



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
June 13, 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 May 9th and May 17th Meetings.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.
 - A. Planned Development – PD-80

Name: Bell Swamp Connection Tract
Applicant: Paramounte Engineering
Tax Parcels: 0970003102 and 09700033
Location: Ocean Hwy East and Bell Swamp Connection
Description: Bell Swamp Connection is a proposed planned development to consist of 139 single family lots and 90 townhomes on 48.65 acres creating an overall density of 4.71 dwelling units per acre.
 - B. Planned Development – PD-81

Name: Anderson Tract (Revision)
Applicant: Norris and Tunstall
Tax Parcel: A Portion of 2250002601
Location: Hickman Road
Description: Anderson Tract is a proposed planned development revision to consist of 336 townhomes on 58.21 acres creating an overall density of 5.77 dwelling units per acre.

C. Planned Development – PD-82

Name: Osprey Isle
Applicant: Thomas and Hutton Engineering
Tax Parcels: 2120000503, 2120002801, 21200028, 21200027, 2120002501
Location: Near the intersection of US-17 and Plantation Drive
Description: Osprey Isle is a proposed planned development consisting of 81 single family lots and 264 semi-attached lots on 157.1 acres, creating an overall density of 2.2 dwelling units per acre.

D. Rezoning Z-847

Proposed rezoning of approximately 20.52 acres located off Chappell Loop Road near Leland from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcels 03800008.

E. Rezoning Z-848

Proposed rezoning of approximately 1.58 acres located at 5579 Old Georgetown Road near Shallotte from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcel 2130000104.

LAND USE PLAN MAP AMENDMENT LUM-848:

Request to amend Tax Parcel 2130000104 located off Old Georgetown Road near Shallotte from LDR (Low Density Residential) to Commercial.

F. Rezoning Z-849

Proposed rezoning of approximately 20.0 acres located off Longwood Road near Ash from R-7500 (Medium Density Residential) to RR (Rural Residential) for a portion of Tax Parcel 16300015.

G. Rezoning Z-850

Proposed rezoning of approximately 2.4 acres located off Southport-Supply Road near Supply from R-6000 (High Density Residential) to CLD (Commercial Low Density) for Tax Parcel 16800105.

9) Other Business.

- Planning Board Case Update.
- Blueprint Brunswick Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
May 9, 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
Richard Leary
Ron Medlin
Christopher Wood

MEMBERS ABSENT

Clifton Cheek
Britt Riggs, Alternate

STAFF PRESENT

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

OTHERS PRESENT

J. Phillip Norris, P.E.
Allen Yuhasz
Joan Tomasello
Evelyn Johnson
Susan Chopard
Roy Walton
Brad Schuler
Martha Robinson

John Hankins
Brad Durrell
Van Walton
Julie Farrell
Gerald A. Kirby
Angela Davis
Justin Bishop

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Clifton Cheek and Mr. Brett Riggs were absent.

IV. CONSIDERATION OF MINUTES FOR 11-APR-22 MEETING.

Mr. Bittenbender made a motion to approve the 11-Apr-22 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. NEW BUSINESS.

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

Request rezoning of approximately 2,131.82 acres located off Pea Landing Road NW (SR 1304) near Carolina Shores from RR (Rural Low Density Residential) and R-7500 (Medium Density Residential) to R-7500 (Medium Density Residential) for Tax Parcels 19300025, 19400027, 19400028, 194000201, 194000202, 194000203, 194000204 and 194000205.

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) and R-7500 (Medium Density Residential) to R-7500 (Medium Density Residential) for Tax Parcels 19300025, 19400027, 19400028, 194000201, 194000202, 194000203, 194000204 and 194000205.

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

Mr. Phillip Norris, Norris & Tunstall Engineering, addressed the Board on behalf of the applicants. Mr. Norris said they have worked with staff and reduced the initial acreage by approximately 1,000 acres and they also changed the zoning designation from R-6000 (High Density Residential) to R-7500 (Medium Density Residential), which allows for less density. He

further stated that the applicant has no immediate plans to develop the property, but they feel this zoning change is the highest and best use of the property. Mr. Norris said the subject property is in close proximity Brunswick Plantation (The Hamptons) and there is development activity occurring in that section of Brunswick Plantation so the applicants want the zoning designation of the subject properties to be consistent with the surrounding area for potential future development purposes. Mr. Norris said, if the property is developed, drainage, flooding and traffic will be addressed with the appropriate agencies (North Carolina Department of Transportation [NCDOT], Brunswick County Stormwater, and North Carolina Department of Environmental Quality Division of Water Quality) prior to development occurring. Mr. Norris concluded that residential dwellings are allowed in the current zoning. Mr. Wood said he is appreciative that the applicants changed the zoning designation to R-7500 rather than R-6000 because there are a tremendous number of wetlands on the property that would have likely increased the density and Mr. Dunham concurred. Mr. Norris stated that they had a cursory wetland delineation done on the property and there is a fair number of wetlands on the site as well as a 100-year flood zone and non-encroachment areas.

Ms. Susan Chopard, President of the Brunswick Plantation Board of Directors, addressed the Board. Ms. Chopard read a letter (attached) from the Brunswick Plantation POA's Board of Directors.

Ms. Julie Farrell addressed the Board. Ms. Farrell expressed concerns with this property being in a watershed area that should be preserved, and preventative measures put in place to protect surrounding properties from potentially flooding. Mr. Dunham said the property has to be rezoned if the intended use is not permitted and/or permissible and a plan is presented after the zoning change. Mr. Pages stated that the zoning change is based on all uses allowed in the R-7500 zoning district and flooding, drainage, traffic, etc., is addressed at the time the proposed project is submitted for review and approval.

Ms. Evelyn Johnson addressed the Board. Ms. Johnson said the initial zoning change was near property that she owns (Gwynn Farm Road NW), but it has since been removed from the rezoning request. She stated that she is concerned with development coming to the area and the potential flooding issues generated from the Caw Caw Canal like they experienced when she grew up in the area. Mr. Dunham said the County has a stormwater administrator that will address stormwater runoff.

Ms. Joan Tomasello addressed the Board. Ms. Tomasello was concerned with the permitting process, in that, the property is cleared before a permit is issued. Ms. Dixon clarified that the State regulates land clearing, environmental impacts, and erosion control. Ms. Tomasello asked if there is any recourse to keeping property from being clear-cut and Ms. Dixon replied, no. Mr. Pages added that wetlands are protected and delineated by the US Army Corps of Engineers. Ms. Dixon further explained that there are State permits required for environmental impacts and erosion control.

Mr. Brad Durrell addressed the Board. Mr. Durrell felt that wetland delineations should be required prior a zoning change. He asked staff to explain the difference in RR (Rural Low Density Residential), R-7500 (Medium Density Residential) and R-6000 (High Density Residential) zoning districts. Mr. Pages proceeded to explain the difference in the 3 zoning designations regarding permitted uses and/or minimum dimensional requirements.

Ms. Julie Farrell readdressed the Board. Ms. Farrell asked about the State not permitting the County to regulate clear-cutting a lot. Ms. Dixon reiterated that the State regulates land clearing.

Mr. Batton interjected that the State can regulate and/or allow the County to require additional requirements if there is a need beyond what the State regulates.

Mr. Norris readdressed the Board. Mr. Norris reiterated that flooding concerns are important and should be addressed at the time a project is presented for consideration.

Mr. Van Walton addressed the Board. Mr. Walton asked about the density for R-7500 and R-6000 zoning districts and Mr. Pages explained the density difference in R-7500 and R-6000 zoning districts.

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

Mr. Wood made a motion to approve Tax Parcels 19300025, 19400027, 19400028, 194000201, 194000202, 194000203, 194000204 and 194000205 from RR (Rural Low Density Residential) and R-7500 (Medium Density Residential) to R-7500 (Medium Density Residential) and the motion was unanimously carried.

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

APPROVED – 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:

There is public water and sewer in the area, there are no capacity deficiencies for this section of Pea Landing Road or No. 5 School Road and there is adequate school capacity in the area.

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

B. Rezoning Z-843 – Kathleen Yuhasz.

Request rezoning of approximately 2.52 acres located off Southport-Supply Road SE (NC 211) near Bolivia from SBR-6000 (High Density Site Built Residential) to C-LD (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 SE (NC 211) near Bolivia from LDR (Low Density Residential) to Commercial.

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

Mr. Pages said staff recommends approval from SBR-6000 (High Density Site Built Residential) to C-LD (Commercial Low Density) for Tax Parcel 1850001731 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 1850001731.

Mr. Bittenbender asked staff if NCDOT provided a rating for this section of Southport-Supply Road SE (NC 211) that has no capacity deficiencies and Mr. Pages replied, yes.

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

Mr. Allan Yuhasz addressed the Board. Mr. Yuhasz said they built a building on the C-LD-CZ property (Tax Parcel 18500013) that is utilized for office and storage space. He stated that the proposed zoning change is the highest and best use of the subject property because there is a waiting list in his neighborhood (Winding River) for storage space. He proceeded to show the Board Conceptual Layout Plans A or B (attached) that will likely be the intended use of the subject property that includes a natural vegetative buffer so the structure(s) will not be an eyesore from Southport-Supply Road SE (NC 211). He further stated that he has spoken with NCDOT and road improvements (entrances and exits) will likely have to be approved by NCDOT. Mr. Batton reminded the Board that this a zoning change and not a development approval.

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

Mr. Leary made a motion to approve Tax Parcel 1850001731 from SBR-6000 (High Density Site Built Residential) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial and the motion was unanimously carried.

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

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

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

There is commercial zoning to the east of the subject property.

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

There is a need for storage space in the area, which is the applicant's intended use of the property and there was no opposition from the public.

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.

C. Rezoning Z-844 – Gerald A. Kirby.

Request rezoning of approximately 65.84 acres located off Stanbury Road SW (SR 1124) near Holden Beach from SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential) for Tax Parcels 21600104, 21600108, 2160010905, 2150005101, 2150004803, 2160010901, 2160010902, 2160010904, 21600119, 2160010403, 21600107, 21600105, 2160010410 and 21600111.

LAND USE PLAN MAP AMENDMENT – LUM-844:

Request to amend Tax Parcels 21600104, 2160010905, 2150005101, 2150004803, 21600119, 2160010403 and 2160010410 located off Stanbury Road SW (SR 1124) near Holden Beach from LDR (Low Density Residential) to MDR (Medium Density Residential).

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

Mr. Pages said staff recommends approval from SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential) for Tax Parcels 21600104, 2160010905, 2150005101, 2150004803, 21600119, 2160010403 and 2150010410 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to MDR (Medium Density Residential) for Tax Parcels 21600104, 2160010905, 2150005101, 2150004803, 21600119, 2160010403 and 2160010410.

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

Mr. Gerald Kirby, owner of 1443, 1441 and 1467 Stanbury Road SW, addressed the Board. Mr. Kirby stated that the property owners were not aware that these properties were zoned SBR-6000 (High Density Site Built Residential) until Mr. Mallard Kirby attempted to place a manufactured home on his property for his daughter and discovered manufactured homes are not allowed in SBR-6000 zoning. Mr. Kirby said other property owners realized that they would not be allowed to either rebuild on their property should something happen to their homes or expand other uses (commercial activity) that have been on their property prior to the current zoning designation.

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

Ms. Easley made a motion to approve Tax Parcels 21600104, 21600108, 2160010905, 2150005101, 2150004803, 2160010901, 2160010902, 2160010904, 21600119, 2160010403, 21600107, 21600105, 2160010410 and 21600111 from SBR-6000 (High Density Site Built

Residential) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcels 21600104, 2160010905, 2150005101, 2150004803, 21600119, 2160010403 and 2160010410 and the motion was unanimously carried.

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

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

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

The existing uses cannot be replaced if the structures are destroyed.

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

There is similar zoning nearby and there was no opposition from the public.

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. Rezoning Z-845 (Bell Creek Development Group, LLC [%Kathy Garris])

Request rezoning of approximately 49.65 acres located off Bell Swamp Connection NE (SR 1407) near Bolivia from C-LD (Commercial Low Density) and C-I (Commercial Intensive) to C-LD (Commercial Low Density) for Tax Parcels 09700033 and 0970003102.

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-LD (Commercial Low Density) and C-I (Commercial Intensive) to C-LD (Commercial Low Density) for Tax Parcels 09700033 and 0970003102.

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

Mr. Brad Schuler, representative for Paramounte Engineering, addressed the Board on behalf of the applicant. Mr. Schuler said the property is currently split-zoned and the applicant intends to

develop the site as 1 project, which has presented some challenges as a split-zoned parcel. He further stated that the zoning change is consistent with surrounding zoning as well as the CAMA Land Use Plan Classification Map.

Mr. Roy Walton addressed the Board. Mr. Walton was concerned with how property taxes will be affected. He stated that there is a ditch on the property line that runs to an existing pond on the back of Tax Parcel 09700024. Mr. Walton said there is currently a stormwater runoff issue in the area from the 4-lane road. He felt that their field will be flooded as well as his property across the road from the subject property. Mr. Walton said he has been denied assistance from the State and County regarding the stormwater runoff issue(s) that currently exist in the area. He further stated that the water will eventually end up in an existing pond that will likely overflow and flood his fields. Mr. Dunham said a stormwater permit will have to be obtained from the County and the State if the property is developed for commercial use. Mr. Walton wanted assurance that they will get assistance should additional flooding occurs as result of future development. Mr. Dunham asked staff to provide Mr. Walton with Brigit Flora, Brunswick County Stormwater Administrator, contact information.

Ms. Angela Davis addressed the Board. Ms. Davis asked how her taxes will be affected as a result of the zoning change? Mr. Dunham said tax values are determined by the Brunswick County Tax Office. Ms. Davis reiterated that flooding is currently a concern in the area

Ms. Martha Robinson, 270 Bell Swamp Road NE, addressed the Board. Ms. Robinson asked about buffers regarding 0.2 opacity and Mr. Pages explained how opacity is defined. Ms. Robinson said she is also concerned with stormwater runoff and drainage when this property is developed. Mr. Dunham said the applicant will have to submit a development plan for review and approval by the County Stormwater Administrator and the State. He suggested that Ms. Robinson speak with Brigit Flora, Brunswick County Stormwater Administrator, regarding stormwater runoff being maintained on the site. Mr. Pages reiterated that this is a zoning change, but when the site plan is submitted, it will be reviewed and approved by the appropriate County departments and State agencies.

Mr. Van Walton addressed the Board. Mr. Walton stated that there are wetlands on the subject property. He asked if there is a plan available for public consumption? Mr. Pages said the applicant will have to submit a plan to staff for review and approval if the use is outright permitted. Otherwise, any other development will have to be submitted to this Board for review and approval. Ms. Dixon encouraged Mr. Walton to speak with Brigit Flora regarding any stormwater runoff issues.

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 Tax Parcels 09700033 and 0970003102 from C-LD (Commercial Low Density) and C-I (Commercial Intensive) to C-LD (Commercial Low Density) 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 Commercial.

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

This change will correct a split-zoned parcel and it is a less intensive zoning change.

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

E. Rezoning Z-846 (SDW, Inc. (%Sandy Wood).

Request rezoning of approximately 0.62 acres located off Lanvale Road NE (AR 1438) near Leland from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 0370002015.

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 NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 0370002015.

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

Mr. Justin Bishop addressed the Board on behalf of the property owner. Mr. Bishop said there is similar zoning nearby and the zoning change is consistent with the CAMA Land Use Plan Classification Map.

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

Mr. Bittenbender made a motion to approve Tax Parcel 0370002015 from NC (Neighborhood Commercial) to R-6000 (High Density Residential) and the motion was unanimously carried.

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

APPROVED – 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 Community Commercial.

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

There is R-6000 zoning nearby and there was no opposition from the public.

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

VIII. OTHER BUSINESS.

- Planning Board Case Update

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-842 and Z-840CZ were approved at the 11-Apr-22 meeting and there were no appeals, so the Board's decision stands.

- Blueprint Brunswick Update.

Ms. Dixon addressed the Board. She stated that staff is waiting on a draft plan that should be presented to the committee and the Board will receive a copy of the draft plan in the next 30 to 60 days.

Ms. Dixon introduced Ms. Nicole Morgan as the new Project Planner and the Board welcomed Ms. Morgan.

IX. ADJOURNMENT.

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

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
May 17, 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
Clifton Cheek
Richard Leary
Ron Medlin
Christopher Wood

MEMBERS ABSENT

Brett Riggs, Alternate
William Bittenbender

STAFF PRESENT

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

OTHERS PRESENT

Richard Collier, McKim and Creed
Justin Bishop
Michael Parks
Peter Kufsuske
Bob McCue

Jeff Malpass
Mike Nichols
Steve Parker
Jeff Petroff
Thomas Willis
John Ragna

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. William Bittenbender and Mr. Brett Riggs were absent.

IV. AGENDA AMENDMENTS.

There were none.

V. PUBLIC COMMENT.

There were none.

VI. NEW BUSINESS.

A. Planned Development – PD-72

Name: Malmo Tract (aka Ashton Woods)
Applicant: McKim and Creed
Tax Parcel(s): 0280000106
Location: Malmo Loop Road NE (S.R. 1417)
Description: Malmo Tract is a proposed planned development consisting 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.

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;
- Revise Note #3 under “Brunswick County Stormwater Notes” that the stormwater system shall be designed to accommodate the 25-year storm event;
- Add a note on the site plan that all dwellings shall be constructed outside the AE Flood Zone;
- 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;

- 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;” and
- 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.”

Ms. Easley asked if the area that appears to be an easement near Hwy 74/76 is part of the subject property? Mr. Pages said that is Malmo Loop Road NE (SR 1417).

Mr. Batton asked if Condition 8 is a recommendation or requirement from the floodplain administrator? Mr. Pages said the Brunswick County Floodplain Administrator was providing another option to the developer. Mr. Leary asked staff why the Floodplain Administrator recommended Condition 8? Mr. Pages reiterated that the Floodplain Administrator said he wanted to give the developer more than 1 option to satisfy the FEMA requirements.

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

Mr. Richard Collier, representative for McKim and Creed, addressed the Board on behalf of the developer. Mr. Collier recapped that the property was previously rezoned, which is the first phase of the proposed planned development. He provided a PowerPoint presentation (attached) and briefly discussed the project components that will include a bridge across Road A crossing the floodway and a No-Rise Flood Study that is currently underway and they anticipate receiving a no-rise certificate. Mr. Collier proceeded to say the front and rear yard setbacks are 10', side yards are 5' and 10' corner side. The maximum building height is 40' with an average lot size of 6,000 square feet and 1,800 square feet for townhome lots. Mr. Collier said there will be 11.51 acres of stormwater ponds throughout the neighborhood that will provide for walking trails in the project. They are proposing a 30' buffer along the perimeter of the property, the roads will be private and designed to the North Carolina Department of Transportation's (NCDOT) minimum standards, and the project will be served by public water and sewer. Mr. Collier said there are some areas that are in the AE Flood Zone and they would like to build within the AE Flood Zone on those lots, while ensuring the structures are built 2' above base flood elevation. As a result, Mr. Collier said they would respectfully request that the Board exclude Condition 5, “Add a note on the site plan that all dwellings shall be constructed outside of the AE Flood Zone” outlined in the Staff Report.

Ms. Easley asked about the potential to build a bridge over the floodway or non-encroachment area. Mr. Collier responded that there is a 100-year flood plain and a floodway will be established based on the No Rise Flood Study in lieu of the Non-Encroachment Area.

Mr. Dunham asked if residents in the area provided feedback regarding flooding in the area? Mr. Collier said there were residents at the neighborhood meeting that expressed concerns regarding the current flooding issues in the area. He stated that they intend to evaluate the cross drainage that comes on Malmo Loop Road NE (SR 1417) so information and data will be available to discuss what is actually occurring in the area. Mr. Dunham said the Board signed a resolution that will address flooding beyond a 25-year storm event. Mr. Pages said the Board has proposed that projects be designed, at minimum, to accommodate the 25-year storm event, 25+ years for the system with an attenuation for the 100-year storm event or the project be designed to

accommodate the 100-year storm event. Mr. Pages further stated that the stormwater engineer and flood plain administrator agreed that designing the project to the 25-year storm event would be appropriate for this development.

Ms. Easley asked why staff is requesting all dwellings be built outside the AE Flood Zone? Mr. Pages said the floodplain administrator and stormwater engineer were concerned with dwellings in the AE Flood Zone. Ms. Dixon interjected that building dwellings outside the flood zone will allow for flexibility and preserve the flood zone area. Ms. Dixon said it will also allow for a reduction in cost for the future homeowner and emergency services. Ms. Easley said homes are allowed to build in an AE Flood Zone on private lots as long as the structure is elevated 2' above base flood elevation.

Mr. Leary asked if there will be an impact to the proposed plan if it has to be designed to the 25+ year storm event? Mr. Collier said designing to that level is almost unattainable. He stated that they can prove that they can route the storms through stormwater ponds by showing that the stormwater ponds retain water up to 100-year storm before water is released out of the emergency spillway.

Mr. Dunham asked about the 10' front yard setback that require an additional 2 parking spaces. Mr. Collier said the garage will be setback to allow for 2 additional parking spaces in the street.

Mr. Thomas Willis, adjacent property owner, addressed the Board. Mr. Willis said he was not contacted by the applicant regarding flooding issues in the area. He stated that this property was a hunting club in the past. Mr. Willis felt that there has not been any respect for the neighbors with regards to new development in the area. He stated that a pond on the northeastern portion of the property has been pumped dry to lower the water table on the property. Mr. Willis said the applicant is misleading the Board because the property has been clear-cut and the pond has been pumped dry to reduce the water table on the property. Mr. Willis said Hood Creek and Malmo Loop Road NE (SR 1417) floods during a hurricane event and adding more rooftops willing only compound the existing flood issues in the area.

Mr. Steve Parker addressed the Board. Mr. Parker concurred with Mr. Willis' statements. Mr. Parks said the existing pond was built by the State to build I-140 highway. He stated that the applicant will have to build a 15' bridge over the branch to access some of the proposed lots. Mr. Parker said the Board needs to stop letting people come into to the County and destroy existing communities. He said Hwy. 74/76 is currently a heavily travelled road and there is a fatality every month on Hwy. 74/76 and this proposed development will only generate more traffic to the area. Mr. Parker also expressed concerns with schools being over capacity and the potential for more children moving to the area. He reiterated that the County is being destroyed by excessive development that continually floods neighboring properties.

Mr. Dunham expressed concern with the potential flooding that maybe generated from the proposed development. Mr. Collier reiterated that they are proposing a wooden bridge on Road A and they are studying the area to ensure flooding does not occur. He further stated that the flood study has been completed, but it has to be reviewed and accepted by the County and FEMA. Mr. Collier said the approval process will likely take approximately 75 days.

Mr. Cheek asked about the pond shown as recreational space on the plan that has been drained according to neighboring property owners. Mr. Collier responded that portions of that pond will be dried out and 75% of the pond will remain as such. He further stated that the pond was dugout as a borrow pit for the construction of a road(s). Mr. Cheek asked staff if there is a certain

acreage of stormwater ponds required for a project? Mr. Pages replied, that the State and County Stormwater Engineer will determine the minimum amount of stormwater control measures that must be in place before the project can move forward. Mr. Pages said this project is in the preliminary phase and stormwater approval is forthcoming via the County and State stormwater permit process. Mr. Cheek asked if this pond is inclusive of the 11.51 acres of stormwater ponds throughout the property and Mr. Collier replied, no. He stated that pond is within the recreational space area as stated on the plan submitted to the Board. Mr. Collier said they are unsure at the current time whether or not this particular pond will be a stormwater or amenity pond, which will not treat stormwater. Mr. Pages interjected that the proposed stormwater ponds are identified by the Letter "C" on the project map. Mr. Pages reiterated that this is a preliminary plan. Mr. Collier identified some of the areas where stormwater ponds area proposed on a visual map.

Mr. Steve Parker readdressed the Board. Mr. Parker said there are 2 branches that cross Road A and there is another 2,000 acres owned by the applicant that will likely be developed in the near future, thus creating more stormwater runoff into Hoods Creek.

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

Mr. Cheek clarified that the number of proposed lots for this development are less than allowable as a result of the wetlands on the site. Ms. Easley added that the regulations the Board have to guide their decision is based on the percentage of the total area, which includes wetlands. She further stated that the applicant is agreeable to design the project to the 25-year storm event with routing of the ponds to the 100-year storm event. Ms. Easley said the floodplain administrator recommended Condition 8, but Mr. Collier said the flood study is completed and there will be an establishment of the floodway rather than a non-encroachment area.

After further discussion regarding Condition 5 that states, "Add a note on the site plan that all dwellings shall be constructed outside of the AE Flood Zone", Mr. Cheek made a motion to approve Malmo Tract aka Ashton Woods (PD-72) with the noted conditions by staff, but amend Condition 4 to say, "Revise Note #3 under 'Brunswick County Stormwater Notes' that the stormwater system shall be designed to accommodate the 25-year storm event with routing of ponds to the 100-year storm event", exclude Condition 5, and amend Condition 8 to say, "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, an establishment of a Floodway be conducted, in lieu of the existing Non-Encroachment Area" and the motion was unanimously carried.

B. Planned Development – PD-77

Name: River Tide Farms
Applicant: Malpass Engineering
Tax Parcel(s): 1110000601
Location: Ocean Highway East (US 17) and Mill Creek Road SE (S.R. 1514)
Description: River Tide Farms is a proposed planned development consisting of 155 single family lots on 46.95 acres creating an overall density of 3.3 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. Cheek asked staff about the open space area near Duke Energy. Mr. Pages said that area cannot be developed, but it can be used for parking and a walking trail. He further stated that they will have to seek approval from the power company to utilize that area.

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

Mr. Justin Bishop, Malpass Engineering, addressed the Board. Mr. Bishop said there are no flood zones on the site, but there is a pocket of wetlands near Mill Creek Road SE (SR 1514). He reiterated that they are proposing a buffer on the perimeter lots as stated in the Staff Report.

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 River Tide Farms (PD-77) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-79

Name: Coastal Club of the Carolinas (Formerly Farmstead)
Applicant: CLD Engineering
Tax Parcel(s): 224MB001, 224MB002, 224MB003, 224MB004, 224MB006,
22500129, and 224MB00501
Location: McLamb Road NW (S.R. 1301) and Hickman Road NW (S.R. 1303)
Description: Coastal Club of the Carolinas is a proposed planned development consisting 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.

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

Mr. Pages said staff recommends approval based on the following conditions:

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;

- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements; and
- Place a note on the site plan that the stormwater system shall be designed to accommodate the 25-year storm event.

Mr. Dunham asked if the areas color-coded blue are water and Mr. Pages replied, yes. Mr. Pages said those areas will either be ponds or kayak launching areas.

Mr. Batton asked how the property developed in South Carolina interfaces with the County's jurisdiction? Mr. Pages said all components of the project are based on the County's minimum requirements and Horry County will approve portions of the project within their jurisdiction. Mr. Batton asked if traffic counts and driveway accesses include that portion of the project in Horry County and Mr. Pages replied, no.

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

Mr. Dunham asked if this project is located in Hwy. 31 right-of-way proposals to Brunswick County? Mr. Pages said a small portion of the project maybe in one of Hwy. 31 proposed routes to Brunswick County.

Mr. Jeff Petroff, CLD Engineering, addressed the Board. Mr. Petroff said they have addressed the project in South Carolina's jurisdiction with the appropriate agencies in Horry County. He said the previous owner closed the golf course and the property was purchased by his clients with the intentions of building an amenity rich subdivision with a tremendous amount of open space and lot of ponds. He stated that there are no wetlands or flood zones on the site. Mr. Petroff said they held a neighborhood meeting and traffic was a big concern and their transportation consultant removed the 15 acres of commercial development as well as the golf course because they felt doing so would likely reduce traffic to the area. The Traffic Impact Analysis has been completed and it has been forwarded to the North Carolina and South Carolina Departments of Transportation for review and approval. Mr. Petroff said there were concerns regarding stormwater and the subject property is downstream from Spring Mill Plantation. The Spring Mill Plantation community previously had flooding issues because the ditch that runs the perimeter of the subject property was blocked. However, the area where the ditch was blocked is off the proposed project so this project will not impede any drainage. He stated that there was a concern with the driveway being across from Spring Mill Plantation entrance, but their driveway was already in place since 1996. He further stated that they intend to have 2 other entrances in North Carolina and 1 entrance in South Carolina. Mr. Petroff said concerns were expressed about potential impact to the neighboring community and he encouraged the neighbors to view their website and other products they have completed.

Mr. Dunham asked if there will be an amenity use for the pond(s)? Mr. Petroff said they are proposing kayak launches and other water intense uses.

Mr. Leary asked how the project will be impacted in North Carolina if South Carolina rejects the project? Mr. Petroff said they have been approved for the proposed density in South Carolina, but they are planning to do layout changes with interconnectivity. He said the proposed project can stand alone in North or South Carolina. He stated that they have received approval from Horry County to allow water to be treated in Brunswick County because it is a natural drainage

basin, but other aspects of the project (water and sewer system, schools, mail carriers) require separate approvals, depending on which State is involved.

Mr. John Ragna, President of Spring Mill Plantation POA, addressed the Board. Mr. Ragna said the lot count in South Carolina differs from what was presented to this Board (480 lots) and what the Spring Mill Plantation community (645 lots) was told. He stated that Spring Mill Plantation homeowners moved in this community for quality of life, reasonable cost in Brunswick County, access to beaches, space (75' wide lots), and a spine road that prohibits traffic from getting into neighborhoods. Mr. Ragna said 800 units have been approved by this Board in the last 2 years off Calabash Road NW (SR 1300) and another 774 with this project will have a major impact to the area. Mr. Ragna read excerpts from the Brunswick County Unified Development Ordinance (UDO) regarding its purpose which is to (1) promote the health, safety, and general welfare of the residents of Brunswick County; (3) preserve the overall quality of life for residents and visitors; (4) protect the character of established residential neighborhoods. Mr. Ragna expressed concerns with stormwater and traffic that should be considered in the decision-making process. He felt that traffic from the proposed project will use their roads as a cut-through to Calabash Road NW (SR 1300) to travel to the grocery store, drug store, doctor visits, etc. Mr. Ragna felt that the residents of Spring Mill Plantation's quality of life will be disrupted. He concluded that the pace the County is approving development cannot be handled by the working class because there is a current backlog for medical appointments, utility services, emergency responders, personal services, etc. Mr. Ragna felt that taxpayers are not being considered when developments are approved.

Mr. Peter Kofsuske, resident of Spring Mill Plantation, addressed the Board. Mr. Kofsuske said he was a member of Farmstead Golf Course prior to the sale of the golf course. He stated that the previous owners (McLamb) announced they were selling Farmstead last year to a developer that was going to build million-dollar homes around the golf course and the golf course would remain open. In March 2022, Mr. Kofsuske said they were told that the plan was being revised to remove the gold course and increase the number of homes on the North Carolina side by more than 50%. Mr. Kofsuske said he was later told that the homes would be considerably smaller than initially planned and much less than a million-dollar. Mr. Kofsuske said the golf course was treated with chemicals that went into the ground and water system. He expressed concerns with potential environmental hazards as a result of the chemicals placed on the golf course and he felt that the matter should be investigated.

Mr. Bob McCue, resident of Spring Mill Plantation, addressed the Board. Mr. McCue said Calabash Road NW (SR 1300) is a heavily travelled road with no shoulder space. He reiterated that there are traffic issues in the area as well as the potential for the residents of this project coming through the Spring Mill Plantation community. He stated that the residents of Spring Mill Plantation pay approximately \$200,000 a year to maintain Spring Mill Plantation Blvd NW and nonresidents should not be allowed to use the roads in their community as a cut-through. Mr. McCue felt that the commercial component of the project should remain because there is a dire need for commercial activity in the area to keep traffic off Calabash Road NW (SR 1300).

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

Mr. Cheek said the plan shows 2 outlets onto Hickman Road NW (SR 1303) and the other Board members agreed. Mr. Pages noted that Farmstead PD is still a valid plan. Ms. Easley clarified that the UDO list 14 items under its purpose and she proceeded to read some of those items outlined in Article 1. General Provisions, Section 1.4.

Mr. Wood made a motion to approve Coastal Club of the Carolinas (PD-79) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Major Subdivision – SS-278

Name: Ruffins River Landing (Expansion)
Applicant: Paramounte Engineering
Tax Parcel(s): A Portion of 1840000314
Location: Stone Chimney Road SW (S.R. 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.

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

Mr. Huckins 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. Dunham asked about the cross-hatched area on the map above the additional 8 lots? Mr. Huckins said that area is proposed open space.

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

Mr. Mike Nichols, Landscape Architect for Paramounte Engineering, addressed the Board. Mr. Nichols stated that they are proposing 8 additional lots to an existing subdivision and no additional roads are proposed. Mr. Nichols said infrastructure is in place. He stated that the neighborhood meeting was well attended and there was no opposition to the proposed plan.

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 Ruffins River Landing Expansion (SS-278) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

E. Major Subdivision – SS-280

Name: Hood Creek Landing
Applicant: Advance Design Build, LLC

Tax Parcel(s): A Portion of 00900112822
Location: Mt. Misery Road NE (S.R. 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.

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 there is an existing cemetery and accommodations will be made to provide an access easement to the cemetery.

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;
- 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;
- Revise the proposed recreation space provided in the site data to indicate 0.8 acres; and
- Place a note on the site plan that the stormwater system shall be designed to accommodate the 25-year storm event.

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

Mr. Michael Parks, representative for Advance Design Build, LLC, addressed the Board. Mr. Parks stated that the existing cemetery will be preserved and an improved access provided. He stated that the lots will range from 10,500 square feet to 12,000 square feet. Mr. Parks said they will be using low impact development practices with swales and no homes will be built in the AE Flood Zone. Mr. Parks reiterated that the project will be designed to the 25-year storm event. He further stated that there are isolated uplands across the wetland pocket where Hood Creek runs along the property, and they would like to install a boardwalk that can connect to the uplands as a method to provide some type of amenity for the community. Mr. Parks said there is frontage on Hood Creek to the west of the stormwater pond that may provide for a primitive kayak launch. He said that he has reached out to Brunswick County Parks & Recreation about potentially deeding a community park in that area.

Mr. Robert Melvin, owner of Tax Parcel 010PA045, addressed the Board. Mr. Melvin asked the type of construction traffic that will be along Butler Road NE (SR 1460)? Mr. Parks said there is no access along Butler Road NE and the construction traffic will be accessed off Mt. Misery Road NE (SR 1492). Mr. Melvin asked if stormwater runoff will be near his property? Mr. Parks said the use of low impact development practices and the installation of swales will move the water instead of filling into those depressions. He further stated that the stormwater runoff will end up in the stormwater pond on the western side of the project.

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

Mr. Leary made a motion to approve Hood Creek Landing (SS-280) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

VII. OTHER BUSINESS.

There was none.

VIII. ADJOURNMENT.

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

DRAFT

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-80
Applicant: Paramounte Engineering
Project Name: Bell Swamp Connection Planned Development
Property Location: Ocean Hwy East (US 17) and Bell Swamp Connection (SR 1407)
Parcel Numbers: 0970003102 and 09700033
Zoning District: CLD (Commercial Low Density)

CLD Density Maximum – 13.6 Dwelling Units per Acre

"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."

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: Bell Swamp Connection is a proposed planned development to consist of 139 single family lots and 90 townhomes on 48.65 acres creating an overall density of 4.71 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 9.72 acres. The developer is proposing 20.02 acres of dedicated open space. The developer is also proposing 2.1 acres of recreation space of which 1.46 acres are required.
- The proposed project will generate approximately 1,853 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 20.02 acres of open space where as 9.72 acres are required.

2. The developer is proposing 2.1 acres of recreation space where as 1.46 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 May 31, 2022.
 - TRC was held on May 3, 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. Extend the 20' peripheral buffer to the rear of lot 12.



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 # _____ Invoice # _____

Date Received: _____

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	FEP, LLC (Parcel #0970003102) Kathy A. Garris (Parcel #09700033)	Phone
	Address	1316 Honor Lane	Fax
	City, St, Zip	Wilmington, NC 28412	Email

Applicant or Representative	Name	Bell Creek Development Group, LLC	Phone	910-791-6707 (rep)
	Address	P.O. Box 986	Fax	
	City, St, Zip	Wrightsville Beach, NC 28480	Email	jcirello@paramounte-eng.com (rep)

Property Information	Address	40 Bell Swamp Connection NC
	Tax Parcel(s)	0970003102 & 09700033
	Acreage	+/- 48.65 acres
	Current Zoning	C-LD (rezoning proposed)
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Bell Swamp Connection
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> NO <input checked="" type="checkbox"/>
	Single Family Acres	Lots
	+/- 38.65	139
	Multi-Family Acres	Units
(Townhomes) +/- 10.05	90	
Commercial Acres		

Authorization	Property Owner Signature	<i>Kathy A. Garris</i> MANAGER, FEP, LLC	Date	
	Applicant/Representative Signature	<i>Andrew Mitoul</i> Andrew Mitoul, Bell Creek Development Group	Date	3/15/2022

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

May 4, 2022

Paramounte Engineering
c/o Jim Cirello
122 Cinema Dr.
Wilmington, NC 28403

**RE: Bell Swamp Connection Planned Development
File # PD-80**

Dear Mr. Cirello,

The Technical Review Committee (TRC) at their May 2, 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 the peripheral buffer must be 30' wide with vegetation or 20' wide with a combination of vegetation and a 6' fence.
- Please remove buffer from the individual lots and make it part of the common area/open space.
- Please indicate the complete street buffer along Bell Swamp Connection.
- Please label the mail kiosk and bus stop on Street C.
- Please indicate the minimum lot width for the townhomes.
- Please specify that the roads will be private.
- 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

- 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.



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Comments from Engineering

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

- Existing 30" watermain (same side) and 16" high pressure forcemain (opposite side) on US Hwy 17.
- Proposed 12" watermain (opposite side) and 6" high pressure force main (same side) on Bell Swamp Connector from the Aurora Place neighborhood-currently under construction but not yet available to the public.
- Call out for connection to proposed waterline for project on Bell Swamp Connector and one connection on US Hwy 17.
- Hydrant spacing looks acceptable (neighborhood entrances and every 800' for single family and every 400' for multi-family).
- Pump station designed to our standards with polycrrete wetwell and influent manhole; odor control requirements will be determined with official Engineering plan review submittal.
- 2 NCDOT Encroachments required (one for Controlled access and one for Primary/Secondary).
- All water and sewer shall meet current county Design Manual requirements.

Comments from Fire Code Official

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

- Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/>. Select Fire Application and complete all applicable fields. And upload civil/utility plans.
- Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
- Need to apply for a Above ground fuel permit if applicable.
- Ned to review the "Development / Subdivision Fire approval Guidance document located at the following link.
<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>
- Fire apparatus turnaround will need to be marked as "Fire Lane. NO Parking."
- Revise Note 1 on plans to state Brunswick County Fire Code official.
Note 1: Final plat will require fire approval.
Note 2: Will need NFPA 291 form (Fire Hydrant Flow Test) for fire hydrant systems at time of field Fire inspection prior to final plat.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on May 13, 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

CASE PD-80

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
09700031	POTTER IRA A JR AND GARRIS KATHY A P	1316 HONOR LN	WILMINGTON	NC	28412
09700039	HARDWICK CHARLES T	P O BOX 264	WINNABOW	NC	28479
0970003708	RAMSEY SHAKINDAL S AND RAMSEY KENDALL	3125 KATHLEEN AVE UNIT 151	GREENSBORO	NC	27408
09700024	WALTON L V	5490 OCEAN HWY E	WINNABOW	NC	28479
09700032	CAUDILL BOBBY G	80 BELL SWAMP CONN NW	WINNABOW	NC	28479
0970003709	MCBRIDE GLENNA BALL	410 GOVERNORS ROAD	WILMINGTON	NC	28411
09700040	REYNOLD CEMETERY				
11100014	DFC COUNTRY WALK LLC	14701 PHILIPS HWY STE 300	JACKSONVILLE	FL	32256
0970003101	LIGHTHOUSE PENTECOSTAL CHURCH	PO BOX 10512	SOUTHPORT	NC	28461
0970003003	FITZPATRICK REVOCABLE LIVING TR	1068 EAGLE CT	CAROLINA SHOR	NC	28467
09700030	FITZPATRICK REVOCABLE LIVING TR	1068 EAGLE CT	CAROLINA SHOR	NC	28467
0970003901	BRANCH DANIEL ET BRANCH INEZ	43 SHARP AVE	BRIDGETON	NJ	08302
09700045	THOMAS ALICE D	13 BELL SWAMP CONNECTION	WINNABOW	NC	28479
1110001409	CLARK JANICE	PO BOX 131	RIEDELWOOD	NC	28456
1110001416	GOLF BARN LLC	4028 BARNES BLF SE	SOUTHPORT	NC	28461
11100020	VALLENDER LINDA	5350 OCEAN HWY EAST	WINNABOW	NC	28479
0970003707	JENKINS CONELL ETUX JENKINS CATHELENE	183 BELL SWAMP RD NE	WINNABOW	NC	28479
09700038	REYNOLDS JAMES BARTLEY ET REYNOLDS SUSAN	154 BELL SWAMP CONNECTION NE	WINNABOW	NC	28479
0970002611	GILBERT CLARK O ET GILBERT STEPHANIE C	157 BELL SWAMP CONNECTION	WINNABOW	NC	28479
0970002601	GILBERT CLARK O ET GILBERT STEPHANIE	157 BELL SWAMP CONN	WINNABOW	NC	27479
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

OWNER(S)

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

APPLICANT(S)

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-81
Applicant: Norris and Tunstall
Project Name: Anderson Tract Planned Development (Revision)
Property Location: Hickman Road (SR 1303)
Parcel Numbers: A Portion of 2250002601
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:** R-7500
South: R-7500 and CLD (Commercial Low Density)
East: R-7500 and NC (Neighborhood Commercial)
West: R-7500 and CLD

Proposed Use: Anderson Tract is a proposed planned development consisting of 336 townhomes on a gross site of 58.21 acres creating an overall density of 5.77 units per acre.

Anderson Tract was originally approved in September 2021 for 295 townhomes on a gross site of 67.23 acres creating an overall density of 4.38 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 11.64 acres. The developer is proposing 26.51 acres of dedicated open space. The developer is also proposing 3.08 acres of recreation space of which 2.01 acres are required.
- The proposed 295 townhomes will generate approximately 1,714 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. This project is located within the Carolina Bays Parkway study area and within one of the concept corridors being evaluated and considered by NCDOT.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 20.49 acres of open space where as 13.44 acres are required.
 2. The developer is proposing 7.2 acres of recreation space where as 1.75 acres are required.
 3. The stormwater system shall be designed to accommodate the 100-year storm event.
 4. All homes are to be built outside of the AE Flood Hazard Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on May 17, 2022. A neighborhood verification form will be provided at the Planning Board meeting.
- TRC was held on May 3, 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. Provide a turnaround at the dead end at the amenity area or loop the road.

Planned Development Case PD-81 Anderson Tract Revision

CO=COUNTY JURISDICTION

Project Site

CO-R-7500

CO-NC

CO-CLD

CO-R-7500

CO-RR

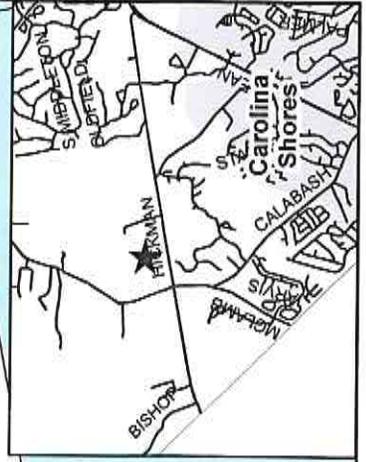
GREEN PASTURES LN NW

SR 1303

HICKMAN RD NW

SR 1300

ASH-LITTLE RIVER RD NW



Planned Development Case PD-81 Anderson Tract Revision

CO=COUNTY JURISDICTION

Project Site

CO-RR

GREEN PASTURES LN NW

CO-R-7500

CO-NG

SR 1303

HICKMAN RD NW

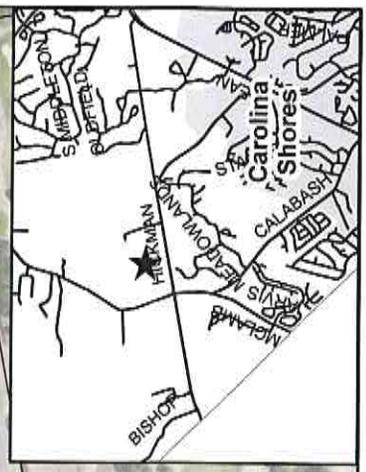
CO-R-7500

CO-R-7500

CO-CLD

SR 1300

ASH-LITTLE RIVER RD NW





Planned Development (PD)

Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

NT# 22005

For Office Use Only	
File #	PD-81 Invoice# 530695
Date Received:	3/29/22
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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	RS Parker Development, LLC	Phone	843-241-0072
	Address	P.O. Box 5967	Fax	
	City, St, Zip	High Point, NC 27262	Email	ronnie@rsparkerhomes.com

Applicant or Representative	Name	J. Phillip Norris, P.E. / Norris & Tunstall Consulting Engineers, P.C.	Phone	910-287-5900
	Address	1429 Ash- Little River Rd.	Fax	910-287-5902
	City, St, Zip	Ash, NC 28420	Email	pnorris@ntengineers.com

Property Information	Address	1024 Hickman Rd., NW Calabash, NC 28467
	Tax Parcel(s)	2250002601 (Portion of)
	Acreage	58.21 for this project
	Current Zoning	R-7500
	Public Utilities Available?	Water Yes Sewer Yes

Project Information	Project Name	Anderson Tract	
	Modification or Expansion Of Existing PD?	Yes	No
	Single Family Acres	0	Lots 0
	Multi-Family Acres	58.21	Units 336
	Commercial Acres	0	

Authorization	Property Owner Signature		Date	3/28/2022
	Applicant/Representative Signature		Date	3/29/2022

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



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May 4, 2022

Norris and Tunstall Consulting Engineers
Attn: Phil Norris
1429 Ash-Little River Road
Ash, NC 28420

RE: Anderson Tract Planned Development (Revision)
File # PD-81

Dear Mr. Norris,

The Technical Review Committee (TRC) at their May 3, 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 label the Shingletree Canal on the site plan.
- Please label the amenity center, mail kiosk and pump station.
- Per BC Schools request, please consider connecting the road adjacent to the amenity center with the road immediately to the north. This will provide for a more efficient loop rather than a turnaround.
- Please label all open space areas and recreation space areas. Specify recreational uses of each.
- Please indicate pedestrian connections to the pond trail.
- Please label the peripheral buffer.
- Please provide a townhome detail showing setbacks and off-street parking arrangement.
- Please note that the pump station will be screened per UDO Section 6.4.
- 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.
- Project will require both state and county stormwater permits.
- Stormwater ponds may need to be moved once the wetland delineation is finalized depending on the classification of waters on the site.



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Comments from Flood Plain Administrator

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

- The proposed development is located within the Caw Caw/Little Caw Caw/Shingletree Canal System that has been problematic flooding in recent years. The Shingletree Swamp Canal Non-Encroachment Area line is directly adjacent to the property and should be delineated on the plan.
- Proposed Storm Water Detention Ponds should be removed from within the existing Floodplain in order to not interfere with the existing Floodplain Storage for the area.
- The Stormwater Retention Note 26, indicates that the Stormwater System will accommodate the 100 year storm event. The Stormwater Ponds are located within the existing 100 year storm floodplain. One possible way for this to occur is that the retained storm water pond(s) elevation (required to provide the storage of the 100 year storm increase in runoff) would all be stored above elevation 27.0 (Flood Zone is AE 27.0) . Additionally, added to this would be the volume of water that the presently stored by/within the flood plain in its existing condition. There is no indication of ground water elevation given, nor topographic data provided order to determine if an increase in storage capacity is obtainable. I would recommend Note 2 above be followed, in order to ensure that no increase of runoff or reduction of Floodplain storage from existing condition be maintained.
- There are two buildings proposed to be located within the AE 27 Floodplain. I would refer to the reduction of Floodplain Storage area noted above and relocate these proposed buildings outside of the 100 Year Floodplain.

Comments from Engineering

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

- No proposed utilities shown on this submittal.
- Existing 12" watermain on Hickman Rd.
- Existing 8" forcemain on Ash-Little River Rd.
- Note #1 on proposed plans states these will be townhouse units; each unit must have its own gravity sewer lateral and its own water meter.
- Fire hydrant required at the entrance and every 400' with multi-family; if sprinklered fire hydrant every 100' or as required by the County Fire Marshal.
- Pump station to adhere to our specifications and details; odor control will be determined when submitted to Engineering for plan review.
- NCDOT Encroachment will be required.
- All water and sewer shall comply with the current Engineering Design Manual requirements.



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Comments from Fire Code Official

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

- Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/>. Select Fire Application and complete all applicable fields. And upload civil/utility plans.
- Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
- Need to apply for a Above ground fuel permit if applicable.
- Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.
- <https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>
- Dead end to the right of the front entrance will need an approved turnaround.
- Dead end at the far end to the right will need an approved turnaround.
- Where does the stub out go? IF nowhere then an approved turnaround will be required.

Note 1: Final plat will require fire approval.

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

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on May 13, 2022.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner

CASE PD-81

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500017	BENNETT JACK T ESTATE	1200 ASH LITTLE RIVER RD	ASH	NC	28420
2250002701	BETHEL PRIMITIVE BAPTIST CHURCH	380 S MIDDLETON DR NW	CALABASH	NC	28467
2250009828	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467
2250009823	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467
2250009811	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467
225HA020	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467
2250009801	PASDEN STEPHANIE A	1045 HICKMAN ROAD NW	CALABASH	NC	28467
2250009832	MEADOWLANDS POA INC	PO BOX 769	N. MYRTLE BEACH	NC	28467
22500016	LONG CURTIS R	5193 LAKEWOOD DR SW	SHALLOTTE	SC	29597
2250001801	BENNETT BETTY	1200 ASH LITTLE RIVER RD	ASH	NC	28470
2090003705	PADGETT WENDELL K ET	PO BOX 1135	SHALLOTTE	NC	28420
225HA018	BETZ ROBERT J ETUX	598 BERNICE RD	FRANKLIN SQ	NC	28459
22500024	DAVIS JIMMY DALE JR ET	1070 HICKMAN RD NW	CALABASH	NY	11010-1802
225HA019	RED PILL INVESTMENTS LLC	2133 GARDEN VIEW LANE	MATTHEWS	NC	28467-1908
2090003706	NORRIS JOHN P (LT) ETUX	1424 ASH-LITTLE RIVER RD	ASH	NC	28104
22500028	NORRIS JOHN P (LT) ETUX	1424 ASH-LITTLE RIVER RD	ASH	NC	28420
20900037	NORRIS JOHN P (LT) ETUX	1424 ASH-LITTLE RIVER RD	ASH	NC	28420
2250009807	HICKMAN WALLACE (LT) ET	7806 CLARA CHASE DR	OOTEWAH	TN	37363
22500023	COLGAN PATSY DAVIS AND	2615 NE 49TH ST #101	FORT LAUDERDALE	FL	33308
22500027	BETHEL CHURCH & CEMETERY	954 CALABASH RD NW	CALABASH	NC	28467-1918
22500025	TORRES BERTIN ALEJANDRE AND	1060 HICKMAN RD NW	CALABASH	NC	28467

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250002601	ANDERSON DEBORAH	380 SOUTH MIDDLETON DR	CALABASH	NC	28467
22500026	SMITH PAULA M ETVIR	62 HICKMAN RD NW	CALABASH	NC	28467-2000
2250002603	ANDERSON DEBORAH ETALS	62 HICKMAN RD NW	CALABASH	NC	28467-2000

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	NORRIS AND TUNSTALL ENGINEERS	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-82

Applicant: Thomas and Hutton Engineering

Project Name: Osprey Isle Planned Development

Property Location: Near the intersection of US-17 and Plantation Drive

Parcel Numbers: 2120000503, 2120002801, 21200028, 21200027, 2120002501

Zoning District: R-7500 (Medium Density Residential) and CLD (Commercial Low Density)

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."

CLD Density Maximum – 13.6 Dwelling Units per Acre
"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."

Surrounding Zoning **North:** CLD and R-7500
South: R-7500
East: R-7500 and CI (Commercial Intensive)
West: R-7500 and CLD

Proposed Use: Osprey Isle is a proposed planned development consisting of 81 single family lots and 264 semi-attached lots on 157.1 acres, creating an overall density of 2.2 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 Commercial 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 minimum 25-foot, 0.6 opacity peripheral buffer with a 50-foot buffer, 0.6 opacity adjacent to the existing neighborhood (Tall Pines Plantation) using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.

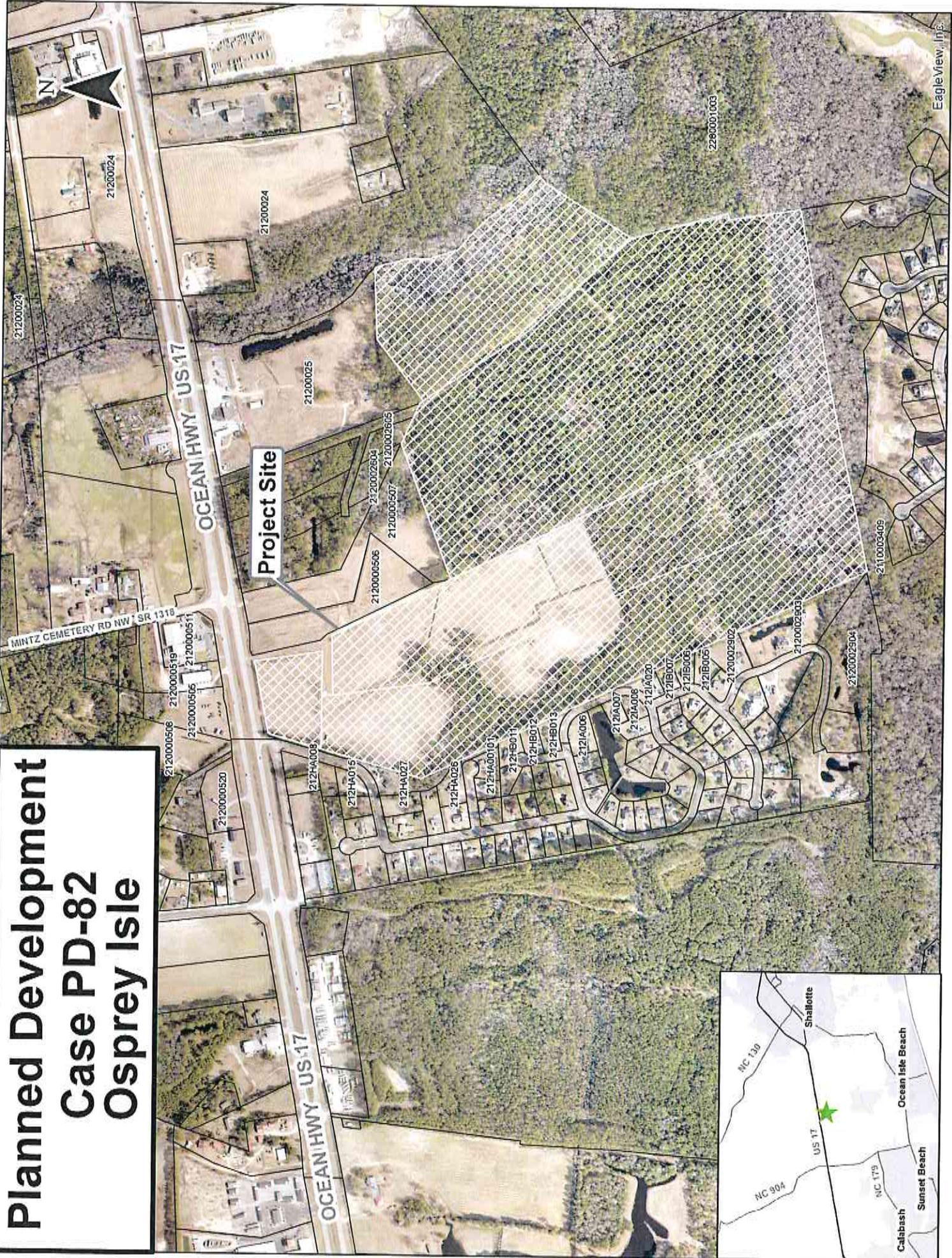
- The required Open Space for the development is approximately 31.4 acres. The developer is proposing 115.3 acres of dedicated open space. The developer is also proposing 4.8 acres of recreation space of which 4.7 acres are required.
- The proposed 345 lots will generate approximately 3,301 vehicle trips 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. This project is located within the Carolina Bays Parkway study area and within one of the concept corridors being evaluated and considered by NCDOT.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 115.3 acres of open space where as 31.4 acres are required.
 2. The developer is proposing an increased peripheral buffer of 50-feet wide adjacent to existing residential development.
 3. Sidewalks are to be included throughout the development on one side of interior roads.
 4. The stormwater system shall be designed to accommodate the 25-year storm event.
 5. All homes are to be built outside of the AE Flood Hazard Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on April 28, 2022. A neighborhood verification form will be provided at the Planning Board meeting.
- TRC was held on May 3, 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.

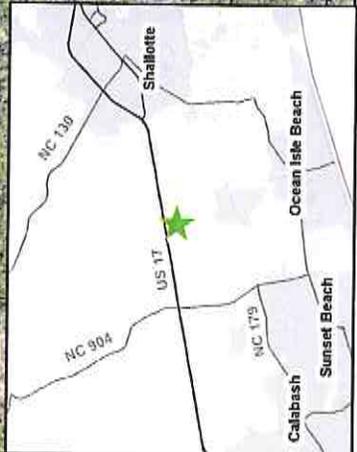
Staff recommends approval based on the following conditions:

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-82 Osprey Isle



Eagle View, Inc.



SITE INFORMATION TABLE

PARCEL: BRUNSWICK, BRUNSWICK, WOODCOCK, FERRYPORT, PLANNED DEVELOPMENT LLC, COLONY HILL, TRINITY LANE, TRINITY LANE, 14 WOODCOCK, 4.811 AC.

OWNER: COLONY HILL

ADDRESS: 14 WOODCOCK, 4.811 AC.

DATE: 05/13/2022

PROJECT: OSPREY ISLE

DATE: 05/13/2022

PROJECT: OSPREY ISLE

DATE: 05/13/2022

DEVELOPING STANDARDS:

MINIMUM LOT AREA: 3,500 SF

MINIMUM LOT WIDTH: 20' FT

MINIMUM LOT DEPTH: 50' FT

MINIMUM LOT AREA: 3,500 SF

MINIMUM LOT WIDTH: 20' FT

MINIMUM LOT DEPTH: 50' FT

DEVELOPMENT SUMMARY:

LOT TYPE: SINGLE-FAMILY DETACHED

OPEN SPACE:

TOTAL RECREATION: 50.9 AC

TOTAL FARMLAND: 4.8 AC

TOTAL WETLANDS: 42.2 AC

TOTAL PONDS: 17.4 AC

TOTAL OPEN SPACE: 85.3 AC

GENERAL NOTES:

1. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

2. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

3. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

4. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

5. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

GENERAL NOTES:

6. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

7. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

8. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

9. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

10. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

GENERAL NOTES:

11. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

12. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

13. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

14. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

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GENERAL NOTES:

16. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

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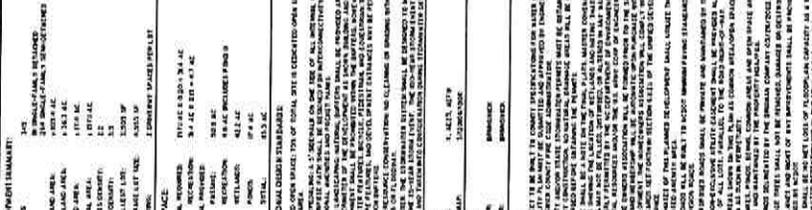
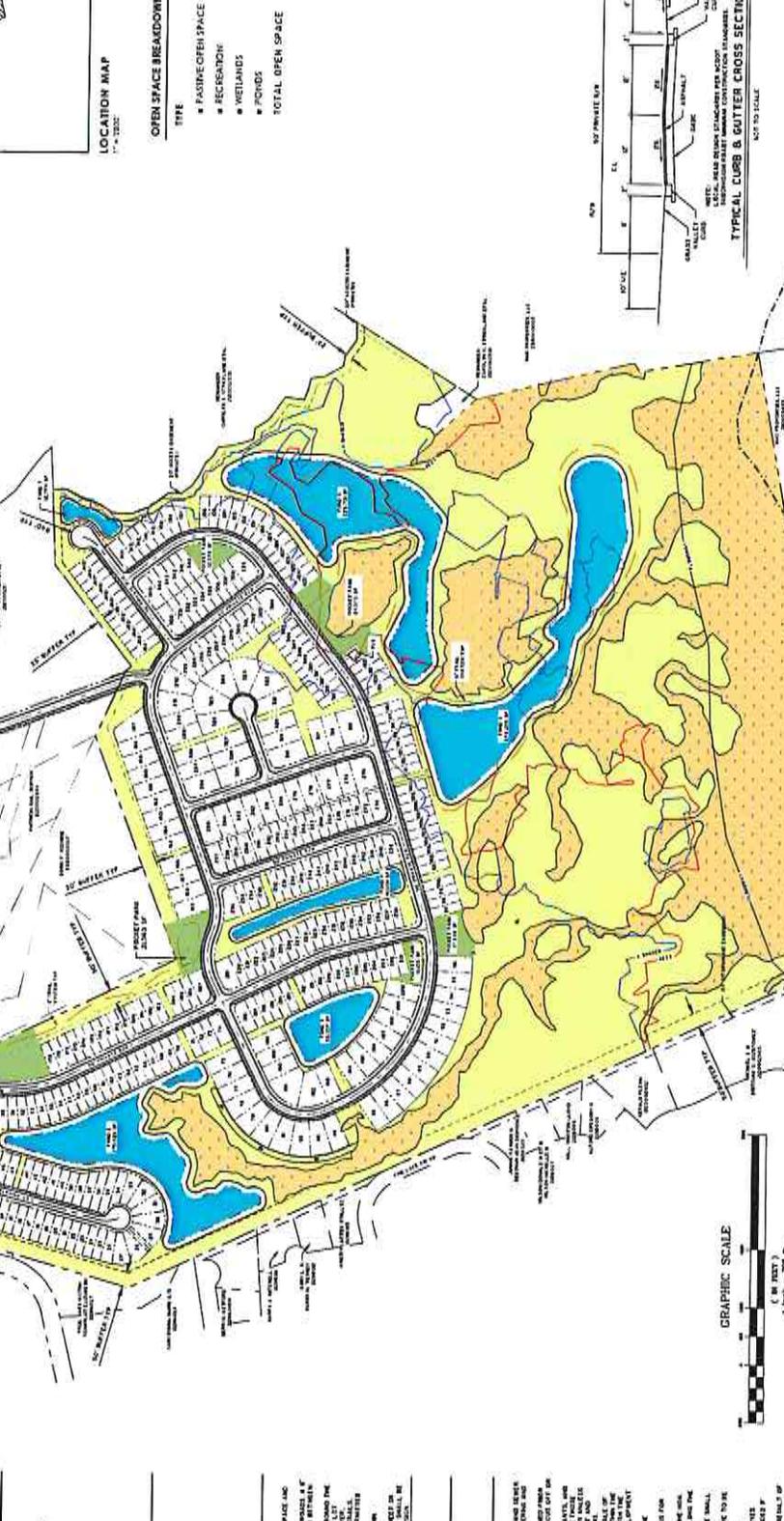
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THOMAS HUTTON

411 Huttonville, Raleigh, NC 27603
911 Huttonville, Raleigh, NC 27603
www.thomashutton.com

Planned Development

Osprey Isle

Brunswick County, NC

May 13, 2022

LENNAR

PREPARED FOR:

1. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE BRUNSWICK COUNTY ZONING ORDINANCES AND THE BRUNSWICK COUNTY SUBDIVISION ACT.

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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 # _____ Invoice # _____

Date Received: _____

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	T&W 142 LAND TRUST LLC 5320 Bridgers Rd Shalotte, NC 28470	Carolyn Skipper Strickland Etal 649 Julia Dr Wilmington, NC 28412	Phone
	Address	Colasanti, Arthur Richard and Margo 1469 Regatta Ln SW Ocean Isle Beach, NC 28469	Hawksnest Development LLC 621 Wedgewood Dr Whiteville, NC 28472	Fax
	City, St, Zip			Email

Applicant or Representative	Name	Walter Warren, P.E. Thomas & Hutton	Phone	843.839.8422
	Address	611 Burroughs & Chapin Blvd. Suite 202	Fax	
	City, St, Zip	Myrtle Beach, SC. 29577	Email	warren.w@tandh.com

Property Information	Address	Off US 17 near SR 1368
	Tax Parcel(s)	2120002501, 21200027, 21200028, 2120002801, 2120000503
	Acreage	162.9
	Current Zoning	CLD, R-7500
Public Utilities Available?		Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Osprey Isle
	Modification or Expansion Of Existing PD?	Yes No <input checked="" type="checkbox"/>
	Single Family Acres	~12.5 Lots 81
	Single Family semi-attached Acres	~22 <u> </u> Lots 264
Commercial Acres	0 Total Lots 345	

Authorization	Property Owner Signature	<u>Eddy D. Pa</u>	Date	<u>4/21/22</u>
	Applicant/Representative Signature	_____	Date	_____

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

February 2, 2022

Thomas and Hutton
c/o Ida Hussey
611 Burroughs and Chapin Blvd.
Myrtle Beach, SC 29577

**RE: Osprey Isle Planned Development
File # PD-82**

Dear Ms. Hussey,

The Technical Review Committee (TRC) at their May 3, 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

- Due to the proximity of the significant flood zones adjacent to the Shallotte River, staff strongly recommends over engineering the stormwater system to at least the 25-year storm event and if possible, up to the 100-year storm event.
- Please better explain the listed exceptional design elements i.e. describe "superior landscaping," etc.
- Please Revise the lot count so the total adds up to 345 lots.
- Please include all stormwater ponds, wetlands, buffers, and any other undeveloped areas as open space. Calculate the required recreation space accordingly.
- Please remove the note that the proposed rezoning is PD.
- Please indicate the minimum lot width.
- Please indicate the AE flood zone boundary in a different/bolder color.
- Please note that the roads are to be private and maintained by the HOA.
- Please note that a minimum of 2 driveway parking spaces per lot will be provided.
- Please note that sidewalks shall be installed on one side of the road throughout the development.
- Please note that a TIA will be required.
- Please show the cul-de-sac radius to the edge of pavement.
- Please investigate the feasibility of making Anchor Trail a full time access point.
- 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.

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.



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Comments from Engineering

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

- No proposed utilities shown on this submittal.
- Existing 20" watermain on US Hwy 17 (same side).
- Existing 24" forcemain on US Hwy 17 (opposite side).
- Fire hydrant required at the entrance and every 800' throughout subdivision.
- Double water meter boxes required.
- Gravity sewer is the first choice for sewer collection per the Public Utilities Sewer Use Ordinance; all water and sewer design shall comply with the Brunswick County Engineering Manual for water, sewer and pump stations.
- Odor control may be required at the pump station.
- NCDOT Encroachment will be required (Controlled Access).

Comments from Flood Plain Administrator

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

- Storm Water Management Ponds shall be removed from the 100 year floodplain. The area is adjacent to the Shallotte River Floodway and will not function during the 100 year storm event and contribute to downstream flooding. Should the applicant wish to utilize the floodplain for stormwater purposes, they should demonstrate that the required stormwater retention volume occurs above the AE 23 foot elevation datum and will not be interfered with by the 100 year flood water elevation.
- Wetlands shall be identified with those portions that are Section 404 Wetlands as determined by Corps of Engineers criteria.
- Line styles that depict the AE and Shaded X Flood Zones shall be made more distinct (bolder) so that review by Commission members and Plan Reviewers are not confused.

Comments from Fire Code Official

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

- Need to apply for a fire development permit. <https://www.brunswickcountync.gov/code-administration/permits/>. Select Fire Application and complete all applicable fields. And upload civil/utility plans.
- Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
- Need to apply for a Above ground fuel permit if applicable
- Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.
<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>
- Change note #1 from emergency management to Brunswick County Fire Code Administrator.



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

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on May 13, 2022.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner

CASE PD-82

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21200025	MACHADO VILMAR A ETALS	6165 OCEAN HWY W	OCEAN ISL BCH	NC	28469
212HA015	BLACKMON SHANNON W AND DUNCAN TIMOTHY S	38 PLANTATION DR	OCEAN ISLE BEACH	NC	28469
212HB011	MITCHELL GARRY A	80 JAMES CT SW	OCEAN ISL BCH	NC	28469
2280001003	MAS PROPERTIES LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
2110003409	MAS PROPERTIES LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
2120002605	STRICKLAND CAROLYN S	649 JULIA DR	WILMINGTON	NC	28412
212HB012	TIERNEY GARY L ETUX TIERNEY KAREN M	128 PINE LAKE CIR SW	OCEAN ISL BCH	NC	28469
212000507	REDWINE DORIS F	5029 PENDER RD	SHALLOTTE	NC	28470
2120002904	WFT PROPERTIES INC	1754 FRINK ST SW	OCEAN ISLE BEACH	NC	28469
212HA008	WFT PROPERTIES INC	7290-03 BEACH DRIVE SW	OCEAN ISLE BEACH	NC	28469
212JA008	CHAVIS TRENT	7290-03 BEACH DRIVE SW	OCEAN ISLE BEACH	NC	28469
2120000508	CLAYTON JUDY R	147 PINE LAKE CIRCLE SW	OCEAN ISLE BEACH	NC	28469
212HA00101	WATFORD BERN H	16 GREEN BAY ROAD NW	OCEAN ISLE BEACH	NC	28469
212IB005	ALFORD GREGORY G	6331 TALL PINES COURT	OCEAN ISLE BEACH	NC	28469
2120000511	BW COMPANIES LLC	160 COOL RUN COURT	OCEAN ISLE BEACH	NC	28469
2120000506	PIERCE DOROTHY M	6260 OCEAN HWY W	OCEAN ISLE BEACH	NC	28469
212HA026	CAIN DONNA MARIE (LT) * MICHELE & BRIAN CAIN	7201 LAUREL POINT DR	GIBSONVILLE	NC	27249
2120002604	SKIPPER PATRICIA GAIL	6330 TALL PINES CT SW	OCEAN ISLE BEACH	NC	28469
2120000505	JIMS CAR CARE INC	3678 MARSH HEN DRIVE SW	SHALLOTTE	NC	28470
2120000519	JIMS CAR CARE INC	6286 OCEAN HWY W	OCEAN ISLE BEACH	NC	28469
212000024	FULWOOD EULALIA A	5886 OCEAN HWY W	OCEAN ISLE BEACH	NC	28469
2120002903	JOZEFOWICZ MICHAEL S ETUX JOZEFOWICZ BRITTANY O	192 LONG BRANCH COURT SW	SHALLOTTE	NC	28459
2120000520	WINKLER SHERRY MARIE	5753 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
2120002902	PLEWA GERALD	184 LONG BRANCH CT SW	SHALLOTTE	NC	28470
212JA006	SMITH KAREN K	51 CRAVEN ST	OCEAN ISL BCH	NC	28469
212IB006	HALL WINSTON LLOYD	156 COOL RUN CT SW	OCEAN ISL BCH	NC	28469
212JA020	DICKSON RAYMON JUNIUS JR ETUX DICKSON DEBORAH JEAN	145 PINE LAKE CIR SW	OCEAN ISL BCH	NC	28469
212JA007	LONG DARRELL E ETUX LONG ANDREA K	141 PINE LAKE CIR SW	OCEAN ISL BCH	NC	28469
212HA027	PFEIL GARY H ET SCHARLAT ELIZABETH	53 PLANTATION DR SW	OCEAN ISL BCH	NC	28469
212IB007	WILSON DONALD W ET WILSON MICHELLE M	152 COOL RUN CT	OCEAN ISLE BEACH	NC	28469

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2120002501	STRICKLAND CAROLYN SKIPPER ETALS	549 JULIA DR	WILMINGTON	NC	28412
21200027	HAWKSNEST DEVELOPMENT LLC	621 WEDGEWOOD DRIVE	WHITEVILLE	NC	28472
21200028	COLASANTI ARTHUR RICHARD ETUX COLASANTI MARGO	1469 REGATTA LN SW	OCEAN ISLE BEACH	NC	28469
2120002801	COLASANTI ARTHUR RICHARD ETUX COLASANTI MARGO	1469 REGATTA LN SW	OCEAN ISLE BEACH	NC	28469
2120000503	T & W 142 LAND TRUST LLC	5320 BRIDGERS RD	SHALLOTTE	NC	28470

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	WALTER WARREN, P. E., THOMAS & HUTTON	611 BURROUGHS & CHAPIN BLVD SUITE 202	MYRTLE BEACH	SC	29577

REZONING STAFF REPORT

Prepared by Marc Pages, principal Planner
Rezoning Case#: Z-847
June 13, 2022



APPLICATION SUMMARY

The applicant, H&W Design, requests to rezone Tax Parcel 03800008 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

10082 Chappell Loop Road (SR 1524)

Tax Parcel

03800008

Current Zoning

NC (Neighborhood Commercial)

Proposed Zoning

R-6000 (High Density Residential)

Surrounding Zoning

NC, R-6000, IG (Industrial General),
BE-R-10 (Belville Jurisdiction)

Current Use

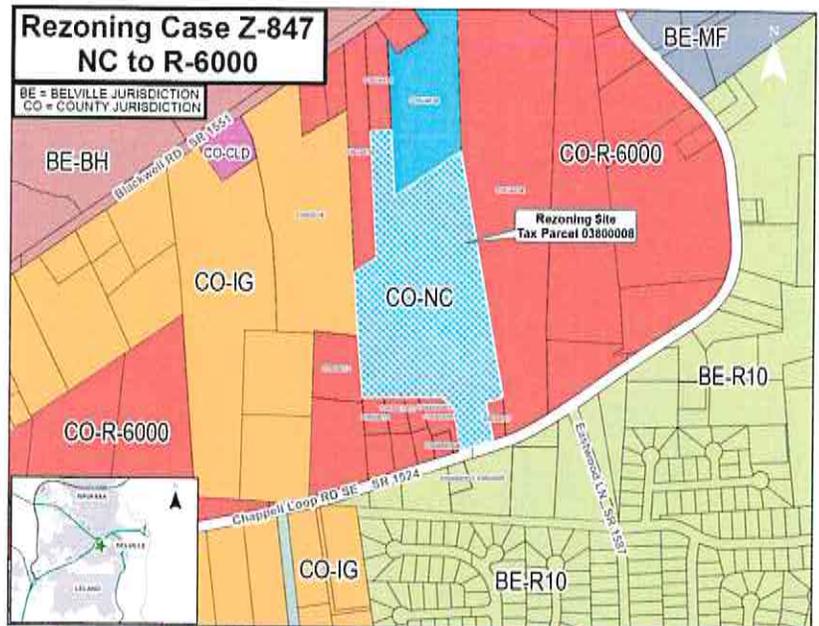
Vacant

Surrounding Land Uses

Residential, Commercial, Vacant
Lands

Size

20.52 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 Chappell Loop Road (SR 1524).

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

Schools: Belville 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: River Road (NC 133) Road Improvements (U-5914) – Right-of-Way Acquisition in Progress – Construction Year 2022.

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site scores a 5 out of 10 due to 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 03800008 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-847 (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: _____

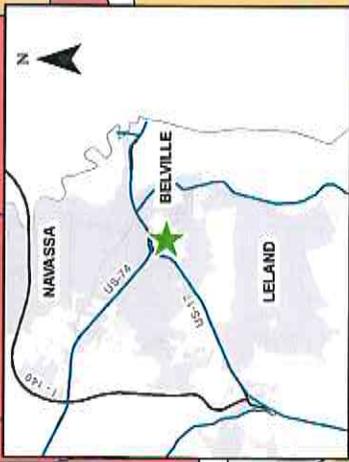
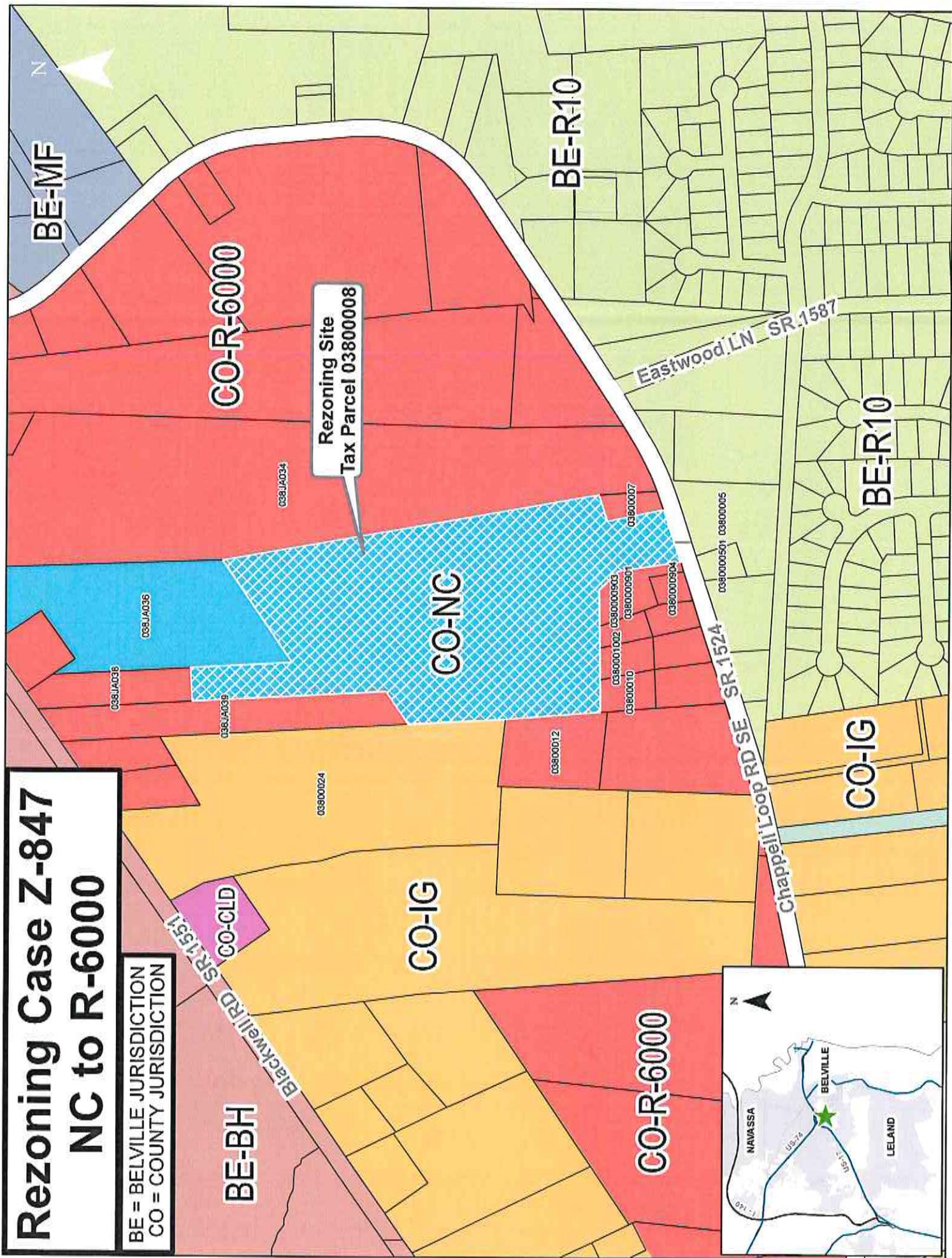
TABLED

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

Rezoning Case Z-847 NC to R-6000

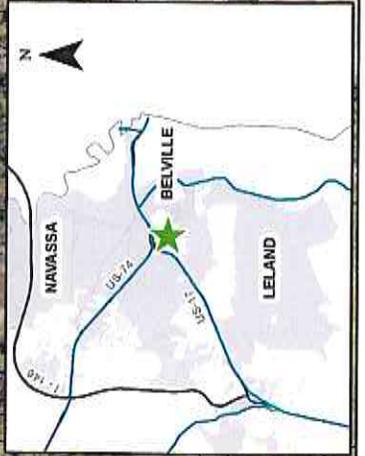
BE = BELVILLE JURISDICTION
CO = COUNTY JURISDICTION

Rezoning Site
Tax Parcel 038000008

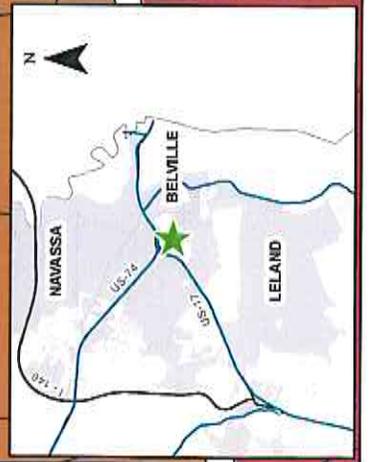
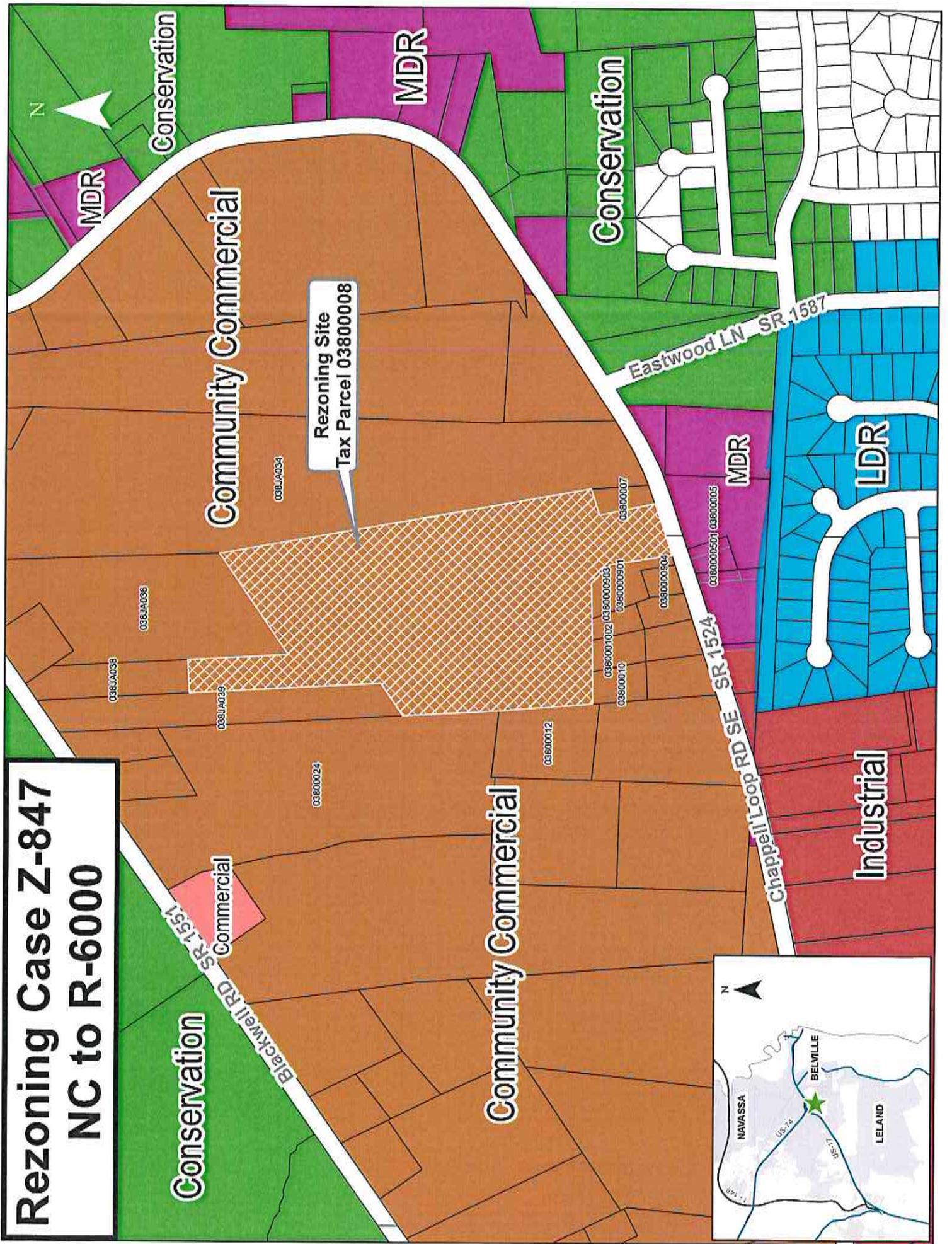


Rezoning Case Z-847 NC to R-6000

Rezoning Site
Tax Parcel 03800008



Rezoning Case Z-847 NC to R-6000





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 847 Invoice # 532289
 Date Received 4/22/22
 Northwest Jurisdiction YES NO

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

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)

Applicant Name(s): DAN WEEKS H+W DESIGN

Mailing Address: 2512 INDEPENDENCE BLVD. STE 200 WILMINGTON, NC 28412

Phone: 910 470 9383 Email: DWEEKS@H-WDESIGN.COM

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): SARA M. GIBBS

Mailing Address: 2536 BEVERLEY ROAD BROOKLIN, NY 11226

Phone: 718 282 7521 Email: SGIBBS.76@VERIZON.NET

PROPERTY INFORMATION

Property Address and/or Description of Location: 10082 CHAPEL LOOP RD.

Parcel Tax ID #(s): 028000008

Total Site Acreage: 20.52

Current Zoning District(s): CO 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 site is surrounded by R-6000 zoning on three sides of the subject parcel, the only access is from Chapel Loop Road wetlands are located on the northern portion of the site. The site has minimal frontage for any scale of commercial development, this map amendment would provide a contiguous R-600 zoning district as compared to isolating the site for commercial development

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:

We believe the area is in transition with regard to the variety of residential, mixed use and commercial projects being constructed. It should be noted that given the scale and magnitude of commercial projects that exist along Hwy 17, in our opinion any commercial endeavors on this site would struggle to survive. This site provides transition to the surrounding single family communities to the south of this site and is consistent with the adjacent zoning

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: [Signature]

Date: 4/4/2022

Owner Signature: Sara M. Gibbs
FDC97C56992A44A...

Date: 4/7/2022 | 10:50 AM PDT

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.

CASE Z-847

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0380000501	GIBBS KELLY IRENE	10065 CHAPPELL LOOP RD SE	LELAND	NC	28451
03800005	THONUES CAROLYN GIBBS	10071 CHAPPELL LOOP RD	LELAND	NC	28451
038JA036	LUCAS PROPERTIES LLC	611 HUGHES ROAD	HAMPSTEAD	NC	28443
038JA038	JONES DONAS C/O MRS C ARLEDGE	5505 CHINABERRY PL	GREENSBORO	NC	27405
038JA039	MCKOY ALVIN L	6411 FARMLAKE DR	CHARLOTTE	NC	28227
038JA034	MALLET JOHN HRS	4730 GORDON ROAD	WILMINGTON	NC	28411
0380000903	BOYNTON SHAMEKIA TASHEA	10066 CHAPPELL LOOP RD SE	LELAND	NC	28451
03800007	OUTER BANKS OIL & GAS LLC	18723 7TH AVE E	CLEARWATER	MIN	55320
0380000904	SMALL JIMMIE L JR ETUX SMALL TAMEKA B	PO BOX 9800	MARYVILLE	TN	37802
0380000901	SMALL JIMMIE L JR ETUX SMALL TAMEKA B	PO BOX 9800	MARYVILLE	TN	37802
038000010	BALLARD RONNIE E JR AND BALLARD LASHONA N	10060 CHAPPELL LOOP RD SE	LELAND	NC	28451
038000012	UCHMAN GEORGE ET UCHMAN DOROTHY A	9897 BLACKWELL RD SE	LELAND	NC	28451
038000024	IRVING KEITH S ETUX IRVING SHEILA JONES	1284 OLD MILL CREEK RD SE	WINNABOW	NC	28479
0380001002	WADDELL VERONDA ETVIR WADDELL SENACA	10180 DAVIS WAY NE	NAVASSA	NC	28451

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
03800008	SARA GIBBS	2536 BEVERLY RD	BROOKLYN	NY	11226

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	DAN WEEKS	2512 INDEPENDENCE BLVD STE 200	WILMINGTON	NC	28412

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-848

June 13, 2022

APPLICATION SUMMARY

The applicant, The Electric Co., requests to rezone a Tax Parcel 2130000104 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

5579 Old Georgetown Rd SW (SR 1163)

Tax Parcels

2130000104

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

R-7500, NC (Neighborhood Commercial), SH-RAM-15 (Shallotte Jurisdiction – Residential Agricultural Manufactured Home District)

Current Use

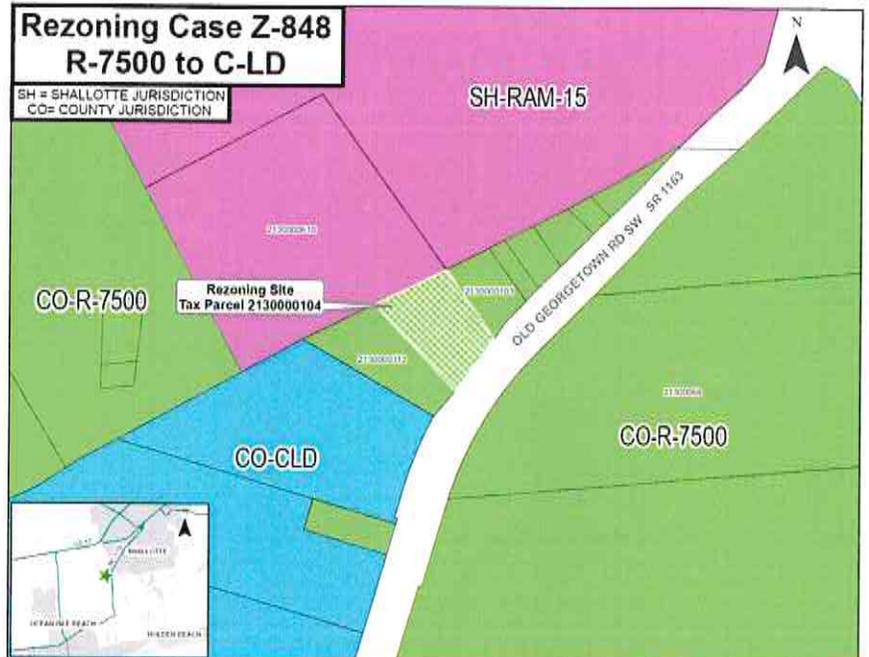
Commercial

Surrounding Land Uses

Commercial, Vacant

Size

1.58 Acres



SITE CONSIDERATIONS

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

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

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

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

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

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

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

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: The site scores a 0 out of 10 due to no substantial wetlands on the site.
- The rezoning site is not within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

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

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-848) proposed from LDR (Low Density Residential) to Commercial.

Applicable CAMA Land Use Policies:

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO C-LD WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCEL 2130000104** 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-848 (R-7500 to C-LD)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

TABLED

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

Rezoning Case Z-848 R-7500 to C-LD

SH = SHALLOTTE JURISDICTION
CO = COUNTY JURISDICTION

SH-RAM-15

OLD GEORGETOWN RD SW SR 1163

213000068

CO-R-7500

2130000103

2130000112

2130000610

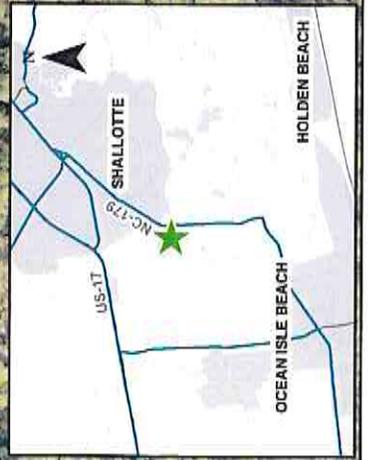
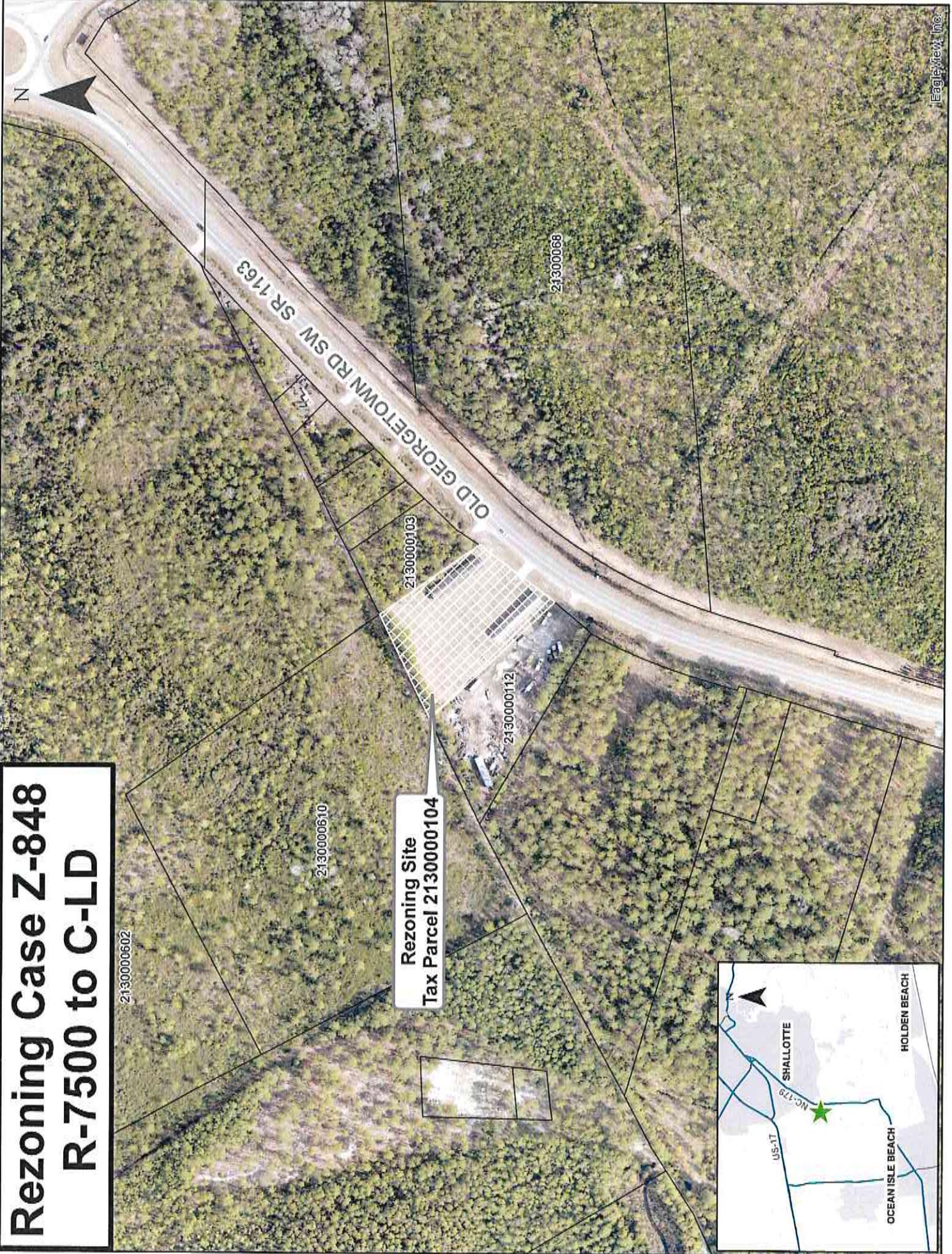
Rezoning Site
Tax Parcel 2130000104

CO-CLD

CO-R-7500



Rezoning Case Z-848 R-7500 to C-LD



Rezoning Case Z-848 R-7500 to C-LD

2130000602

LDR

2130000610

LDR

Rezoning Site
Tax Parcel 213000104

2130000103

2130000112

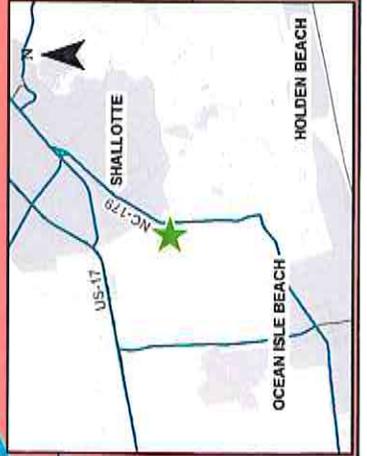
213000068

LDR

LDR

Commercial

OLD GEORGETOWN RD SW SR 1163





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>249</u>	Invoice # <u>532626</u>
Date Received <u>4/18/22</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):
Terry Wethington

Mailing Address:
P.O. Box 608
Smithfield, N.C. 27577

Phone: 252-670-2664 Email: Terry w@Lampe management . Com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s):
The Electric Company a NCGP
Guy Lampe GP

Mailing Address:
P.O. Box 608
Smithfield N.C. 27577

Phone: 919-934-3041 Email: Guy L@Lampe management . Com

PROPERTY INFORMATION

Property Address and/or Description of Location:
5579 Old Georgetown Rd. sw Shallotte Nc. 28470

Parcel Tax ID #(s): <u>107607794494</u> Pin # <u>2130000104</u>	Total Site Acreage: <u>1.58</u>
Current Zoning District(s): <u>C0-R-7500</u>	Proposed Zoning District(s): <u>C-LD</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:

consistent with the surrounding area
it will accomidate current use
it will match Rezoning of adjacent Property

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: Terry Wethington Date: 4-14-2022

Owner Signature: The Electric Company - A C G P Date: 4-11-2022

Owner Signature: Dug Lane G.P.
Guy Lampe 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-848

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2130000610	ELECTRIC COMPANY THE	PO BOX 608	SMITHFIELD	NC	27577
2130000602	MIMCH PROPERTIES LLC	5306 SIX FORKS RD STE 101	RALEIGH	NC	28462
2130000112	CAUSEY ELOISE P	985 VILLAGE POINT RD	SHALLOTTE	NC	28470
2130000103	FERRELL GLENN WALLACE ETUX FERRELL BARBARA	21827 ADVOCATES CT	CORNELIUS	NC	28031
213000068	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2130000104	THE ELECTRIC COMPANY, ATTN GUY LAMPE	P.O. BOX 608	SMITHFIELD	NC	27577

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	TERRY WETHINGTON	P.O. BOX 608	SMITHFIELD	NC	27577

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-849

June 13, 2022

APPLICATION SUMMARY

The applicant, J. Phillip Norris, requests to rezone a portion of Tax Parcel 16300015 from R-7500 (Medium Density Residential) to RR (Rural Residential). This rezoning request is conventional, therefore no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Longwood Road (SR 1321)

Tax Parcels

16300015 (A Portion of)

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

RR (Rural Residential)

Surrounding Zoning

RR and R-7500

Current Use

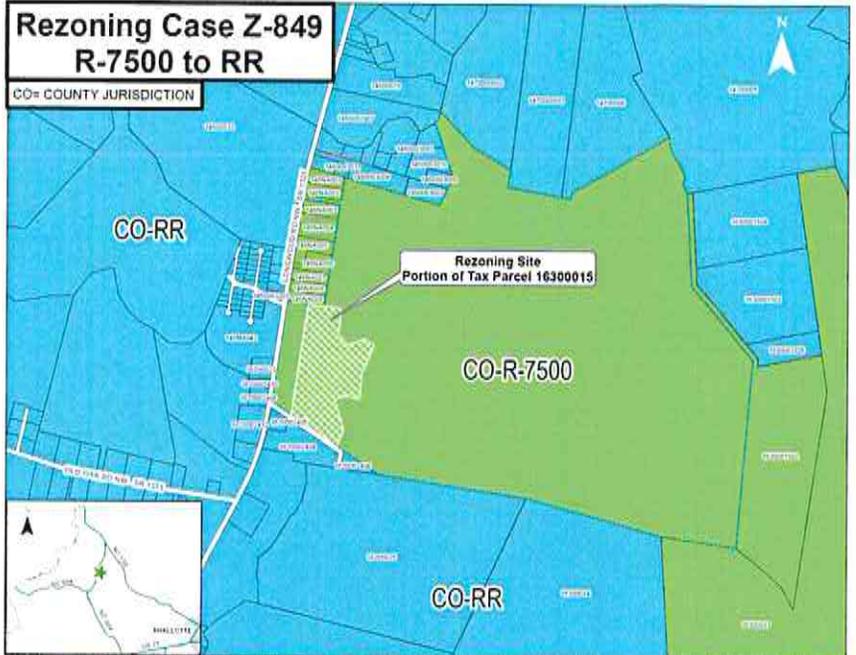
Vacant Lands, Agricultural, Residential

Surrounding Land Uses

Residential, Agricultural and Vacant Lands

Size

20.0 Acres



SITE CONSIDERATIONS

Zoning History: This site was rezoned in October 2006 from RU (Rural) to R-7500 as part of rezoning case Z-536.

Density and Intensity: If rezoned to R-7500, the maximum permitted residential density with water and sewer will decrease from 5.8 dwelling units per acre to 2.9 dwelling units per acre.

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

Traffic: There are no capacity deficiencies for this section of Longwood Road.

Utilities: Water is available from Brunswick County Utilities along Longwood Road. Sewer is not available to the site. Utility connection will require developer responsibility to connect to the water.

Schools: The Waccamaw 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.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score an 8 out of 10 due to substantial wetlands on the site.
- The rezoning site is located within ½ mile of a Voluntary Agricultural District.

ANALYSIS

"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."

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.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-7500 FOR A PORTION OF TAX PARCEL 16300015** 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-849 (R-7500 to RR)*



**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-849 R-7500 to RR

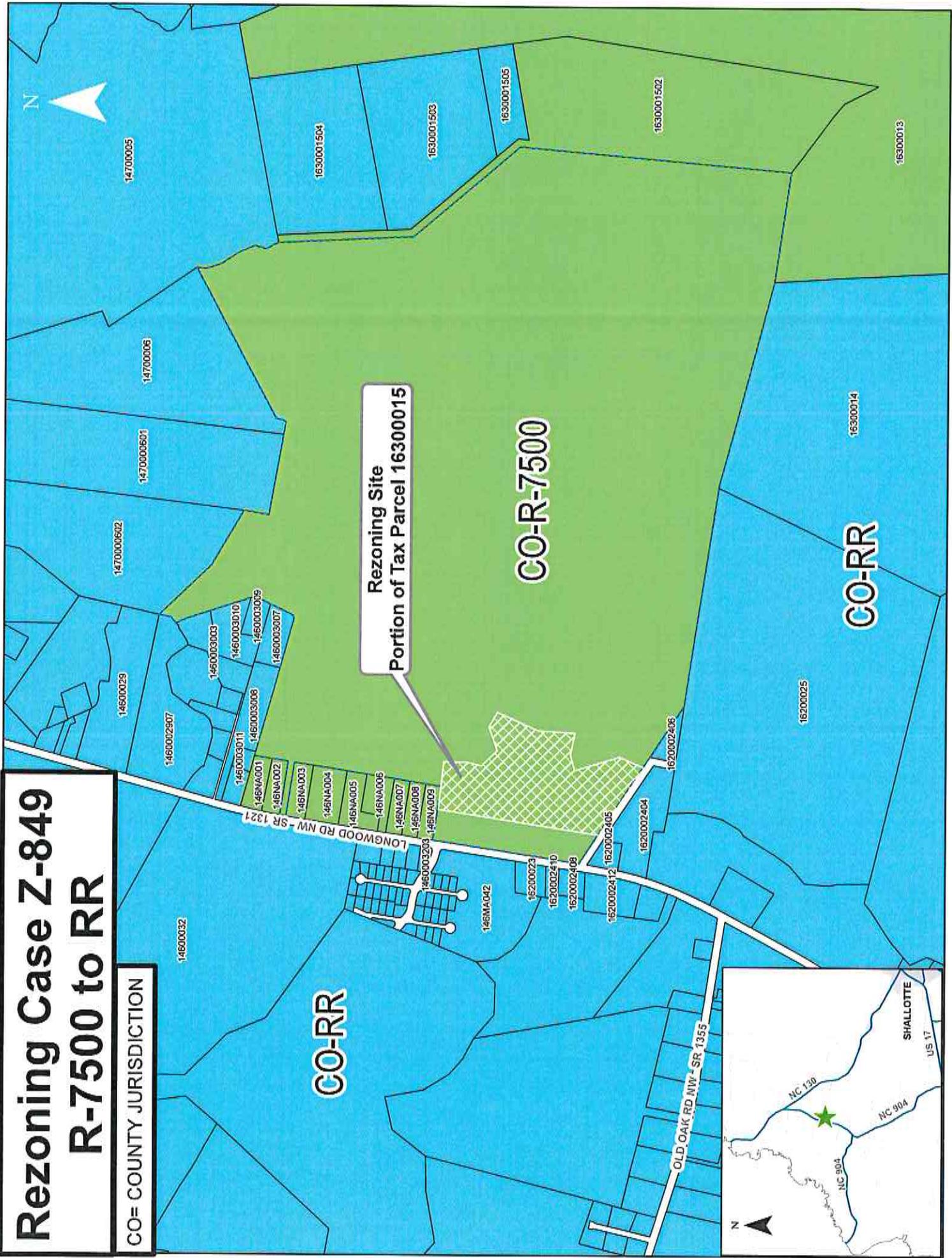
CO= COUNTY JURISDICTION

CO-RR

CO-R-7500

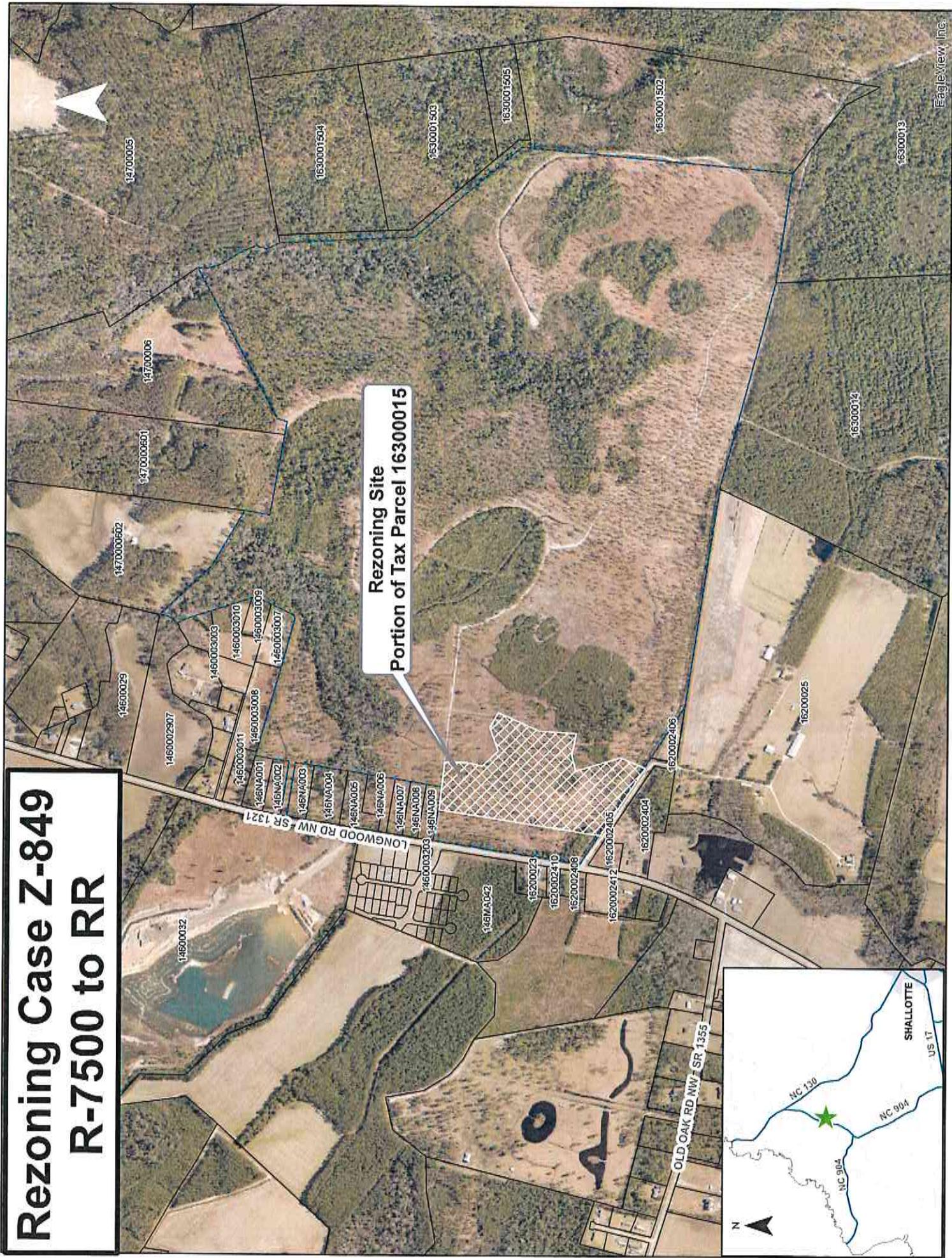
CO-RR

Rezoning Site
Portion of Tax Parcel 16300015



Rezoning Case Z-849 R-7500 to RR

Rezoning Site
Portion of Tax Parcel 16300015



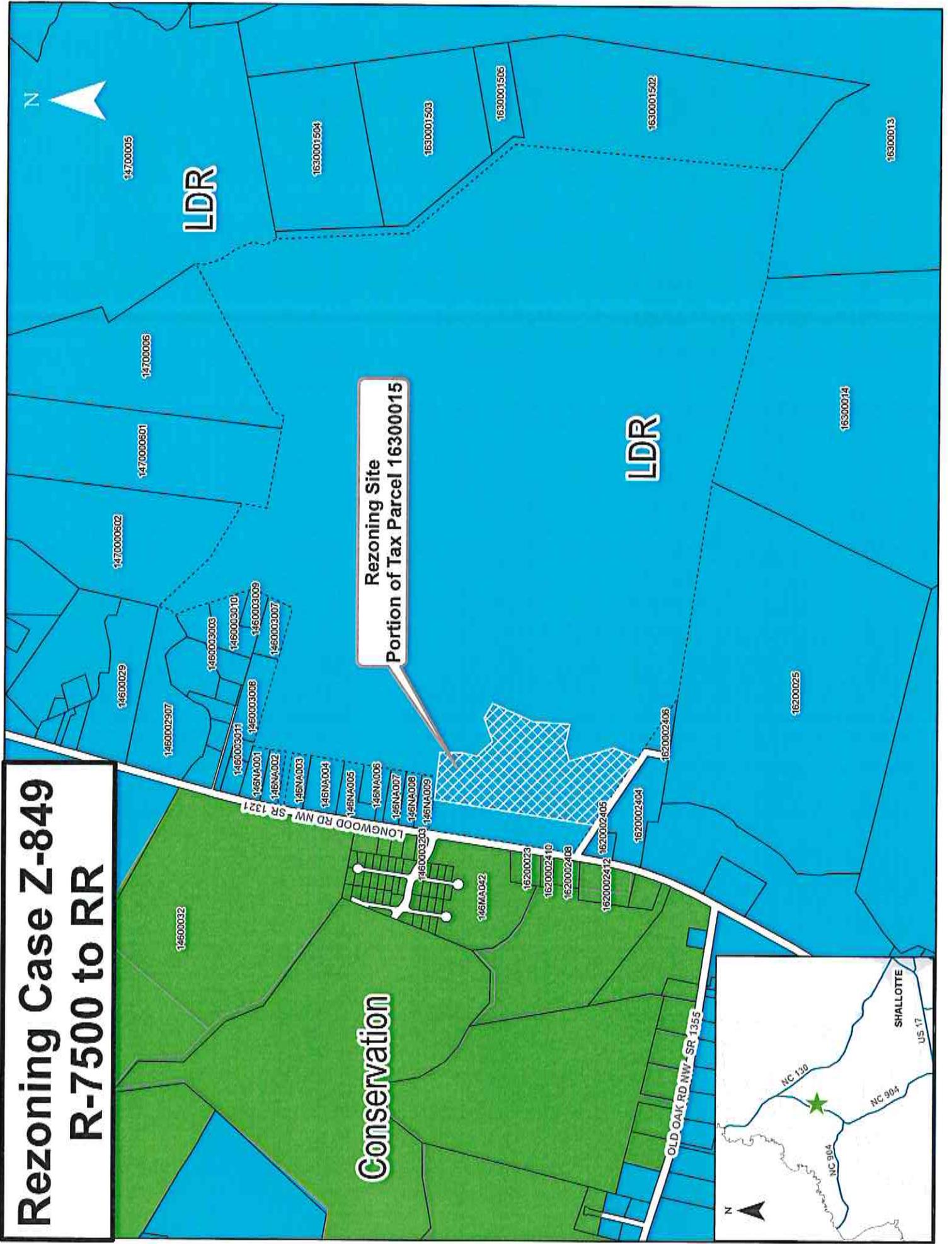
Rezoning Case Z-849 R-7500 to RR

Conservation

Rezoning Site
Portion of Tax Parcel 16300015

LDR

LDR



NT# 20127



REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>849</u>	Invoice # <u>533882</u>
Date Received <u>4/27/22</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): J. Phillip Norris, P.E.

Mailing Address: 1429 Ash -Little River Road NW
Ash, NC 28420

Phone: 910-287-5900 Email: pnorris@ntengineers.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): Ashton Farms, LLC
Bobby W. Harrelson

Mailing Address: 115 N. Third Street, Suite 300
Wilmington, NC 28401-4086

Phone: 910-540-8058 Email: bobjo58@aol.com

PROPERTY INFORMATION

Property Address and/or Description of Location:
Longwood Road (SR 1321)

Parcel Tax ID #(s): Portion of 16300015	Total Site Acreage: Total = 414.37 Acres To Be Rezoned = 20.00 Acres
--	--

Current Zoning District(s): R-7500 Proposed Zoning District(s): RR

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 be a down zoning from R-7500 to RR which is more consistent with current land uses in the surrounding zoning area.

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: [Signature]

Date: 4/20/2022

Owner Signature: [Signature]

Date: 4/26/22

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.

CASE Z-849

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1620002412	WARD THOMAS D		2648 LONGWOOD RD NW	ASH	NC	28420
1630001502	LONG CLINT		9651 CLEATWOOD DRIVE	LELAND	NC	28451
1630001503	SMITH JONATHAN L		286 SADDLEBRED LANE	RAEFORD	NC	28376
1630001504	HARDEE MICHAEL B		131 HIGHTON PLACE SW	SUNSET BEACH	NC	28468
16200025	PETCH RICHARD O		PO BOX 267	LONGWOOD	NC	28452
1620002406	PETCH RICHARD OLAF		PO BOX 267	LONGWOOD	NC	28452
1460003010	KAMAR MOUNIRA ETVIR	KAMAR ANTON	6745 RANDALL WORTH DR NW	ASH	NC	28420
14600032	WARD RALPH W		3088 LONGWOOD RD NW	ASH	NC	28420
1620002405	BENTON MARTHA WARD		2714 LONGWOOD RD NW	ASH	NC	28420
1620002404	BENTON MARTHA WARD		2714 LONGWOOD RD NW	ASH	NC	28420
1460003009	MILLIKEN MICHAEL ETUX	MILLIKEN COURTNEY	6776 RANDALLWORTH DR NW	ASH	NC	28420
1460003007	MILLIKEN MICHAEL ETUX	MILLIKEN COURTNEY	6776 RANDALLWORTH DR NW	ASH	NC	28420
1630001505	HINSON TERRY J		337 BLACK WATER LOOP	GEORGETOWN	SC	29440
1460003008	BARRON LUCIO		PO BOX 275	ASH	NC	28420
146NA009	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
146NA008	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
146NA007	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
146NA006	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
146NA005	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
146NA004	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
146NA003	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
146NA002	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
146NA001	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
16300013	ASHTON FARMS LLC		115 N 3RD ST STE 300	WILMINGTON	NC	28401
1460002907	DEW PAMELA WATKINS		1630 VILLAGE POINT RD SW	SHALLOTTE	NC	28470
1460003011	MAREK MICHAEL A ETUX	MAREK CHRISTIE L	2986 LONGWOOD RD NW	ASH	NC	28420
1620002408	MILLER RUSSELL WAYNE ETUX	MILLER DAWN LYNN	3370 DREW BRANCH CT NW	ASH	NC	28420
16200023	MILLER RUSSELL WAYNE ETUX	MILLER DAWN LYNN	3370 DREW BRANCH CT NW	ASH	NC	28420
1470000601	SMITH LEMMON C ET	SMITH AVIS	6860 HUGHES SMITH RD NW	ASH	NC	28420
14700006	SMITH THELBERT V TRUSTEE AND	SMITH JOYCE M TRUSTEE	1037 PAYNES CREEK RD	HARTWELL	GA	30643
1470000602	SMITH THELBERT V TRUSTEE AND	SMITH JOYCE M TRUSTEE	1037 PAYNES CREEK RD	HARTWELL	GA	30643
14700005	LUDLUM DOTTIE HEIRS	C/O DIANNE TODD	383 GRAY BRIDGE RD SW	SHALLOTTE	NC	28470
14600029	WATKINS CHARLES PHILLIP		3084 LONGWOOD RD NW	ASH	NC	28420
16300014	LAM LUF US LLC		GUTENBERG 69 A	NORDERSTEDT GERMANY	NC	28420
1460003003	ESCALERA IGNACIO RAMOS		6757 RANDALL WORTH DR NW	ASH	NC	28420
1620002410	TRIPP HAROLD DAVE		PO BOX 126	ASH	NC	28420
146MA042	TRIPP HAROLD DAVE		PO BOX 126	ASH	NC	28420
1460003203	TRIPP HAROLD DAVE		PO BOX 126	ASH	NC	28420

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16300015	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401
	BOBBY W. HARRELLSON				

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	J. PHILLIP MORRIS, P E	1429 ASH-LITTLE RIVER RD NW	ASH	NC	28420

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-850

June 13, 2022

APPLICATION SUMMARY

The applicant, Owen Metts, requests to rezone Tax Parcel 16800105 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

148 Southport-Supply Road (NC 211)

Tax Parcel

16800105

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

R-7500, NC (Neighborhood Commercial) and CLD

Current Use

Vacant

Surrounding Land Uses

Residential, Commercial, Vacant

Size

2.4 Acres



SITE CONSIDERATIONS

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

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-7500 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: *Mixed-Use*

- 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 PARCEL 16800105** 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-850 (R-7500 to C-LD)*



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

TABLED

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

Rezoning Case Z-850 R-7500 to C-LD

CO= COUNTY JURISDICTION

Rezoning Site
Tax Parcel 16800105

CO-R-7500

CO-NC

CO-CLD

CO-R-7500

1680010601

16800106

1680000401

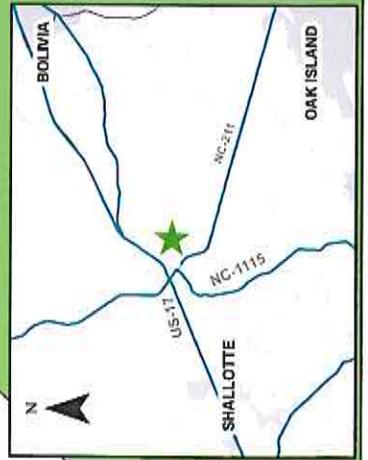
SOUTHPORT-SUPPLY RD NC 211

16800004

16800005

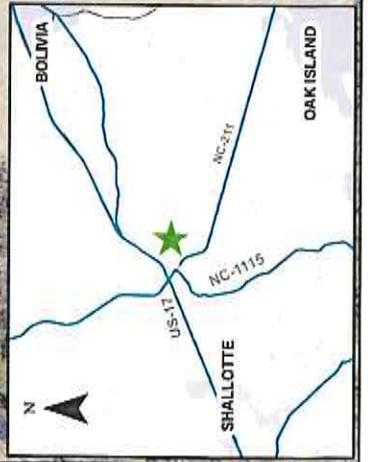
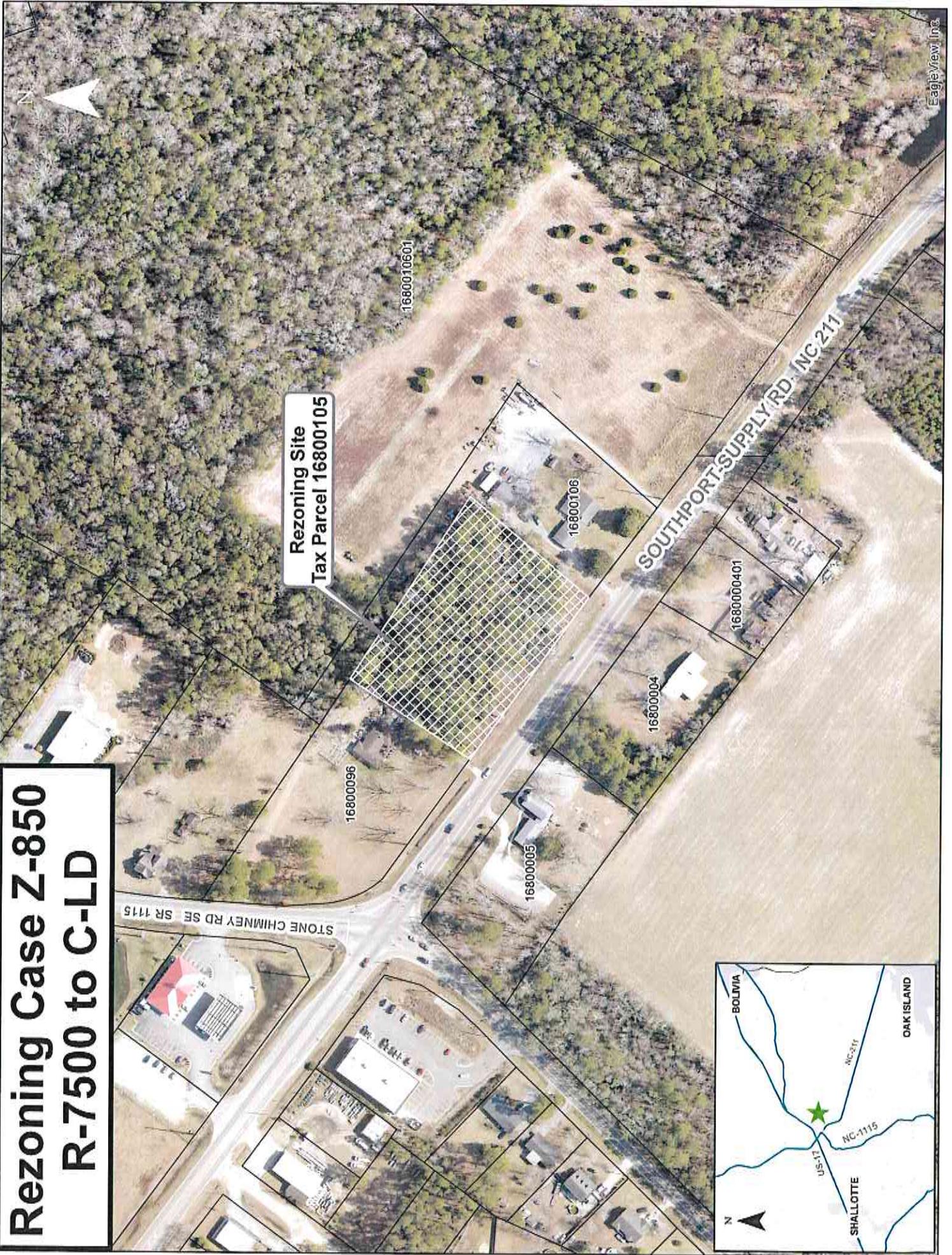
16800096

STONE CHIMNEY RD SE SR 1115



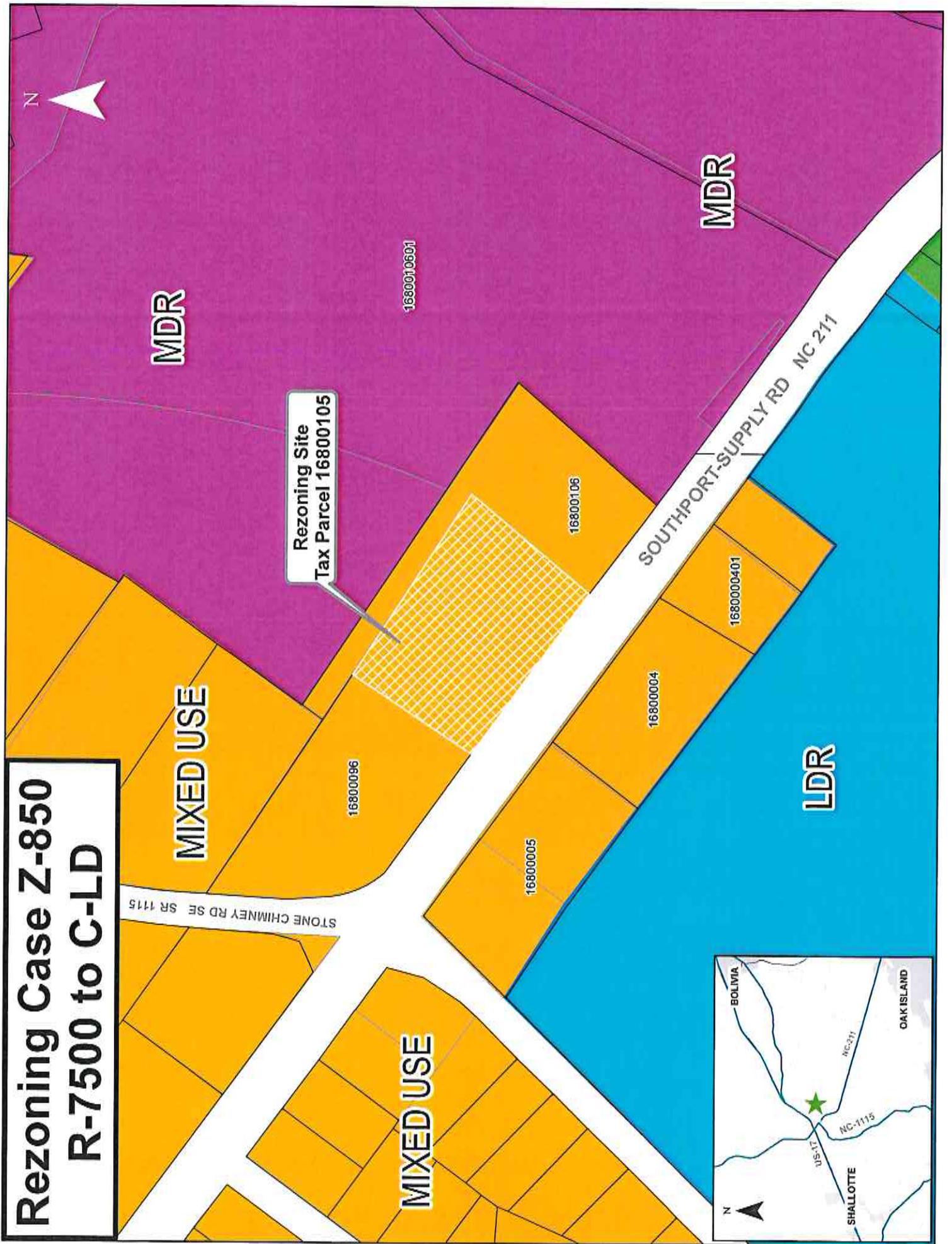
Rezoning Case Z-850 R-7500 to C-LD

Rezoning Site
Tax Parcel 16800105



Rezoning Case Z-850 R-7500 to C-LD

Rezoning Site
Tax Parcel 16800105





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 850 Invoice # 533625
 Date Received 5/5/22
 Northwest Jurisdiction YES NO

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Owen E. Metts, Sr.</u>	
Mailing Address: <u>P.O. Box 628, Wilmington, NC 28402</u>	
Phone: <u>910-297-6997</u>	Email: <u>Ometts@yahoo.com</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>O. A. O. A., LLC</u>	
Mailing Address: <u>P.O. Box 628, Wilmington, NC 28402</u>	
Phone: <u>910-297-6497</u>	Email: <u>Ometts@yahoo.com</u>
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>148 Southport-Supply Rd. SUPPLY, NC 28462</u>	
Parcel Tax ID #(s): <u>16800105</u>	Total Site Acreage: <u>2.40 Acres</u>
Current Zoning District(s): <u>R75</u>	Proposed Zoning District(s): <u>CLD</u>
Conditional Zoning Request <input type="checkbox"/> YES <input 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 area is in transition, PUD approved across the St. etc.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Mixed Use

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: [Signature]

Date: 4-5-2022

Owner Signature: [Signature]

Date: 4-5-2022

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-850

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16800096	FULLWOOD HAROLD ET FULLWOOD BRENDA	144 SOUTHPORT SUPPLY RD	SUPPLY	NC	28462
1680010601	RIZZO JOSEPH TRUSTEE ETALS	6131 DORSETT PL	WILMINGTON	NC	28403
16800005	CONCORD METHODIST CHURCH C/O JOE MCNEIL	1408 WHISPERWOOD CT SE	BOLIVIA	NC	28422
16800004	BRAINARD TODD ETUX BRAINARD TIA	46 NOHOKAI STREET	KIHEI	HI	96753
16800106	BRITT CHARLES J JR ET BRITT JANET D	186 SOUTHPORT-SUPPLY RD	SUPPLY	NC	28462
1680000401	BRAINARD TODD WILLIAM ETUX BRIANARD TIA LANE	46 NOHOKAI ST	KIHEI	HI	96753

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16800105	O.A.O.A., LLC	P.O. BOX 628	WILMINGTON	NC	28402

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	OWEN E. METTS, SR.	P.O. BOX 628	WILMINGTON	NC	28402