



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
July 11, 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 June 13th Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.
 - A. Rezoning Z-841
Proposed rezoning of approximately 0.3 acres located at 4695 Peoples Way SW near Shallotte from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 244EB00701.
 - B. Rezoning Z-851
Proposed rezoning of approximately 5.02 acres located off Southport-Supply Road near Bolivia from R-7500 (Medium Density Residential) to RR (Rural Residential) for Tax Parcel 1860001708.
- 9) Other Business.
 - Planning Board Case Update.
 - Blueprint Brunswick Update.
- 10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
June 13, 2022

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

MEMBERS PRESENT

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

MEMBERS ABSENT

Brett Riggs, Alternate

STAFF PRESENT

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

OTHERS PRESENT

John Hankins
Brad Schuleer, Paramounte Engineering
J. Phillip Norris, Norris & Tunstall Eng.
Terry Wethington
Martha Rabon-Robinson
Dan Weeks, H&W Design
Joseph Causey
Clint Long

Van Walton
Gary Pfeil
John Danford, Thomas & Hutton
Brigit Flora, B.C. Stormwater Eng.
Larry Duckett
Tameka Small
James Sheffield
H. Richard Ishler

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. Brett Riggs was absent.

IV. CONSIDERATION OF MINUTES FOR THE 09-MAY-22 AND 17-MAY-22 MEETINGS.

Mr. Bittenbender made a motion to approve the 09-May-22 minutes as presented and the motion was unanimously carried.

Mr. Cheek made a motion to approve the 17-May-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. Planned Development – PD-80

Name: Bell Swamp Connection Tract
Applicant: Paramounte Engineering
Tax Parcel(s): 0970003102 and 09700033
Location: Ocean Hwy. East and Bell Swamp Connection NE (SR 1407)
Description: Bell Swamp Connection is a proposed planned development consisting of 139 single family units and 90 townhomes on 48.65 acres creating an overall density of 4.71 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; and
- Extend the 20' peripheral buffer to the rear of Lot 12.

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

Mr. Brad Schuler, representative for Paramounte Engineering, addressed the Board on behalf of Bell Creek Development Group LLC. Mr. Schuler stated that the subject split-zoned (C-LD and C-I) property was rezoned at the 09-May-22 Planning Board meeting and the entire tract was rezoned to C-LD. He stated that the proposed project will be a residential development consisting of a mixture of single-family housing and townhomes with an overall density of 4.71 dwelling units per acre. Mr. Schuler said the site has been designed so the townhomes are located closer to US 17, which creates a transition from US 17 to the surrounding homes in the area. He further stated that a vegetative berm will be erected along US 17 to provide buffering from the highway. A neighborhood meeting was held and there were concerns of flooding as a result of the widening of US 17 and their engineering team has been made aware of the adjoining property owner's concerns. Mr. Schuler said a County and State Stormwater permit has to be issued for the site and he proceeded to say that they are proposing 3 stormwater ponds on the site. He stated that 40% of the site will be designed open space and they are preparing a Traffic Impact Analysis (TIA) for the North Carolina Department of Transportation's (NCDOT) approval. Mr. Schuler said there are 2 access points to Bell Swamp Connection NW (SR 1407) and there is a stub-out to the north for interconnectivity purposes.

Ms. Easley asked Mr. Schuler how they feel about Ms. Flora's recommendation to design the project to a 25-year storm event? Mr. Schuler said it is their intent to exceed the County's minimum stormwater standards by potentially impacting an isolated wetland within a stormwater facility on the northwestern portion of site with the US Army Corps of Engineers' (Corps of Engineers) approval, which would allow for the project to be designed to the 25-year storm event. Otherwise, they will have to build around the isolated wetland. Ms. Easley asked Mr. Schuler if the project could be designed to the 25-year storm event if the Corps of Engineers do not allow the wetlands to be impacted? Mr. Schuler said it is still their intent to design the project to the 25-year storm event, but some of the pond area may have to be eliminated.

Mr. Dunham asked Mr. Schuler if they would be agreeable to a condition requiring the project be designed to a 25-year storm event? Mr. Schuler said they are amenable to designing the project to a 25-year stormwater event.

Mr. Van Walton, owner of Tax Parcels 09700024 and 0970003901, addressed the Board. Mr. Walton said his property was impacted by the water that was dumped off US 17 when US 17 was 4-laned. He wanted assurance that no water from the subject property causes flooding on his property. Mr. Walton asked if he could gain access from the proposed stub-out road if he developed his adjacent property for commercial purposes? Mr. Pages said staff would have to review his plans at the point he intends to develop his property.

Ms. Martha Rabon-Robinson, owner of 270 Bell Swamp Road Connection, addressed the Board. Ms. Rabon-Robinson stated that the subject property is within a ½ mile of a Voluntary Agricultural District (VAD) and she proceeded to read the criteria associated with VADs. Ms.

Rabon-Robinson asked that any potential buyers be informed that they are purchasing property within a ½ mile of a VAD and the activities associated with a VAD.

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

Mr. Dunham asked staff the developer's obligation for notifying potential buyers that the subject property is within a ½ mile of a VAD? Mr. Pages said all final plats are required to have a note stating the property is within a ½ mile of a VAD or staff will stamp the plat stating, "This property is located within ½ mile of a Voluntary Agricultural District (VAD)" prior to recordation of the final plat. Ms. Dixon interjected that the VAD records a document stating that the property is within a ½ mile of a VAD and it is discovered during a title search of the property.

Mr. Leary made a motion to approve Bell Swamp Connection Tract Planned Development (PD-80) with the noted conditions and the project must be designed to a 25-year storm event and the motion was unanimously carried.

B. Planned Development – PD-81

Name: Anderson Tract (Revision)
Applicant: Norris and Tunstall
Tax Parcel(s): A Portion of 2250002601
Location: Hickman Road NW (SR 1303)
Description: Anderson Tract is a proposed planned development consisting of 336 townhomes on 58.21 acres creating an overall density of 5.77 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
- Provide a turnaround at the dead end at the amenity area or loop the road.

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

Mr. Dunham asked Mr. Norris if the project will have overflow parking for the townhomes? Mr. Norris said the plan currently meets the minimum parking requirements and they are not proposing any additional parking. Mr. Dunham asked Mr. Norris if there are any accommodations for guest parking? Mr. Dunham said there will be a garage and 2 additional parking spaces for each unit. Mr. Norris reiterated that they are currently meeting the minimum requirements for parking and additional parking spaces will create more impervious surface. Ms.

Easley stated that the roads are private and will be governed by a homeowners' association regarding street parking.

Mr. J. Phillip Norris, Norris and Tunstall Engineering, addressed the Board. Mr. Norris said the project was previously approved by the Board and some of the areas were removed because they are wetland areas and those areas will be conveyed to an adjacent property owner. He further stated that there are extensive buffers, which is a combination of wetlands and high ground that will not be utilized. He stated that their stormwater retention will meet and/or exceed the 100-year storm event. Mr. Norris said a TIA has been completed with a left and right turn lane into the project as recommended by NCDOT. Mr. Norris said they will take into consideration about providing additional parking spaces. However, he suggested that minimum parking requirements be revised if the Board thinks the current requirements are not sufficient. He concluded that there were no attendees at the neighborhood meeting.

Mr. Larry Duckett addressed the Board. Mr. Duckett asked if there are plans for turn lanes to the property because Hickman Road NW (SR 1303) is a narrow, heavily travelled road? Mr. Pages said NCDOT is requiring left and right turn lanes to this site. He further stated that a TIA is required and must be approved by NCDOT and NCDOT may other require road improvements.

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

Ms. Easley made a motion to approve Anderson Tract Revision Planned Development (PD-81) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-82

Name: Osprey Isle
Applicant: Thomas and Hutton Engineering
Tax Parcel(s): 2120000503, 2120002801, 21200027 and 2120002501
Location: Near the Intersection of US 17 and Plantation Drive SW
Description: Osprey Isle is a proposed planned development consisting of 81 single family lots and 264 semi-attached units on 157.1 acres creating an overall density of 2.20 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. Pages noted that there were discussions at TRC meeting regarding 2 active entrances to the site, staff consulted with NCDOT and staff is amenable to 1 entrance with an emergency access road (Anchor Trail SW - an unimproved road that will have to be improved to withstand the weight of a fire truck) being used for emergency purposes with direct accessibility from US 17.

Ms. Easley asked if the project will be designed to the 25-year storm event and Mr. Pages concurred.

Mr. Leary asked staff where the flood zone area is located on the plan? Mr. Pages identified the flood zone areas on a visual map.

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

Mr. John Danford, Thomas & Hutton Engineering, addressed the Board. Mr. Danford stated that 73% of the site will be open space and they are providing substantial buffers from neighboring properties (Tall Pines Plantation). He said the neighborhood meeting was well attended and there were concerns with adequate buffering being in place and they are maintaining a 50' natural buffer from Tall Pines Plantation. He reiterated that the floodplain, floodway and wetlands will be protected. He concluded that the lots will be smaller to ensure the floodplain and wetlands will not be disturbed.

Mr. Gary Pfeil addressed the Board. Mr. Pfeil asked about the traffic count for this project? Mr. Pages said the project will generate approximately 3,301 vehicle trips per 24-hour weekday volume. Mr. Pfeil asked if the public will be kept abreast of road improvements to the area? Mr. Pages said he will provide Mr. Pfeil with an NCDOT contact at the Division Office in Wilmington that can provide him with road improvement updates. Mr. Pages further stated that a TIA is required for this project and the TIA has to be approved by NCDOT.

Mr. Larry Duckett, homeowner in Tall Pines Plantation, addressed the Board. He stated that they are constantly challenged with water management. Mr. Duckett said Tall Pines Plantation will be sandwiched between the proposed project and another project to the west of Tall Pines Plantation. He was concerned with potential flooding in the area from the adjacent developments during hurricane and/or other rainstorm events. Mr. Duckett asked what recourse the homeowners in Tall Pines Plantation will have if their properties are flooded once both projects are developed? Mr. Cheek said the stormwater facilities are engineered designed to capture the water on the subject property and release the water slowly to the Shallotte River so as not to pose any flooding issues to the Tall Pines Plantation community..

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

Mr. Wood made a motion to approve Osprey Isle Planned Development (PD-82) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Rezoning Z-847 (Dan Weeks [%Sara Gibbs])

Request rezoning of approximately 20.52 acres located off Chappell Loop Road SE (SR 1524) near Leland from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 03800008.

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 03800008.

Mr. Dunham asked if there are wetlands on the site? Mr. Pages said there are some wetlands in the center of the site and he identified those areas on a visual map.

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

Mr. Dan Weeks, H&W Design, addressed the Board on behalf of the applicant. Mr. Weeks said there has been a wetlands assessment on the site and interconnectivity on the northern portion of the property will not be available due to the wetlands in that area. As a result, that area will serve as a wetland buffer. He stated that this an isolated pocket of commercial property and the site is not conducive to commercial use because of its location and inadequate road frontage. Mr. Weeks concluded that the proposed zoning change is compatible to surrounding zoning and/or land uses.

Ms. Tameka Small, owner of Tax Parcels 038000904 and 038000901, addressed the Board. Ms. Small was concerned with the potential use of the property and how it will affect the current property owners that have lived on Chappell Loop Road SE (SR 1524) for several generations. She was also concerned with the additional traffic that maybe generated once the subject property is developed. Ms. Small said there is current flooding in the area and she expressed concerns with the potential of additional flooding to the area once the subject property is developed. Ms. Small asked that the property owner be considerate of the neighboring property owners when they begin developing the subject property.

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

Mr. Cheek made a motion to approve Tax Parcel 03800008 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 similar zoning nearby.

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

E. Rezoning Z-848 (Terry Wethington)

Request rezoning of approximately 1.58 acres located at 5579 Old Georgetown Road SW (SR 1163) near Shallotte from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2130000104.

LAND USE PLAN MAP AMENDMENT – LUM-848:

Request to amend Tax Parcel 2130000104 located at 5579 Old Georgetown Road SW (SR 1163) near Shallotte from LDR (Low Density Residential) to Commercial.

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

Mr. Pages said staff recommends approval from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2130000104 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 2130000104.

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

Mr. Terry Wethington addressed the Board. Mr. Wethington said there is self-storage facility on site and the proposed zoning will allow for future expansion of the existing non-conforming use of the property.

Mr. Joseph Causey addressed the Board on behalf of his mother. Mr. Causey said his mother's property (Tax Parcel 2130000112) is currently being used for commercial purposes (construction equipment storage yard) and they are in favor of the zoning change. He further stated that they will likely request a zoning change of their property (Tax Parcel 2130000112) in the future.

Mr. James Sheffield addressed the Board. Mr. Sheffield stated that he operates the commercial business next door and he, too, is in favor of the zoning change.

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 2130000104 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 2130000104 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 similar zoning to the east of the subject property and the zoning change will allow for an expansion of the current non-conforming commercial use on the site.

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

There is currently a non-conforming commercial use on the site and the zoning change will allow for future expansion.

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.

F. Rezoning Z-849 (J. Phillip Norris [Bobby Harrelson – Ashton Farms LLC])

Request rezoning of approximately 20.00 acres located off Longwood Road NW (SR 1321) near Ash from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for a portion of Tax Parcel 16300015.

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 03800008.

Ms. Easley asked if the subject property has frontage off Longwood Road NW (SR 1321)? Mr. Pages replied, no. She asked if the access road (Wild Wing Drive NW) is private or public? Mr. Pages said Wild Wing Drive NW is a private road.

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

Mr. J. Phillip Norris, Norris and Tunstall Engineering, addressed the Board on behalf of the applicant. Mr. Norris reiterated that this is a down-zoning of the property and there should not be any traffic concerns.

Mr. Dunham asked if there are wetlands on the site? Mr. Norris said there has been a wetlands delineation completed on the entire parcel and the wetlands will be avoided for the portion of the parcel that is being requested for a zoning change.

Mr. Cheek asked why this particular area was chosen from the larger portion of the tract? Mr. Norris said the applicant intends to use the area for a sand mine pending approval of the zoning change and a special use permit approval from the Brunswick County Board of Adjustment to operate a sand mine on this property. Mr. Norris said there is an existing sand mine across the street that has been depleted of sand and the owner has negotiated a lease to move the operation to this parcel. NCDOT has been contacted and a driveway permit has been issued for the intended use of the property. Mr. Norris said an existing soil road on the property will be used for the haul road to the mining area rather than Wild Wing Drive NW; thus, causing no impact to the adjoining neighbors.

Mr. Leary asked Mr. Norris why a gap was left between Longwood Road NW (SR 1321) and the requested rezoning area? Mr. Norris said the property owner (Bobby Harrelson) intends to put a lake on the site in the future.

Mr. Clint Long, owner of Tax Parcel (1630001502), addressed the Board. Mr. Long was concerned with the road to the south of the zoning area being blocked once the future lake is dug. Mr. Pages said the road is currently mapped as a right-of-way and it could not be abandoned without a petition to do so is presented to the Board of Commissioners for approval. Mr. Norris interjected that, as part of the mining application, there has to be a 40' minimum buffer in place so the road in question will not be affected.

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

Mr. Cheek made a motion to approve a portion of Tax Parcel 16300015 from R-7500 (Medium Density Residential) to RR (Rural Low 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 was no opposition to the zoning change and this change will result in a down-zoning of the property.

The Chairman stated that any person with standing may appeal the decision of the Planning Board. If an appeal is received in the allotted time, the case will move forward to the Brunswick

County Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

G. Rezoning Z-850 (Owen Metts)

Request rezoning of approximately 2.40 acres located off Southport-Supply Road SE (NC 211) near Supply from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 16800105.

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

Mr. Huckins said staff recommends approval from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 16800105.

Mr. Dunham asked if this area has been transitioning over to commercial? Mr. Pages said there have been commercial uses in the area over the last few years and he proceeded to identify some of those uses (Dollar General and Marathon Gas Station). Mr. Pages said this area is transitioning. Ms. Dixon added that this area will be considered as a major node in the Blueprint Brunswick Comprehensive Plan.

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

Mr. Owen Metts addressed the Board. Mr. Metts stated that the proposed zoning change will be the highest and best use of the property.

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

Mr. Cheek made a motion to approve Tax Parcel 16800105 from R-6000 (High Density Residential) 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 Mixed Use.

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

The area is in transition.

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-838, Z-843, Z-844, Z-845 and Z-846 were approved at the 09-May-22 and there were no appeals, so the Board's decision stands.

IX. ADJOURNMENT.

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

REZONING STAFF REPORT



Prepared by Marc Pages, principal Planner

Rezoning Case#: Z-841

July 11, 2022

APPLICATION SUMMARY

The applicant, Sandy Schumacher, requests to rezone Tax Parcel 244EB00701 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

4695 Peoples Way SW

Tax Parcel

244EB00701

Current Zoning

NC (Neighborhood Commercial)

Proposed Zoning

R-6000 (High Density Residential)

Surrounding Zoning

NC, R-6000, and R-7500 (Medium Density Residential)

Current Use

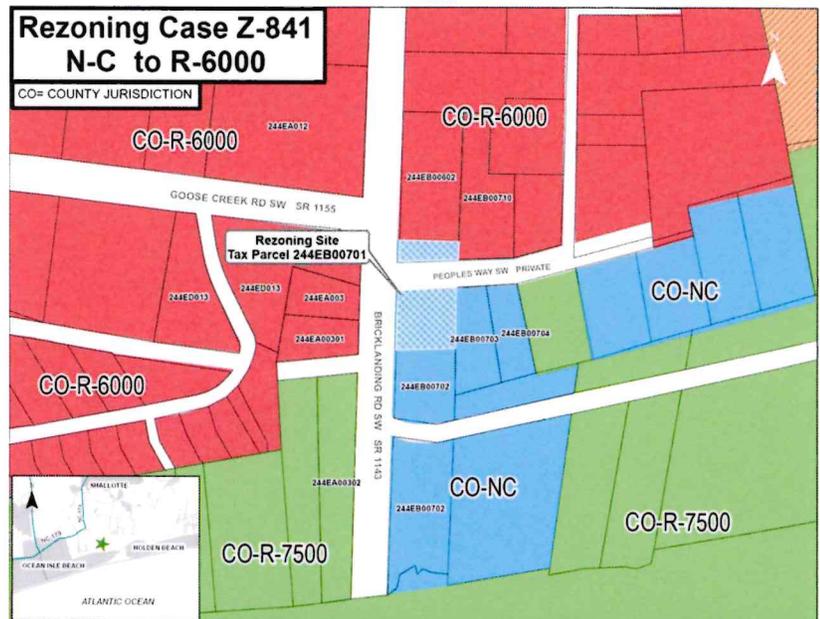
Vacant

Surrounding Land Uses

Residential, Commercial, Vacant Lands

Size

0.3 Acres



SITE CONSIDERATIONS

Zoning History: Adjacent Tax Parcels 244EB00710 and 244EB007 was rezoned from NC to R-6000 in August 2010 as part of Rezoning Case # Z-792.

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 Bricklanding Road (SR 1143).

Utilities: Water is available from Brunswick County Utilities along Bricklanding Road. Sewer is currently not available. It is the developer's responsibility to connect to the water system.

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: Main Street (US 17 Business) and Wall Street/ Shallotte Avenue - Intersection Improvement (U-5788) – Right-of-Way Acquisition in Progress.

Environmental Impacts:

- Portions of the site lay within a Flood Hazard Zone (Shaded X).
- Biodiversity & Wildlife Habitat Assessment Score: The project site scores a 0 out of 10 due to no wetlands or significant feature 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: HDR (High Density Residential)

- 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 244EB00701** 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-841 (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-841 N-C to R-6000

CO= COUNTY JURISDICTION

CO-R-6000

244EA012

GOOSE CREEK RD SW SR 1155

Rezoning Site
Tax Parcel 244EB00701

244ED013

244ED013

244EA003

244EA00301

CO-R-6000

BRICKLANDING RD SW SR 1143

SHALLOTTE

NC-179

NC-179

HOLDEN BEACH

OCEAN ISLE BEACH

ATLANTIC OCEAN

CO-R-7500

244EA00302

CO-R-6000

244EB00602

244EB00710

PEOPLES WAY SW PRIVATE

CO-NC

244EB00703

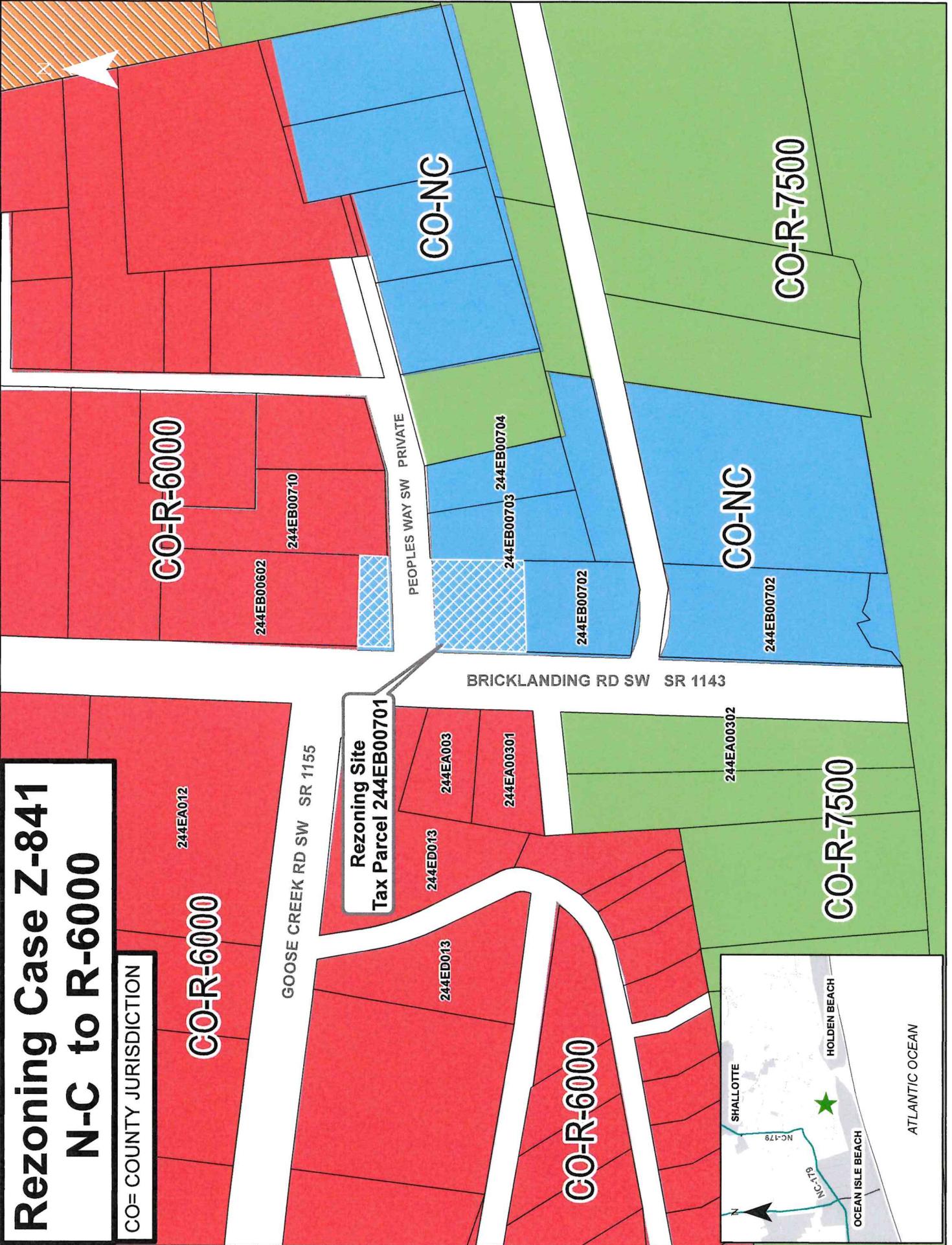
244EB00704

244EB00702

CO-NC

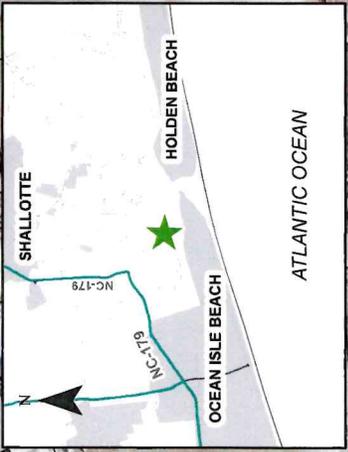
244EB00702

CO-R-7500

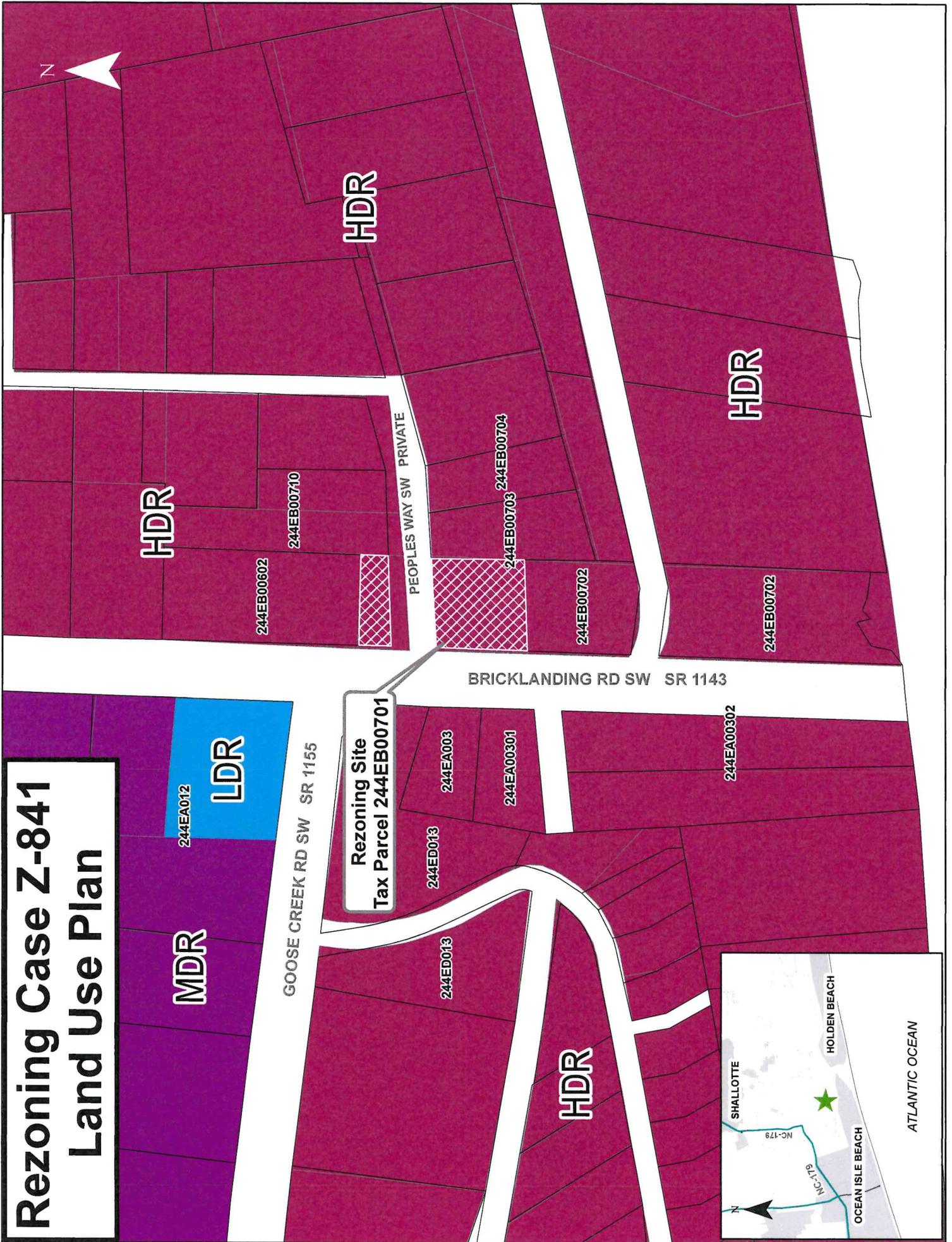


Rezoning Case Z-841 N-C to R-6000

Rezoning Site
Tax Parcel 244EB00701



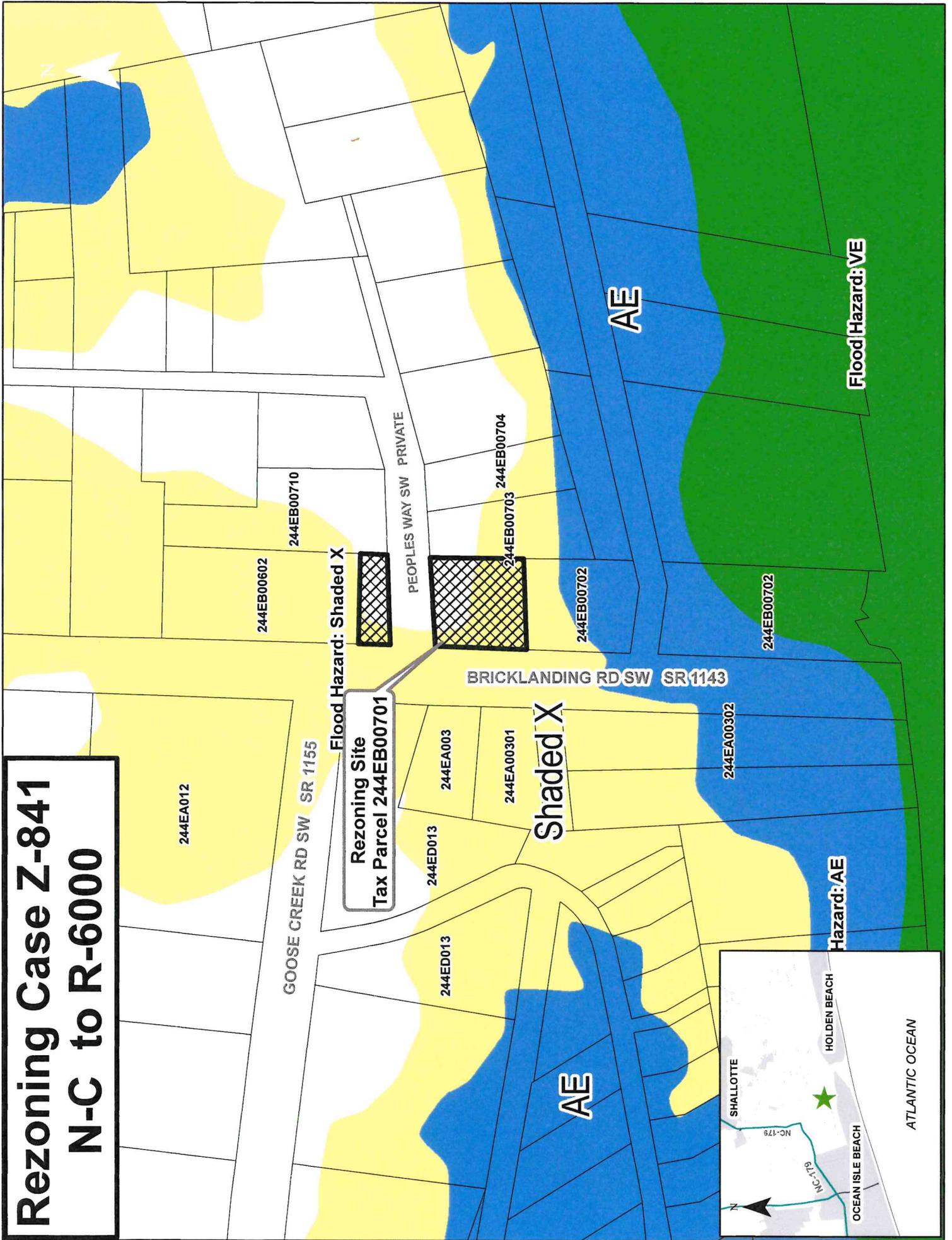
Rezoning Case Z-841 Land Use Plan



Rezoning Site
Tax Parcel 244EB00701



Rezoning Case Z-841 N-C to R-6000





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>841</u>	Invoice # <u>531523</u>
Date Received <u>4/11/22</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Sandy Schumacher</u>	
Mailing Address: <u>2430 Wise Rd.</u> <u>Conway, SC 29526</u>	
Phone: <u>843-504-0913</u>	Email: <u>Sandys@homewoodmetalworks.com</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>SEH Investment Group LLC</u>	
Mailing Address: <u>2430 Wise Road</u> <u>Conway, SC 29526</u>	
Phone: <u>843-450-8731</u>	Email: <u>hmetal@sc.coast.net</u>
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>4695 Peoples Way SW</u> <u>Shallotte NC 28470</u>	
Parcel Tax ID #(s): <u>244EB00701</u> PIN# <u>108510379376</u>	Total Site Acreage: <u>0.30 ac.</u>
Current Zoning District(s): <u>NC</u>	Proposed Zoning District(s): <u>R-6000</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

The parcel is located in a residential area
Surrounding parcels are zoned R-6000

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: Sandy Schneider

Date: 1-19-22

Owner Signature: James R. Hurdley

Date: 1-19-22

Owner Signature: James R. Hurdley

Date: 1-19-22

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-841

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
244EB00703	HUMPHREY EDDIE MAC	255 ANDERSON RD	LINDEN	NC	28356
244EB00702	STATE OF NORTH CAROLINA	1321 MAIL CENTER	RALEIGH	NC	27699
244ED013	EASYSTREET PROPERTIES LLC	3802 A CLEMMONS RD	CLEMMONS	NC	27012
244EA00302	BATTEN DAVID JAMES JR	1682 GORES LANDING RD SW	OCEAN ISL BCH	NC	28469
244EA00301	OULMAN RHONDA NYE	117 ELM ST	LATHROP	MO	64465
244EA003	OULMAN RHONDA NYE	117 ELM ST	LATHROP	MO	64465
244EB00710	WRENN ALLEN THOMAS JR	206 WEDGEWOOD DR	JAMESTOWN	NC	27282
244EB00704	MAGILL CRAIG ETALS	1193 ALLEN PRIEST RD	COUNCIL	NC	28434
244EA012	MILLER JOYCE G AND MILLER STACEY J	1800 BRICK LANDING RD SW	OCEAN ISL BCH	NC	28469
244EB00602	BRYAN ANNETTE B	3388 PAMPAS DR	MYRTLE BEACH	SC	29577

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
244EB00701	S&H INVESTMENT GROUP LLC	2430 WISE RD	CONWAY	SC	29526

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	SANDY SCHUMACHER	2430 WISE RD	CONWAY	SC	29526

REZONING STAFF REPORT

Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-851

July 11, 2022



APPLICATION SUMMARY

The applicant, Orazio Falcone, requests to rezone Tax Parcel 1860001708 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

Southport-Supply Road (NC 211)

Tax Parcel

1860001708

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

RR (Rural Residential)

Surrounding Zoning

R-7500 and RR

Current Use

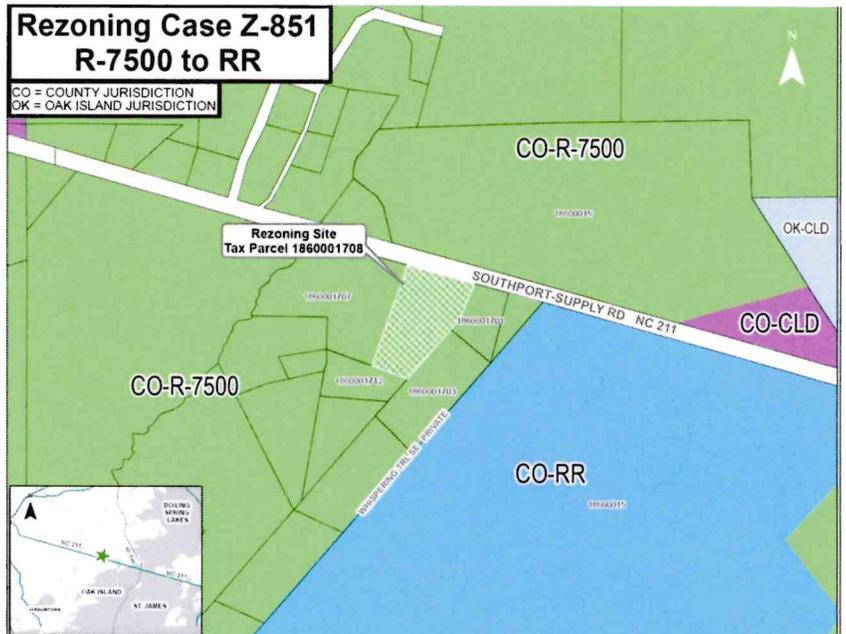
Vacant

Surrounding Land Uses

Residential, Agricultural, Vacant

Size

5.02 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 RR, 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 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: The rezoning site scores a 0 out of 10 due to no wetlands or other significant feature on the site.
- The rezoning site is not located within a half 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.9 states the Brunswick County and its participating municipalities will support mixed use development of residential and supporting non-residential land uses.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO RR FOR TAX PARCEL 1860001708** 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-851 (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: _____

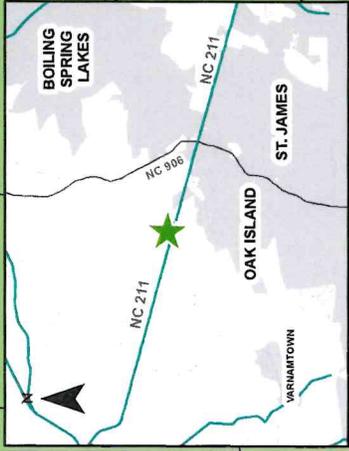
TABLED

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

Rezoning Case Z-851 R-7500 to RR

CO = COUNTY JURISDICTION
OK = OAK ISLAND JURISDICTION

Rezoning Site
Tax Parcel 1860001708



Rezoning Case Z-851 R-7500 to RR

Rezoning Site
Tax Parcel 1860001708

SOUTHPORT-SUPPLY RD NC 211

WHISPERING TRL SE - PRIVATE

18600015

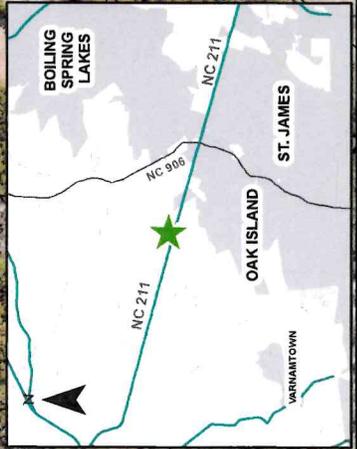
1860001701

1860001703

18600015

1860001707

1860001712



Rezoning Case Z-851 Land Use Plan

CO = COUNTY JURISDICTION
OK = OAK ISLAND JURISDICTION



MDR

18600015

Commercial

SOUTHPORT-SUPPLY RD NC 211

LDR

18600015

Rezoning Site
Tax Parcel 1860001708

1860001707

1860001701

1860001712

1860001703

WHISPERING TRL SE PRIVATE

LDR

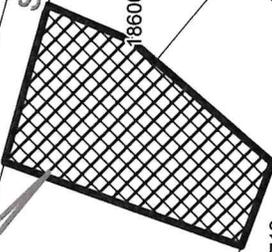


Rezoning Case Z-851 R-7500 to RR

CO = COUNTY JURISDICTION
OK = OAK ISLAND JURISDICTION

Rezoning Site
Tax Parcel 1860001708

SOUTHPORT-SUPPLY RD NC 211



18600015

1860001701

1860001703

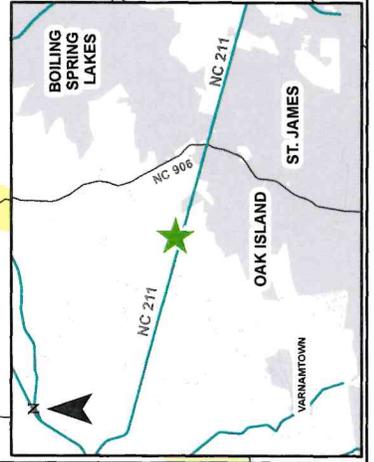
1860001707

1860001712

WHISPERING TRL SE-PRIVATE

18600015

Flood Hazard: Shaded X





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>881</u>	Invoice # <u>536924</u>
Date Received <u>6/7/22</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): Orazio Falcone dba Falcone Holdings Properties, LLC	
Mailing Address: 1013 Winterberry Circle Leland, N.C. 28451	
Phone: 908-397-3454	Email: oraziof526@gmail.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): Orazio Falcone	
Mailing Address: 1013 Winterberry Circle Leland, N.C. 28451	
Phone:	Email:
PROPERTY INFORMATION	
Property Address and/or Description of Location: Hwy 211 Southport Supply Rd Deed Book 03242 Page 0356 Plat Book 00056 Pg 00028	
Parcel Tax ID #(s): 1860001708	Total Site Acreage: 5.02 Acres
Current Zoning District(s): R75	Proposed Zoning District(s): RR
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

Zoning request is consistent with existing surrounding area and follows current land use plans.
Planned use for mini storage building.

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: _____

Date: _____

Owner Signature: Orvin Wallace

Date: 6.7.22

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-851

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1860001707	HOGUE DEBRA BROWN	2069 MERCERS MILL TR SE	BOLIVIA	NC	28422
1860001701	BROWN BARBARA (LT) ETUX BROWN MICHAEL	2295 WHISPERING TRAIL SE	BOLIVIA	NC	28422
1860001703	BROWN BARBARA (LT) ETVIR CREECH CYNTHIA B	2309 WOODSIDE TRAIL SE	BOLIVIA	NC	28422
1860001712	HALL TINA C (LT) * HALL ZOE GABRIELLE	2268 WOODSIDE TRL SE	BOLIVIA	NC	28422
186000015	SMITH JAMES O ETUX SMITH PAULA C	1118 BUFFALO NVNO	ZIONVILLE	NC	28698

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1860001708	MILLER BARBARA B ETVIR MILLER GEORGE M JR	6789 MILLER TRAIL NE	LELAND	NC	28451

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	ORAZIO FALCONE	1013 WINTERBERRY CIRCLE	LELAND	NC	28451