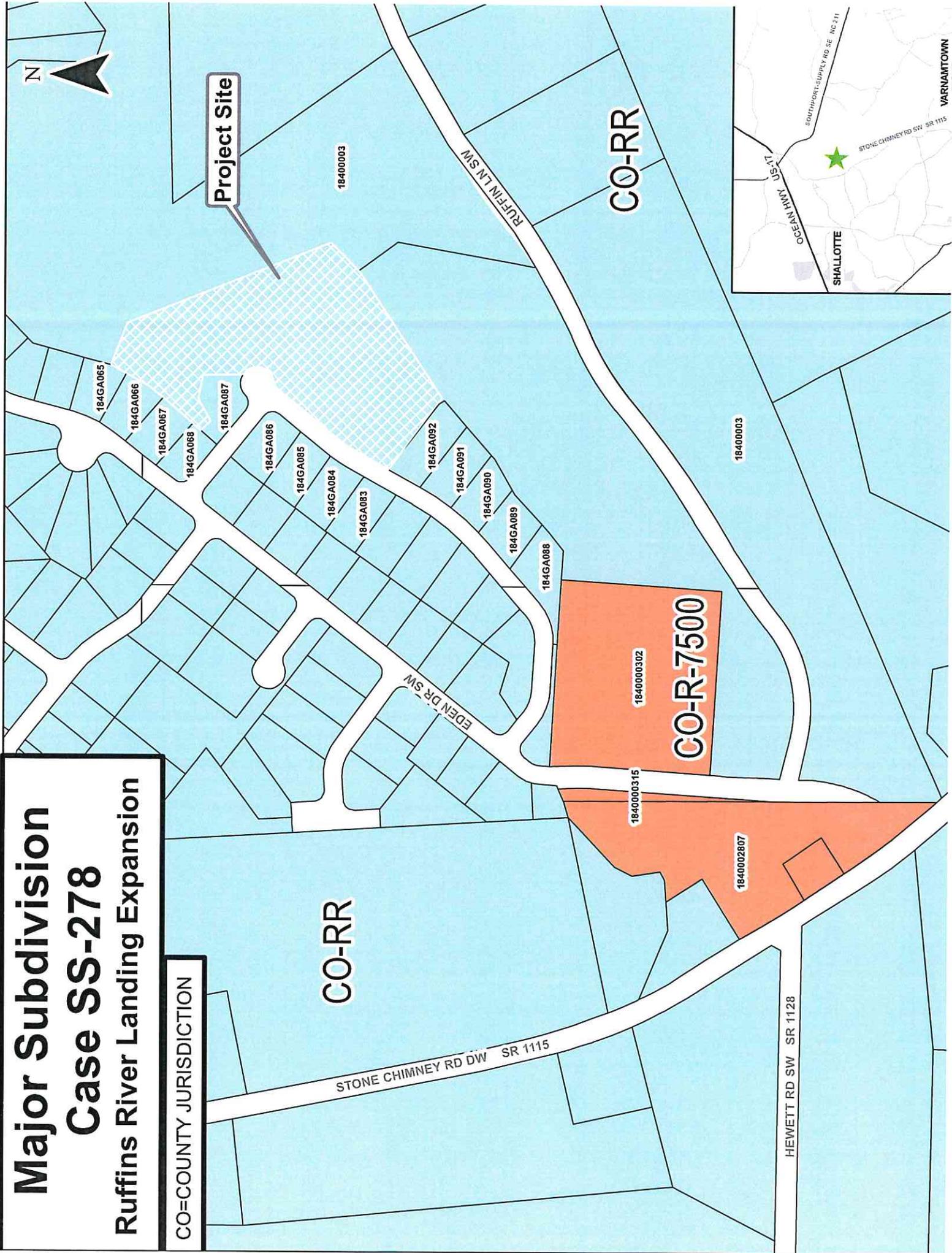
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

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

Major Subdivision Case SS-278 Ruffins River Landing Expansion

CO=COUNTY JURISDICTION



Project Site

CO-RR

CO-RR

CO-R-7500

184GA085

184GA066

184GA067

184GA068

184GA087

184GA086

184GA085

184GA084

184GA083

184GA092

184GA091

184GA090

184GA089

184GA088

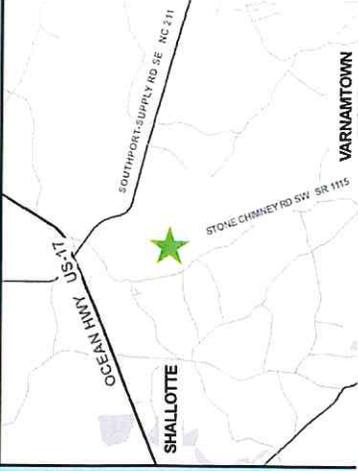
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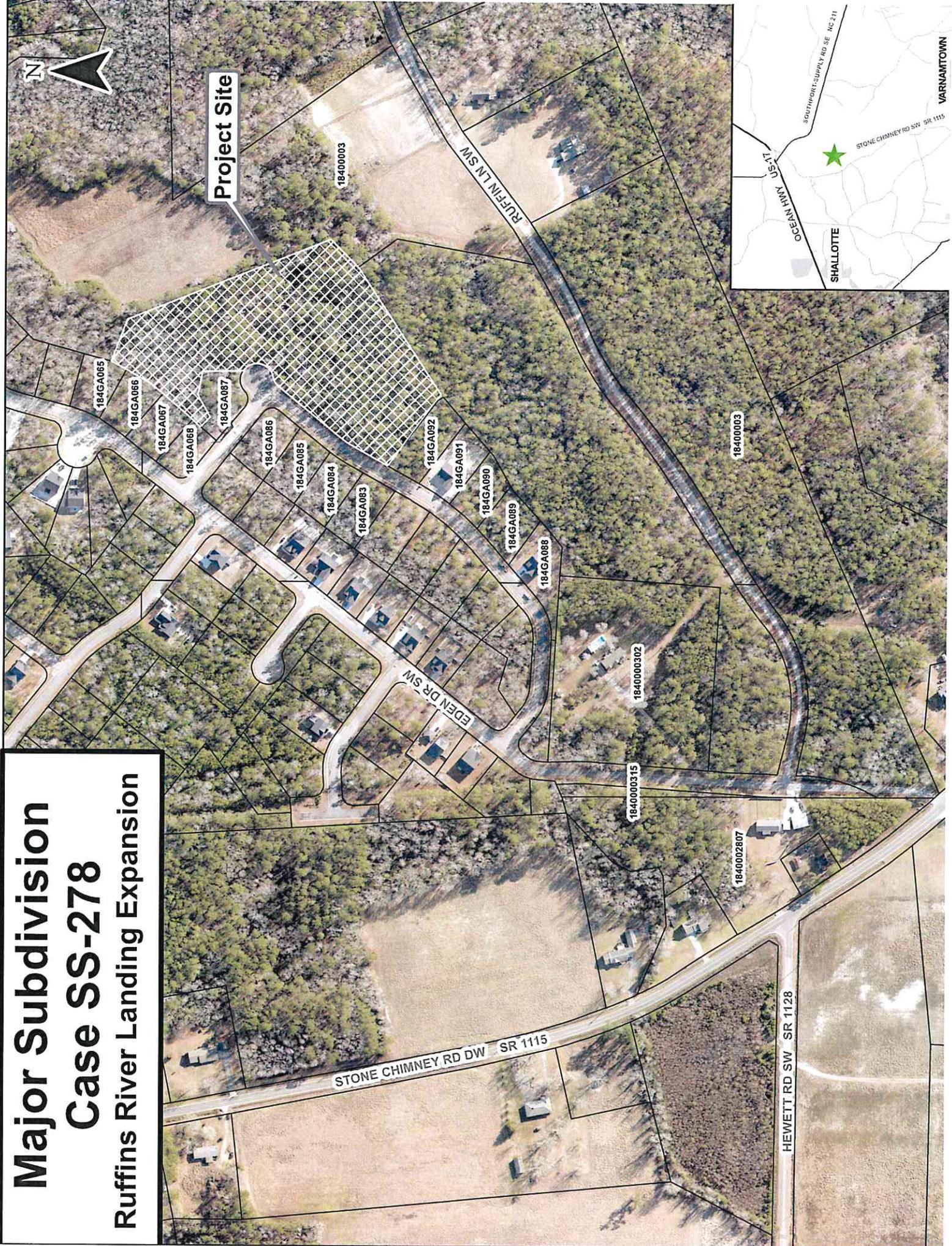
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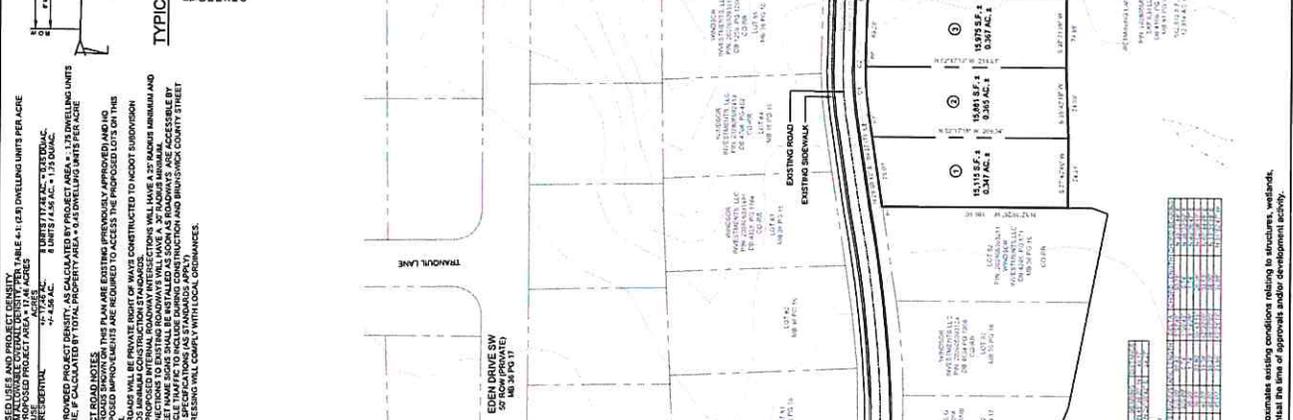
184000003



Major Subdivision Case SS-278

Ruffins River Landing Expansion





PROPOSED LOTS AND DENSITY PER ACRE:
 MINIMUM ALLOWABLE DENSITY PER ACRE = 1.75 DWELLING UNITS PER ACRE
 TOTAL PROPOSED PROJECT AREA = 17.44 ACRES
 TOTAL PROPOSED PROJECT DENSITY = 1.75 DWELLING UNITS PER ACRE

PROJECT ROAD NOTES:
 1. ALL ROADWAYS SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
 2. ALL ROADWAYS SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
 3. ALL ROADWAYS SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
 4. ALL ROADWAYS SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
 5. ALL ROADWAYS SHALL BE PRIVATE UNLESS OTHERWISE NOTED.

STORMWATER MANAGEMENT:
 1. STORMWATER MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 2. STORMWATER MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 3. STORMWATER MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 4. STORMWATER MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 5. STORMWATER MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE ENGINEER.

UTILITIES:
 1. UTILITIES SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 2. UTILITIES SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 3. UTILITIES SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 4. UTILITIES SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 5. UTILITIES SHALL BE THE RESPONSIBILITY OF THE ENGINEER.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

December 8, 2021

Paramounte Engineering
c/o Mike Nichols
PO Box 1172
Wilmington, NC 28402

**RE: Ruffins River Landing Major Subdivision
File # SS-278**

Dear Mr. Nichols,

The Technical Review Committee (TRC) at their December 7, 2021 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please show all flood zone boundaries on the plan.
- Please note that the connection to Ruffin Lane will be an emergency gated access with a Knox Box or similar device.
- Please indicate the mail kiosk location.
- Please provide site data for the required and provided recreation space and indicate location(s) on the site plan.
- Please note that an updated NCDOT driveway permit will be required.
- Please note that sidewalks will be included on one side of all internal roads.
- Please note on the plan that this property is within a ½ mile of a Voluntary Agricultural District.
- Please provide a 10' 0.2 opacity boundary along the western boundary of lots 24 and 32.
- Please note on the plan "A homeowners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The homeowner's association will comply with the standards set forth in Section 6.11.2.I. of the Unified Development Ordinance."
- Please note that a neighborhood meeting is required per UDO Section 9.2.

Comments from Stormwater

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

- A State Erosion Control Permit will be required for clearing and/or grading.
- Both existing State and County Stormwater Permits will be required to be modified to include the additional lots before construction begins.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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Comments from Engineering

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

- No proposed utilities shown.
- Existing 8" watermain for connection on Billys Dream Circle.
- Fire hydrants required every 800'.
- Must end in a Fire Hydrant or Post Flushing hydrant in cul-de-sac on Road B.
- Fire hydrant at intersection of Roads A & B; possible stub-out towards Ruffins Ln.
- Existing 8" gravity sewer for connection on Billys Dream Circle – would have to verify capacity in Doe Creek 2 pump station.
- Existing MH Rim 23.61, Invert out 12.41 on Billys Dream Circle
- Double water meter boxes required.

Comments from Fire Code Official

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

- Need to submit fire application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> . Need to also provide the following documents with the fire permit application. Construction documents (site plan, utility plan, building plan, appendix B code summary, life safety plan, and emergency responder radio coverage plan) when obtaining permits for construction. All new commercial buildings will require a separate permit application.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- Will need fire hydrant flow data to be provided at time of construction.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on December 17, 2021.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner



Major Subdivision

Application and Checklist

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

For Office Use Only

File # SS-276 Invoice # 519403
 Date Received: 11/12/17
 Northwest Jurisdiction YES NO

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

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

Property Owner	Name	SKF ILM, LLC	Phone	
	Address	6310 Sea Mist Court	Fax	
	City, St, Zip	Wilmington, NC 28409	Email	

Applicant or Representative	Name	Ruffins River Land Holdings, LLC Charles C. Poindexter, II	Phone	910-791-6707 (rep)
	Address	7923 Reunion Road	Fax	
	City, St, Zip	Wilmington, NC 28411	Email	bschuler@paramounte-eng.com (rep)

Property Information	Address	Adjacent the corner of Eden Drive SW and Ruffin Lane SW
	Tax Parcel(s)	1840000314
	Acreage	17.46 acres
	Current Zoning	RR - Rural Residential
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Ruffins River Landing Expansion
	Project Description	
	Modification or Expansion Of Existing Subdivision?	<input checked="" type="radio"/> Yes <input type="radio"/> No
	Single Family Acres	17.46
	Commercial Acres	0
Number of Lots		

Authorization	Property Owner Signature		Date	<u>11/23/21</u>
	Applicant/Representative Signature		Date	<u>11-30-21</u>

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

CASE SS-278

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1840000302	POTTER LISA DAWN	624 EDEN DR SW	SUPPLY	NC	28462
18400003	BROWN WILLIAM R JR ETALS C/O LINDA B MCDONALD	917 STONE CHIMNEY RD SW	SUPPLY	NC	28462
1840000315	BROWN WILLIAM R JR ETALS C/O LINDA B MCDONALD	917 STONE CHIMNEY RD SW	SUPPLY	NC	28462
184GA067	WINDSOR INVESTMENTS LLC	176 MINE LAKE CT # 100	RALEIGH	NC	27615
1840002807	SMITH NELSON L	PO BOX 214	SUPPLY	NC	28462
184GA084	WINDSOR INVESTMENTS LLC	PO BOX 9147	GREENSBORO	NC	27429
184GA086	HABEEB CHAD S AND HOEHLER BENJAMIN L	318 E DEL RAY AVE	ALEXANDRIA	VA	22301
184GA089	STONEMAN KENNETH R ETUX STONEMAN MICHELE U	1219 SHERMAN OAKS DR	WILMINGTON	NC	28411
184GA088	RUFFNER EUGENE AND LARSON CATHLEEN A	899 BILLYS DREAM CIR SW	SUPPLY	NC	28462
184GA091	MILLER DONNA LEE	927 BILLYS DREAM CIR SW	SUPPLY	NC	28462
184GA090	JAMES G WALSH REV TRUST THE C/O MARK A WALSH	926 COUNTRY CLUB DR	HIGH POINT	NC	27262
184GA087	HABEEB CHAD S AND HOEHLER BENJAMIN L	318 E DEL RAY AVE	ALEXANDRIA	VA	22301
184GA068	WINDSOR INVESTMENTS LLC	PO BOX 9147	GREENSBORO	NC	27429
184GA066	WINDSOR INVESTMENTS LLC	PO BOX 9147	GREENSBORO	NC	27429
184GA083	WINDSOR INVESTMENTS LLC	PO BOX 9147	GREENSBORO	NC	27429
184GA085	WINDSOR INVESTMENTS LLC	PO BOX 9147	GREENSBORO	NC	27429
184GA065	COASTLINE HOMES NC LLC	5710 OLEANDER DR STE 101	WILMINGTON	NC	28403
184GA092	DEBOER CARLEEN	107 MALBONE ST SW	CARTERSVILLE	GA	30120

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1840000314	SKF ILM, LLC	6310 SEA MIST COURT	WILMINGTON	NC	28409

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	RUFFINS RIVER LAND HOLDINGS, LLC	7923 REUNION RD	WILMINGTON	NC	28411

CASE SS-278

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1840000302	POTTER LISA DAWN	624 EDEN DR SW	SUPPLY	NC	28462
18400003	BROWN WILLIAM R JR ETALS C/O LINDA B MCDONALD	917 STONE CHIMNEY RD SW	SUPPLY	NC	28462
1840000315	BROWN WILLIAM R JR ETALS C/O LINDA B MCDONALD	917 STONE CHIMNEY RD SW	SUPPLY	NC	28462
184GA067	WINDSOR INVESTMENTS LLC	176 MINE LAKE CT # 100	RALEIGH	NC	27615
1840002807	SMITH NELSON L	PO BOX 214	SUPPLY	NC	28462
184GA084	WINDSOR INVESTMENTS LLC	PO BOX 9147	GREENSBORO	NC	27429
184GA086	HABEEB CHAD S AND HOEHLER BENJAMIN L	318 E DEL RAY AVE	ALEXANDRIA	VA	22301
184GA089	STONEMAN KENNETH R ETUX STONEMAN MICHELE U	1219 SHERMAN OAKS DR	WILMINGTON	NC	28411
184GA088	RUFFNER EUGENE AND LARSON CATHLEEN A	899 BILLYS DREAM CIR SW	SUPPLY	NC	28462
184GA091	MILLER DONNA LEE	927 BILLYS DREAM CIR SW	SUPPLY	NC	28462
184GA090	JAMES G WALSH REV TRUST THE C/O MARK A WALSH	926 COUNTRY CLUB DR	HIGH POINT	NC	27262
184GA087	HABEEB CHAD S AND HOEHLER BENJAMIN L	318 E DEL RAY AVE	ALEXANDRIA	VA	22301
184GA068	WINDSOR INVESTMENTS LLC	PO BOX 9147	GREENSBORO	NC	27429
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184GA065	COASTLINE HOMES NC LLC	5710 OLEANDER DR STE 101	WILMINGTON	NC	28403
184GA092	DEBOER CARLEEN	107 MALBONE ST SW	CARTERSVILLE	GA	30120

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1840000314	SKF ILM, LLC	6310 SEA MIST COURT	WILMINGTON	NC	28409

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	RUFFINS RIVER LAND HOLDINGS, LLC	7923 REUNION RD	WILMINGTON	NC	28411

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. SS-280

Applicant: Advance Design Build, LLC

Project Name: Hood Creek Landing Major Subdivision

Property Location: Mt. Misery Road (SR 1426)

Parcel Numbers: A Portion of 0090012822

Zoning District: SBR-6000 (High Density Site Built Residential) – Maximum Density Allowed is 7.3 Dwelling Units per Acre

Surrounding Zoning **North:** RR (Rural Residential and SBR-6000)
South: RR
East: RR and SBR-6000
West: RR and SBR-6000

Proposed Use: Hood Creek Landing is a proposed major subdivision consisting of 128 single family homes on a gross site of 75.69 acres creating an overall density of 1.7 units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements. All lots will be served internally.
- Proposed infrastructure:
 1. **Water** will be provided by Brunswick County.
 2. All lots will be served by individual **septic systems**.
 3. **Roads** will be private.
- The proposed development will have a 20-foot street buffer fronting on Mt. Misery Road.
- The required Open Space for the development is approximately 5.3 acres. The developer is proposing 24.5 acres of dedicated open space. The developer is also proposing 0.8 acres of recreation space of which 0.8 acres are required.
- The proposed 128 lots will generate approximately 1,225 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 24.5 acres of open space where as 5.3 acres are required.
 2. All lots are located outside of the 100-year flood zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.

- TRC was held on April 5, 2022.

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

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Major Subdivision approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Revise the proposed recreation space provided in the site data to indicate 0.8 acres.
5. Place a note on the site plan that the stormwater system shall be designed to accommodate the 25-year storm event.

Major Subdivision Case SS-280 Hood Creek Landing

CO-COUNTY JURISDICTION



CO-RR

CO-SBR-6000

CO-SBR-6000

CO-RR

CO-RR

BLUE BANKS LOOP RD NE

MT MISERY RD NE

BUTLER RD NE

LEOS DR NE

CLEARWELL DR NE

HEIRLOOM DR NE

009LA002
009LA001
009LA003
009LA004
009LA005
009LA00501
009LA00101

0090012805
0090012803
0090012807
0090012808
0090012811
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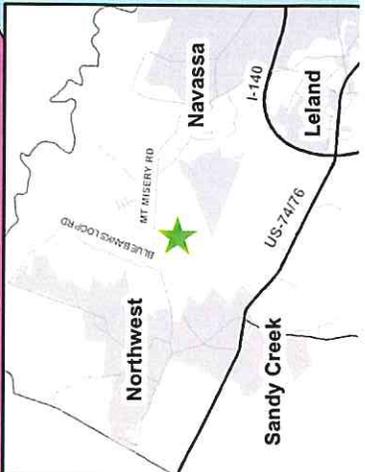
0090012821

0090012802

01500077

01500080

Project Site





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

April 5, 2022

Advance Design Build, LLC
204 Circle Dr.
Hampstead, NC 28443

**RE: Hood Creek Landing Major Subdivision
File # SS-280**

Dear Mr. Parks,

The Technical Review Committee (TRC) at their April 5, 2022 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please indicate the Parcel ID for the project site.
- Please indicate the minimum lot width will be 60'.
- Please show the AE flood zone boundary and wetlands boundaries.
- Please indicate any recreation spaces with specific use(s) and note that the minimum required recreation space is 0.8 acres.
- If lots 1-10 are not intended to be part of the major subdivision, please remove them from the site plan and make appropriate adjustments in the site data table.
- Please revise street detail to indicate a 20' asphalt width.
- Please indicate a minimum 35' cul-de-sac radius.
- Please provide a 20' wide street buffer on lot 86 adjacent to Mt. Misery Rd.
- Please note on the plan that the project site is located within a ½ mile of a Voluntary Agricultural District.
- Please show mail kiosk locations.
- Please provide street names.
- Overengineering the stormwater system is recommended. Please note if doing so.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

Comments from Stormwater

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

- Project will require both state and county stormwater permits.
- A State Erosion Control Permit is required before any land disturbance including clearing and/or grading occurs.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

Comments from Engineering

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

- No utilities shown - please follow guidelines in Brunswick County's Design Manual, BC technical specifications, and BC details.
- Existing 12" watermain on Mt. Misery Road for connection.
- No sewer on Mt. Misery Rd directly in front of this property (see note on plans that septic is to be installed).
- If you want a sewer system - existing 6" vacuum sewer approx. 1.5 miles west of the site; Existing 12" high pressure forcemain at the intersection of Mt. Misery and Dogwood Rd (3 miles east of the site).
- For water - have 2 connection points to Mt. Misery for a looped connection, fire hydrants at entrances and 800' spacing throughout subdivision, single water meters boxes are allowed since no public sewer, but double water meter boxes preferred.
- NCDOT Encroachment required for water connections.

Comments from Fire Code Official

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

- Need to submit fire development application at the following <https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on April 15, 2022.

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

Sincerely,

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

Marc A. Pages
Brunswick County Senior Planner



Major Subdivision

Application and Checklist

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

For Office Use Only	
File # <u>SS-280</u>	Invoice # <u>529454</u>
Date Received: <u>3/18/22</u>	
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

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

Property Owner	Name <u>ADVANCE DESIGN BUILD LLC</u> Phone <u>803 - 960 - 8991</u>
	Address <u>204 Circle Dr</u> Fax <u>N/A</u>
	City, St, Zip <u>Hampstead, NC 28443</u> Email: <u>colemanparks@gmail.com</u>

Applicant or Representative	Name <u>Michael Parks</u> Phone <u>910 - 214 - 1961</u>
	Address <u>204 Circle Dr</u> Fax <u>N/A</u>
	City, St, Zip <u>Hampstead, NC 28443</u> Email <u>michaelparks995@gmail.com</u>

Property Information	Address <u>0 Mt Misery Rd NE Leland, NC 28451</u>
	Tax Parcel(s) <u>0090012822</u>
	Acreage <u>76.75</u>
	Current Zoning <u>CO - SBR - 6000</u>
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input type="checkbox"/> Sewer

Project Information	Project Name <u>Hood Creek Landing</u>
	Project Description <u>Residential Subdivision</u>
	Modification or Expansion Of Existing Subdivision? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres <u>33 +/-</u>
	Commercial Acres <u>N/A</u>
Number of Lots <u>137</u>	

Authorization	Property Owner Signature <u>[Signature]</u> Date <u>3/15/2022</u>
	Applicant/Representative Signature <u>[Signature]</u> Date <u>3/15/2022</u>

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

CASE SS-280

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
0090012806	WISE KEVIN F		4175 BUTLER RD	LELAND	NC	28451
0090012819	WISE KEVIN F		4175 BUTLER RD	LELAND	NC	28451
0090012820	JENKINS FANNIE C		4065 BUTLER RD NE	LELAND	NC	28451
01500077	CORBETT BROTHERS		P O BOX 210	WILMINGTON	NC	28401
00900127	GOSHEN CHURCH		4124 MT. MISERY RD NE	LELAND	NC	28451
0090012814	BIDDLE ALAN B		4929 WRIGHTSVILLE AVE	WILMINGTON	NC	28403
009LA00501	JOSEPH DORIS M		4030 MT MISERY ROAD NE	LELAND	NC	28451
0090012817	NAPOLI ROBERT		1624 WASHINGTON AVE	SEAFORD	NY	11783
0090012818	NAPOLI ROBERT		1624 WASHINGTON AVE	SEAFORD	NY	11783
00900143	JENKINS JAMES		233 WAINWRIGHT ST	NEWARK	NJ	7112
009LA003	COKER AMY ET/VR		4040 MT MISERY RD NE	LELAND	NC	28451
0090012821	BETTY B HOFFMAN REVOCABLE TRUST		1601 SEWANEE DR	WEST COLUMBIA	SC	29169
0090012807	LLOYD MATTHEW L ETUX		4089 MT MISERY RD NE	LELAND	NC	28451
010PA044	EUBANKS CHARLES ETUX		4123 BUTLER RD NE	LELAND	NC	28451
010PA047	DELEON RUBIN G ETUX		4107 BUTLER RD NE	LELAND	NC	28451
0090012816	DAVIS HAROLD P ETUX		27366 CAYMAN LN	RAMROD KEY	FL	33042
00900144	BEATTY GLORIA		3975 THUNDER HILL LANE	LELAND	NC	28451
0090012802	DIMITRI MICHAEL F AND		4260 MT MISERY RD NE	LELAND	NC	28451
0090012829	TORRES MIQUEAS ETUX		4099 MT MISERY RD NE	LELAND	NC	28451
010PA042	MILLS SHAWN		4131 BUTLER RD NE	LELAND	NC	28451
0090012901	LEE DONALD KEITH ETUX		4196 BUTLER RD NE	LELAND	NC	28451
0090012813	GORE EMILY ET/VR		4169 MT MISERY RD NE	LELAND	NC	28451
009LA005	WILLIAMSON ROCKY COLON		4036 MOUNT MISERY RD NE	LELAND	NC	28451
009LA004	WILLIAMSON ROCKY COLON		4036 MOUNT MISERY RD NE	LELAND	NC	28451
0090012815	BUENROSTRO MARIA D S SANCHEZ		9347 LYN MARIE DR NE	LELAND	NC	28451
0090012824	JENKINS TWYLAH LA TRIECE AND		4090 BUTLER RD NE	LELAND	NC	28451
0090012825	SIMMONS JEREL QUIENTE AND		4090 BUTLER RD NE	LELAND	NC	28451
0090012826	BEATTY TORREY LAMAR ETUX		4090 BUTLER RD NE	LELAND	NC	28451
0090012827	WOODS DEREK G ETUX		4090 BUTLER RD NE	LELAND	NC	28451
010PA045	MELVIN ROBERT EDMUND ETUX		4119 BUTLER RD NE	LELAND	NC	28451
0090012803	TEDDER BILLY W ET		P O BOX 658	LELAND	NC	28451
0090012805	HODGE CHARLES F ET		4043 MT MISERY RD NE	LELAND	NC	28451
0090012811	WHITAKER WAYNE ET		4125 MT MISERY ROAD	LELAND	NC	28451
0090012828	JENKINS TWYLAH LATRIECE AND		300 VILLAGE DR APT 703	KING OF PRUSSA	PA	19406
0090012804	JENKINS LEONARD ET		4090 BUTLER RD NE	LELAND	NC	28451
009MA001	HOME LAND REALTY AND DEVELOPMENT LLC		PO BOX 1602	LELAND	NC	28451
009LA002	BRIGHT DAVID AUSTIN ETUX		4072 MT MISERY RD NE	LELAND	NC	28451
009LA00101	BRIGHT DAVID AUSTIN ETUX		4072 MT MISERY RD NE	LELAND	NC	28451
009LA001	BRIGHT DAVID AUSTIN ETUX		4072 MT MISERY RD NE	LELAND	NC	28451
00900129	BRADFORD MARY R		4195 BUTLER RD NE	LELAND	NC	28451
01500080	BRUNSWICK COUNTY		PO BOX 249	BOLIVIA	NC	28451
01000003	BUTLER DAVID WAYNE AND		3990 MT MISERY RD NE	LELAND	NC	28422
0090012812	ADVANCE DESIGN BUILD LLC		204 CIRCLE DR	HAMPSTEAD	NC	28451
0090012808	SERRANO JOSEPH ETUX		4099 MT MISERY RD NE	LELAND	NC	28451

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0090012822	ADVANCE DESIGN BUILD LLC	204 CIRCLE DR	HAMPSTEAD	NC	28443

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	MICHAEL PARKS	204 CIRCLE DR	HAMPSTEAD	NC	28443