



# AGENDA

## BRUNSWICK COUNTY

### PLANNING BOARD

**6:00 P.M. Monday**  
**August 8, 2022**

**Commissioners Chambers**  
**David R. Sandifer Administration Bldg.**  
**Brunswick County Government Center**

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the July 11<sup>th</sup> Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Planned Development – PD-84

Name: RiverSea Plantation (Modification)  
Applicant: Norris and Tunstall Engineering  
Tax Parcels: 1840000310  
Location: Intersection of Southport-Supply Road (NC 211) and RiverSea Blvd.  
Description: RiverSea Plantation is a planned development that was approved in 2003 and expanded in 2005 to consist of 464 single family lots, 131 multifamily units, and 8.73 acres of commercial on a total of 460.5 acres for an overall density of 1.29 dwelling units per acre. The applicant is proposing to modify the 8.73 acres of commercial to mixed-use consisting of 77 townhomes, 24 multifamily units and 15,000 square feet of commercial/nonresidential. With this modification the overall density of the planned development will increase to 1.51 dwelling units per acre.

B. Planned Development – PD-87

Name: Gilbert Road / Benton Road Tract  
Applicant: Norris and Tunstall Engineering  
Tax Parcel: 15300018 & 15300017  
Location: Intersection of Gilbert Road SE (SR 1501) and Benton Road SE (SR 1502)  
Description: Gilbert Road / Benton Road Tract is a proposed planned development to consist of 209 single family lots on 64.53 acres, creating an overall density of 3.2 dwelling units per acre.

C. Planned Development – PD-88

Name: Supsura Tract (Modification)  
Applicant: Norris and Tunstall Engineering  
Tax Parcels: 2090005403 and a portion of 20900054  
Location: Ash-Little River Road (SR 1300)  
Description: Supsura Tract is a planned development that was approved in August 2021 for 118 single family lots on a gross site of 42.21 acres creating an overall density of 2.8 units per acre. The applicant is proposing to modify the planned development to have 148 single family lots on 35.21 acres creating an overall density of 4.2 dwelling units per acre.

D. Planned Development – PD-85

Name: Chappell Loop Tract  
Applicant: H & W Design  
Tax Parcels: 03800008  
Location: 10082 Chappell Loop Road SE (SR 1524)  
Description: Chappell Loop is a proposed planned development to consist of 150 multi-family units on 20.52 acres, creating an overall density of 7.3 dwelling units per acre.

E. Planned Development – PD-86

Name: Fox Run  
Applicant: Coastal Land Design  
Tax Parcels: 19900127  
Location: Intersection of Empire Road SW (SR 1330) and Mt Pisgah Road SW (SR 1130)  
Description: Fox Run is a proposed planned development to consist of 121 single family lots and 102 semi-attached units on 51.88 acres, creating an overall density of 4.3 dwelling units per acre.

9) Other Business.

- Planning Board Case Update.
- Blueprint Brunswick Update.

10) Adjournment.

**MINUTES**  
**PLANNING BOARD**  
**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday**  
**July 11, 2022**

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

MEMBERS PRESENT

Clifton Chee  
Richard Leary  
Ron Medlin  
Christopher Wood  
Harry "Richard" Ishler, Jr.

MEMBERS ABSENT

Eric Dunham, Chair  
Joy Easley, Vice Chair  
William Bittenbender

STAFF PRESENT

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

OTHERS PRESENT

John Hankins  
Orazio Falcone

James Hardwick

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Eric Dunham, Ms. Joy Easley, and Mr. William Bittenbender were absent.

IV. CONSIDERATION OF MINUTES FROM THE 13-JUN-22 MEETING.

Mr. Leary made a motion to approve the 13-Jun-22 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-841 (Sandy Schumacher [%S&H Investment Group LLC]).

Request rezoning of approximately 0.30 acres located at 4695 Peoples Way SW near Shallotte from NC (Neighborhood Commercial) to R-6000 (High Density Residential) for Tax Parcel 244EB00701.

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 244EB00701.

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

Mr. James Hardwick addressed the Board on behalf of the applicant. Mr. Hardwick said they want to place a home on the property without removing any additional trees on the site.

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 244EB00701 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 HDR (High 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 similar zoning to the north and west of the subject property.

Mr. Wood 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-851 (Orazio Falcone).

Request rezoning of approximately 5.02 acres located off Southport-Supply Road SE (NC 211) near Bolivia from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 1860001708.

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 RR (Rural Low Density Residential) for Tax Parcel 1860001708.

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

Mr. Orazio Falcone addressed the Board. Mr. Falcone stated that he would like to place a mini-storage facility on the subject property.

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 Parcel 1860001708 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 is similar zoning nearby and the proposed use will be a service to the area.

Mr. Wood 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.

Mr. Pages addressed the Board. He stated that Zoning Cases Z-847, Z-848, Z-849, and Z-850 were approved at the 13-Jun-22 meeting and there were no appeals, so the Board's decision stands.

- Blueprint Brunswick Update.

Mr. Pages addressed the Board. He stated that staff is hoping to have a draft of Blueprint Brunswick within the next month.

Mr. Pages introduced Mr. Gilbert Combs as a new Project Planner on staff and the Board welcomed Mr. Combs.

#### IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-84

Applicant: Norris and Tunstall Engineering

Project Name: RiverSea Planned Development (Modification)

Property Location: Intersection of Southport-Supply Road (NC 211) and RiverSea Blvd

Parcel Numbers: 1840000310

Zoning District: R-7500 (Medium Density Residential)

R-7500 Density Maximum – 5.8 Dwelling Units per Acre  
*“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”*

Surrounding Zoning **North:** CLD and RR (Rural Residential)  
**South:** R-7500  
**East:** R-7500  
**West:** R-7500

Proposed Use: RiverSea Plantation is a planned development that was originally approved in 2003 and then expanded in 2005 to consist of 464 single family lots, 131 multifamily units, and 8.73 acres of commercial on a total of 460.5 acres with an overall density of 1.29 dwelling units per acre. The applicant is proposing to modify the 8.73 acres of commercial to mixed-use consisting of 77 townhomes, 24 multifamily units and 15,000 square feet of commercial/nonresidential. With this modification the overall density of the planned development will increase by .22 to 1.51 dwelling units per acre.

**Approval Criteria**

- The majority of existing surrounding uses consists of single family residential and vacant land. Other approved projects in the vicinity are the 131 multifamily units as part of RiverSea, and Autumn Trail (PD-21, approved 2018) consisting of 74 townhomes directly across Southport-Supply Road.
- The Future Land Use Map denotes this area as MDR (Medium Density Residential) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking 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 20-foot street buffer fronting on Southport-Supply Road using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.

- The required open space for the overall development is approximately 23.02 acres. The existing open space for the planned development is 63.5 acres. The developer is also proposing 0.49 acres of open space on site with an additional 5,000 square feet of indoor community space.
- The proposed 101 residential units will generate approximately 547 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis is not required but an updated driveway permit may be required by NCDOT.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 0.49 acres of open space with an additional 5,000 square feet of indoor community space.
- No design flexibility elements have been requested from the conventional standards.
- The development shall be subject to site specific review.
- A maintenance agreement must be secured with the RiverSea HOA for the use of the private streets and stormwater system.
- No portions of the site are located within a flood zone and there are no wetlands on site.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on June 24, 2022.
- TRC was held on May 31, 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. Add a 15-foot wide 0.2 opacity street buffer consistent with UDO Section 6.3.8.C. along RiverSea Blvd to preserve existing trees present and supplement with additional landscaping where necessary.

# Planned Development Case PD-84 River Sea Mixed Use (Modification)

CO = COUNTY JURISDICTION

1680011004

1680011003

1680011007

1680011002

CO-CLD

CO-RR

16800112

168001201

SOUTHPORT-SUPPLY RD SE-NC 211

1840000301

184DA071

HEARTSIDE DR SE PRIVATE

1840000301

184DA001

SUMMERHAVEN LN SE PRIVATE

RIVERSA BLVD SE PRIVATE

184DB001

CREEK WAY CIR SE PRIVATE

184DE007

Project Site

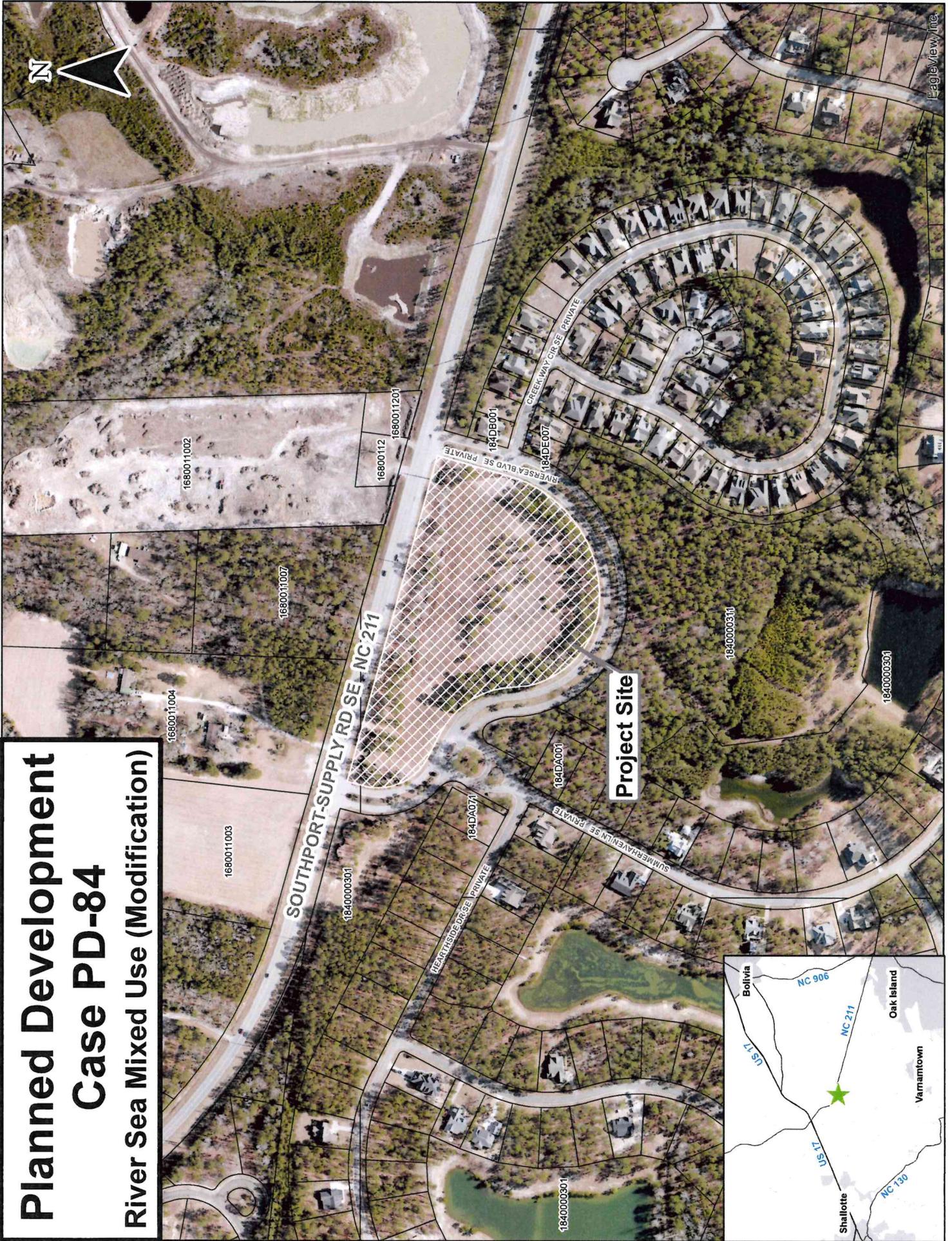
CO-R-7500

1840000311

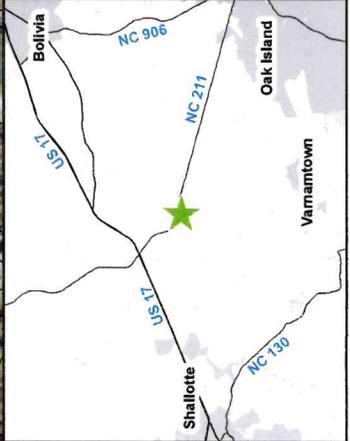
1840000301



# Planned Development Case PD-84 River Sea Mixed Use (Modification)



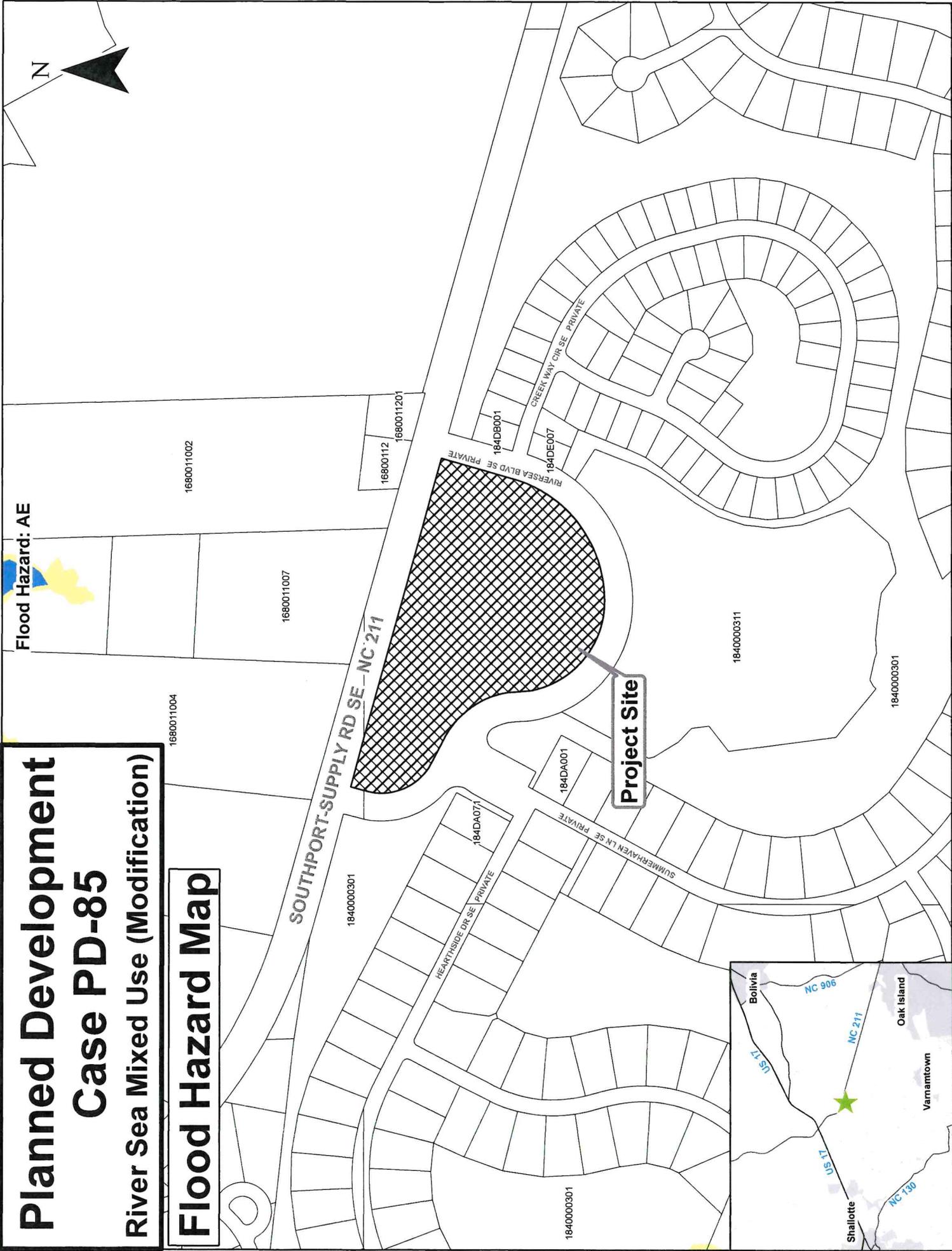
**Project Site**



# Planned Development Case PD-85 River Sea Mixed Use (Modification)

## Flood Hazard Map

Flood Hazard: AE





NT# 22060



# 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 # <u>PD-84</u>	Invoice # <u>535981</u>
Date Received: <u>5/13/22</u>	
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).

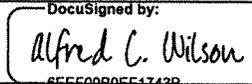
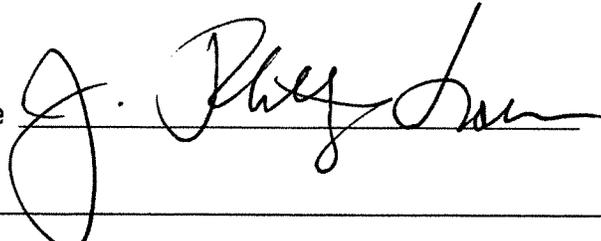
Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	Riversea Commercial Partners, LLC	Phone	267-356-4111
	Address	8660 US 601	Fax	N/A
	City, St, Zip	Salisbury, NC 28147	Email	jluke@mornco5.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	823 Riversea Blvd. SE, Bolivia NC 28422		
	Tax Parcel(s)	184000310		
	Acreage	8.73		
	Current Zoning	R-7500 PUD		
	Public Utilities Available?	Water	yes	Sewer

Project Information	Project Name	River Sea Mixed Use		
	Modification or Expansion Of Existing PD?	Yes	No	
	Single Family Acres	0	Lots	0
	Multi-Family Acres	7.42	Units	93
	Commercial Acres	1.35		

Authorization	Property Owner Signature	 DocuSigned by: Alfred C. Wilson 6EEF00B0EF4743B...	Date	5/12/2022
	Applicant/Representative Signature		Date	5/12/2022

**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](http://www.brunswickcountync.gov/planning) • (910)253-2025

June 2, 2022

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

**RE: Riversea Planned Development (Revision)**  
**File # PD-84**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their May 31, 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](mailto:marc.pages@brunswickcountync.gov)

- Please update the site data so it indicates the density and residential unit counts for the overall PD.
- Please note the 20' street buffer along NC 211.
- Please indicate the ROW boundary on Riversea Blvd and indicate the building setback distances from it.
- Please indicate the mail kiosk location.
- Please note or show that there will be a minimum of 2 off-street parking spaces per townhome not including the garage.
- Please increase all driveways to be at least 25' wide.
- Please confirm the front setback for the townhomes. The data table shows 25' but the site plan shows 20'.
- Please provide a turnaround on the dead end streets.
- 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](mailto:brigit.flora@brunswickcountync.gov)

- Existing State and County Stormwater Permits will need to be modified. The impervious area has already been allocated for this development and will be permitted as draining to an existing off-site stormwater pond.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

### Comments from Engineering

Amy Aycock – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- No proposed utilities shown on site plan.
- Gravity sewer available at two points on this parcel – end of line SSMH on Creekway Circle SE and on Summerhaven Lane SE and both extend across Riversea Boulevard SE to this tract – this proposed development needs to utilize gravity sewer service.
- 8" County water available on Riversea Boulevard SE.
- Fire hydrant required every 400'.

### Comments from Fire Code Official

Brad Babson – 910-253-2043 – [brad.babson@brunswickcountync.gov](mailto:brad.babson@brunswickcountync.gov)

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

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on June 10, 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-84

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
184DE007	GALLOWAY DENNIS M ETUX GALLOWAY DORIS L	2729 PARKWOOD AVE	TOLEDO	OH	43610
184DA001	WELLSPRING CAROLINA INVESTMENTS LLC	2133 GARDEN VIEW LN	MATTHEWS	NC	28104
184DB001	USALA MARK ANTON	602 CREEKWAY CIR SE	BOLIVIA	NC	28422
1680011003	ARNOLD THOMAS E	112 EDALE AVE	WILLIAMSBURG	VA	23185
1680011007	ALBRIGHT BRENDA	620 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422
1680011004	BEAUBE BARBARA	1816 VINE ST	HOLLY SPRINGS	NC	27540
16800112	WOODLAND PROPERTY INVESTMENTS LLC	315 FRIDAY DR	WILMINGTON	NC	28411
1680011002	WOODLAND PROPERTY INVESTMENTS LLC	315 FRIDAY DR	WILMINGTON	NC	28411
1680011201	WOODLAND PROPERTY INVESTMENTS LLC	315 FRIDAY DR	WILMINGTON	NC	28411
184DA071	COSTA PRISCILLA	469 HOPI CT	SUFFERN	NY	10901
1840000301	RIVERSEA PLANTATION POA INC	PO BOX 26844	CHARLOTTE	NC	28221
1840000311	ECHOLON LAND DEVELOPMENT LLC	4403 OLEANDER DR STE C102	WILMINGTON	NC	28403

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1840000310	RIVERSEA COMMERCIAL PARTNERS LLC	8660 US 601	SALISBURY	NC	28147

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	J. PHILLIP NORRIS, P.E. / NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.	1429 ASH-LITTLE RIVER RD.	ASH	NC	28420

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-87

Applicant: Norris and Tunstall Engineering

Project Name: Gilbert Road/Benton Road Tract Planned Development

Property Location: Intersection of Gilbert RD SE (SR 1501) and Benton RD SE (SR 1502)

Parcel Numbers: 15300018 & 15300017

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 and CLD (Commercial Low Density)  
**South:** R-7500  
**East:** R-7500  
**West:** R-7500 and CLD

Proposed Use: Gilbert Road / Benton Road Tract is a proposed planned development to consist of 214 single family lots on 64.53 acres, creating an overall density of 3.31 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 MDR (Medium 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 12.9 acres. The developer is proposing 32.6 acres of dedicated open space. The developer is also proposing 5.95 acres of recreation space of which 1.93 acres are required.

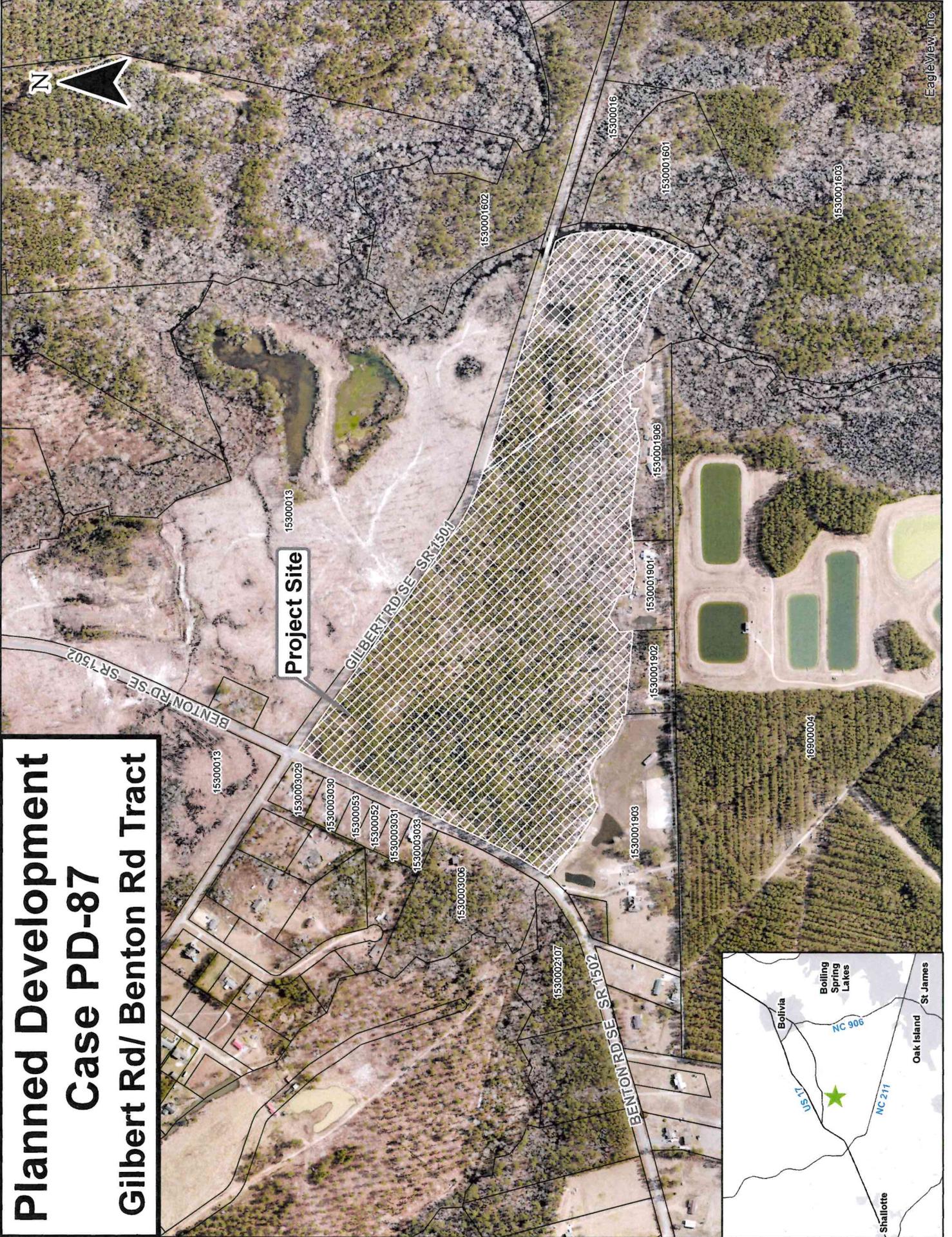
- The proposed 214 lots will generate approximately 2,048 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 32.6 acres of open space where as 12.9 acres are required.
  2. The developer is proposing 5.95 acres of recreation space where as 1.93 acres are required.
  3. The stormwater system shall be designed to accommodate the 100-year storm event.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- There are significant portions of the site within the AE Flood Zone but with the exception of lots 83-86, all other lots are out of the flood 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 July 21, 2022.
- TRC was held on July 5, 2022.

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

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Staff recommends removing lots 83-86 from the AE Flood Zone and clustering the lots.

# Planned Development Case PD-87 Gilbert Rd/ Benton Rd Tract



# Planned Development Case PD-87 Gilbert Rd/ Benton Rd Tract

CO = COUNTY JURISDICTION



Project Site

CO-R-7500

CO-R-7500

CO-CLD

BENTON RD SE SR 1502

GILBERT RD SE SR 1501

BENTON RD SE SR 1502

15300013

1530003029

1530003030

15300053

15300052

1530003031

1530003033

153003006

1530002107

1530001903

1530001902

1530001901

1530001906

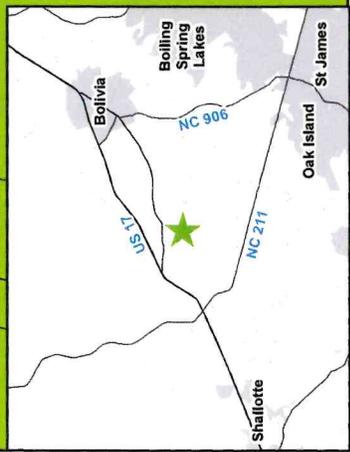
15300016

1530001601

1530001602

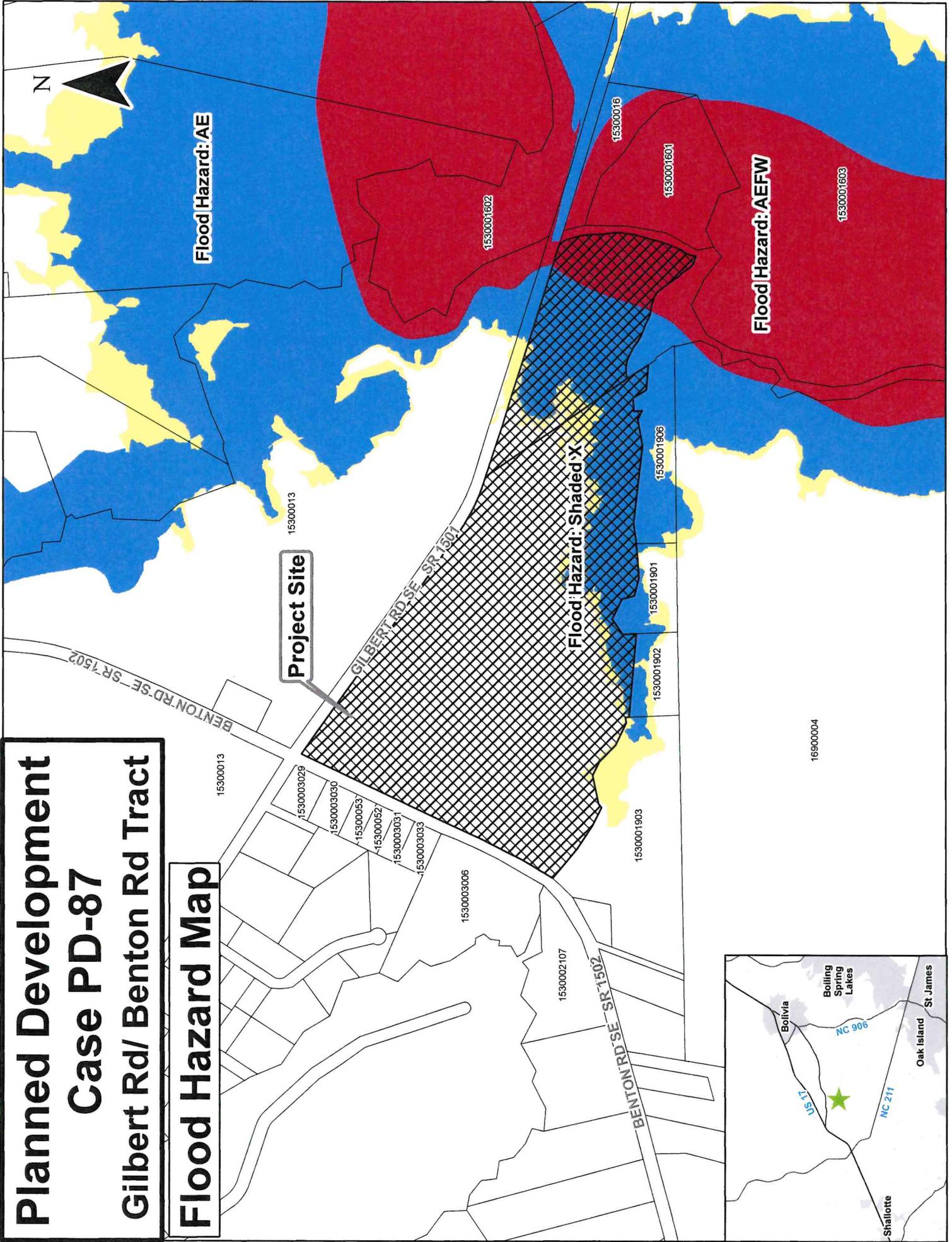
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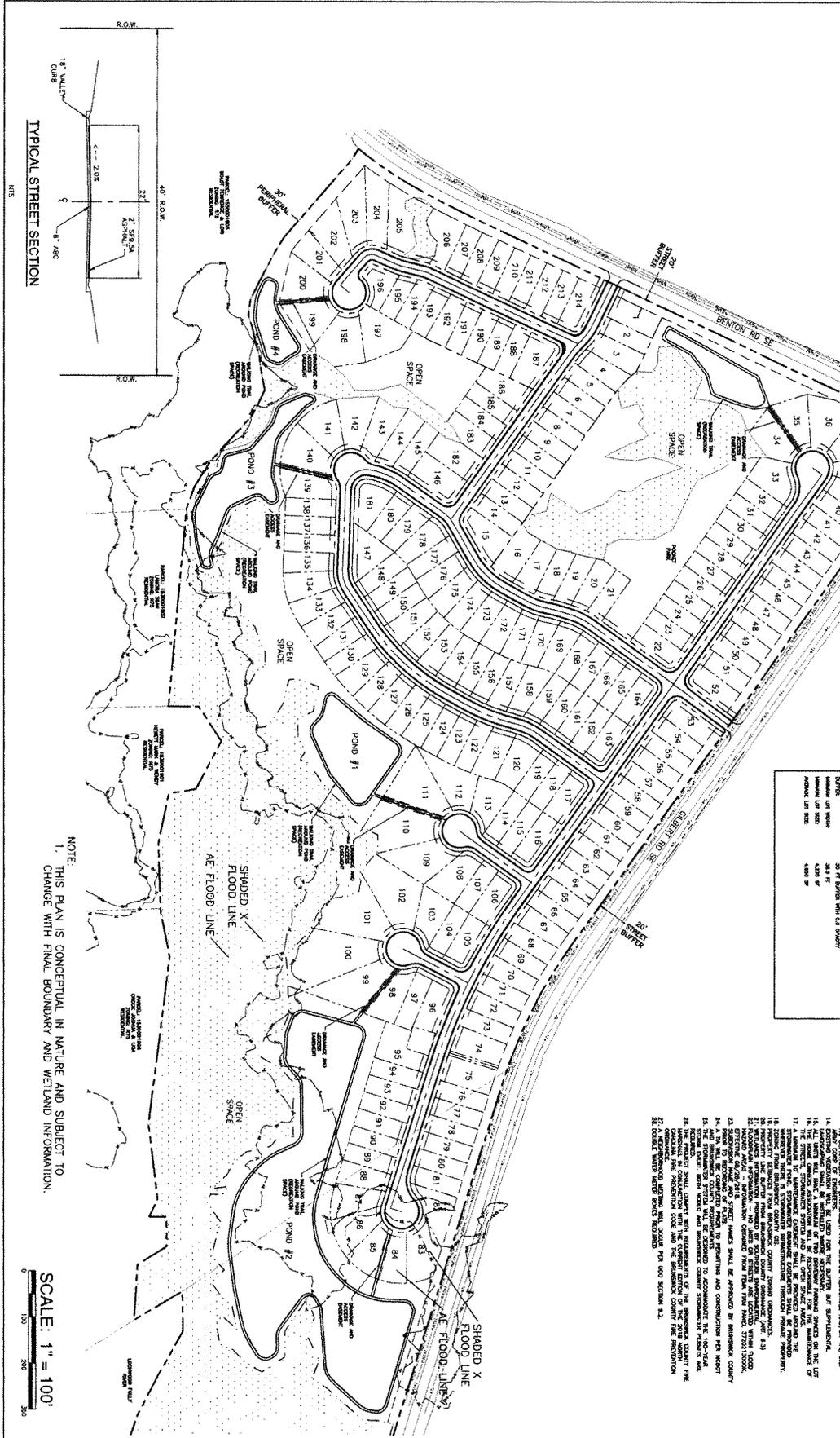
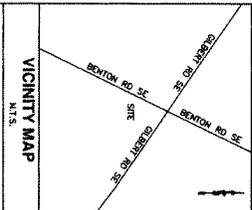
15900004



# Planned Development Case PD-87 Gilbert Rd/ Benton Rd Tract

## Flood Hazard Map





TYPICAL STREET SECTION

NOTE:  
1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FINAL BOUNDARY AND WETLAND INFORMATION.

SCALE: 1" = 100'

SITE DATA	
TRACT NUMBER	21216
SECTION	34
TOWNSHIP	10 N
RANGE	10 W
COUNTY	BRUNSWICK COUNTY
OWNER	NORRIS & TUNSTALL
PROJECT NAME	GILBERT RD/BENTON RD TRACT
DATE	07/15/22
SCALE	1" = 100'
PROJECT NUMBER	21216
PROJECT ADDRESS	2902 IRON GATE DR, SUITE 102, LITTLE RIVER, NC 28542
PROJECT CONTACT	JOHN NORRIS
PROJECT PHONE	252-247-2727
PROJECT FAX	252-247-2727
PROJECT EMAIL	john@norrisandtunstall.com
PROJECT WEBSITE	www.norrisandtunstall.com
PROJECT URL	www.norrisandtunstall.com
PROJECT STATE	NC
PROJECT COUNTY	BRUNSWICK
PROJECT TOWNSHIP	10 N
PROJECT RANGE	10 W
PROJECT SECTION	34
PROJECT LOT	1-100
PROJECT ACRES	4.80
PROJECT PERMITS	None
PROJECT STATUS	Conceptual
PROJECT PHASE	Site Plan
PROJECT TYPE	Residential
PROJECT USE	Single-Family Residential
PROJECT ZONING	RS-10
PROJECT DEED	None
PROJECT SURVEY	None
PROJECT RECORD	None

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FINAL BOUNDARY AND WETLAND INFORMATION.
2. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE BRUNSWICK COUNTY PLANNING AND ZONING DEPARTMENT AND THE BRUNSWICK COUNTY COMMISSION.
3. THE PROJECT SHALL BE DESIGNED TO PROTECT AND PRESERVE THE NATURAL AND CULTURAL RESOURCES OF THE PROJECT AREA.
4. THE PROJECT SHALL BE DESIGNED TO PROTECT AND PRESERVE THE WETLANDS AND WATER RESOURCES OF THE PROJECT AREA.
5. THE PROJECT SHALL BE DESIGNED TO PROTECT AND PRESERVE THE OPEN SPACE AND RECREATION AREAS OF THE PROJECT AREA.
6. THE PROJECT SHALL BE DESIGNED TO PROTECT AND PRESERVE THE VISUAL QUALITY OF THE PROJECT AREA.
7. THE PROJECT SHALL BE DESIGNED TO PROTECT AND PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE PROJECT AREA.
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SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	
		© 2022 NORRIS & TUNSTALL	

**21216**  
 JOHN NORRIS  
 PE  
 07/15/22

**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS P.C.  
 2902 IRON GATE DR, SUITE 102, LITTLE RIVER, NC 28542  
 PHONE: 252-247-2727 FAX: 252-247-2727  
 WWW.NORRISANDTUNSTALL.COM

OWNER:

**OVERALL SITE PLAN**  
**GILBERT RD/BENTON RD TRACT**  
**BRUNSWICK COUNTY, NORTH CAROLINA**

NTH 21216



## 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 #	ND 87 Invoice # 539398
Date Received:	6/17/22
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	Elbert Anderson	Phone	
	Address	5224 Clear Run Drive Wilmington, NC 28403	Fax	
	City, St, Zip		Email	

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	Gilbert Road
	Tax Parcel(s)	15300018 & 15300017
	Acreage	64.53
	Current Zoning	R-7500
	Public Utilities Available?	Water Yes Sewer Yes

Project Information	Project Name	Gilbert Road/ Benton Road Tract		
	Modification or Expansion Of Existing PD?	Yes	No	
	Single Family Acres	64.53	Lots	209
	Multi-Family Acres	0	Units	0
	Commercial Acres	0		

Authorization	Property Owner Signature	<u>Amy A Connell</u>	Date	05-25-2022
	Applicant/Representative Signature	<u>Phil Norris</u>	Date	6/16/2022

**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](http://www.brunswickcountync.gov/planning) • (910)253-2025

July 5, 2022

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

**RE: Gilbert-Benton Road Tract Planned Development  
File # PD-87**

Dear Mr. Norris,

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

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

Comments from Planning:

Marc Pages – 910-253-2056 – [marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov)

- Please consider removing the lots from the AE flood zone and converting this area to open/recreation space.
- Connect two cul-de-sacs to comply with link/node requirements.
- There does not appear to be any accessible or usable recreation space. Please address.
- Please label all open space areas and recreation space areas.
- Please label the peripheral buffer.
- Please indicate the street buffer and width.
- Please note the pump station location.
- 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](mailto: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.
- The notes indicate that the stormwater system will be designed to accommodate the 100-year 24-hour storm at a minimum which is encouraged for this site.

Comments from Flood Plain Administrator

James Paggioli – 910-253-2043 – [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

- Floodway for Lockwood Folly is established in this area and all proposed work is located outside it.



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- Proposed Pond to rear of Lots 85 -88 may be subject to minor reconfiguration dependent upon proposed grading and topography. The area (from historic storm photography) depicted that the area was acting as a redirection/ moderate storage area during flood flows. The majority of Floodway flows were consistent with the mapping calculated and as shown on the current FEMA FIRM mapping. Base Flood Elevations have been calculated for the 50, 100, and 500 year storms.
- The storage capacity of the Storage pond within the AE flood zone may be interfered with by ground water table elevation and must be designed accordingly. Should the pond be sufficient with a smaller size than depicted, it is recommended that the reduction in area be removed from the AE Floodplain.
- Section 404/Non 404 Wetlands should be depicted on the plans.

### Comments from Engineering

Amy Aycock – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- Existing 12” watermain on Gilbert for connection.
- Existing 8” and 24” high pressure forcemains on Gilbert and Benton – need to connect to the 8” forcemain.
- Proposed water and sewer mains not shown on proposed plan.
- Pump station site odor control may be required.
- Fire hydrants required at subdivision entrances and every 800’.
- Double water meter boxes required (as noted).
- NCDOT Encroachment required – Primary and Secondary.

### Comments from Fire Code Official

Brad Babson – 910-253-2043 – [brad.babson@brunswickcountync.gov](mailto: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/>

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.

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

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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Sincerely,

A handwritten signature in black ink that reads "Marc A. Pages". The signature is written in a cursive style with a large, prominent initial "M".

Marc A. Pages  
Brunswick County Principal Planner

# CASE PD-87

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16900004	COUNTY OF BRUNSWICK C/O FINANCE DEPT				
1530002107	MCKEITHAN RICHARD DALE	PO BOX 249	BOLIVIA	NC	28422
1530001601	CORBETT INDUSTRIES	498 MASTERS DR	BOILING SPRG LAKES	NC	28461
15300016	CORBETT INDUSTRIES INC	P O BOX 210	WILMINGTON	NC	28401
1530001902	LAMORA SEAN F ETALS	PO BOX 210	WILMINGTON	NC	28402
1530001906	CROOK JOSHUA ETUX CROOK LISA	250 GREEN RIDGE RD	BOLIVIA	NC	28422
1530003033	TILLEY BROOME HEATHER N AND BROOME SAMUEL ELLIOTT	270 GREEN RIDGE RD	BOLIVIA	NC	28422
1530001602	ORROCK JAMES FRANCIS (LT) ETUX ORROCK SARA BURNEY (LT)	858 BENTON RD SE	BOLIVIA	NC	28422
1530001903	BOLDT TERRENCE D ET BOLDT LORI W	493 GILBERT RD SE	BOLIVIA	NC	28422
1530003006	MASHBURN TIMOTHY WALLACE	751 BENTON RD SE	BOLIVIA	NC	28422
1530001901	HEWETT MARK ALLEN ET HEWETT WENDY	14039 GARDEN DISTRICT ROW	HUNTERSVILLE	NC	28078
1530003029	HILL ERIC ALLEN	260 GREEN RIDGE RD	BOLIVIA	NC	28422
1530001603	CHATTANOOGA OOLTEWAH INVESTORS ETALS	191 GILBERT ROAD SE	BOLIVIA	NC	28422
1530003030	BROOME FRAN AND BROOME NORRIS ANTHONY	PO BOX 6022	OCEAN ISL BCH	NC	28469
15300053	SANTIAGO WILMER ANTON FAJARDO AND CHAVEZ ORDONEZ ANA RAQUEL	858 BENTON RD SE	BOLIVIA	NC	28422
1530003031	SANTIAGO WILMER ANTON FAJARDO AND CHAVEZ ORDONEZ ANA RAQUEL	7241 JOE BROOKS RD SW	OCEAN ISL BCH	NC	28469
15300052	SANTIAGO WILMER ANTON FAJARDO AND CHAVEZ ORDONEZ ANA RAQUEL	7241 JOE BROOKS RD SW	OCEAN ISL BCH	NC	28469
15300013	ANCHOR LAND INVESTMENTS LLC	8630 RIVER RD	WILMINGTON	NC	28412

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
15300018	ANDERSON ELBERT C MD ET ANDERSON MARTHA S	5224 CLEAR RUN DRIVE	WILMINGTON	NC	28403
15300017	CORBETT INDUSTRIES	PO BOX 210	WILMINGTON	NC	28401

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	J. PHILLIP NORRIS, P.E./NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-88  
Applicant: Norris and Tunstall Engineering  
Project Name: Supsura Tract (Modification)  
Property Location: Ash-Little River Road (SR 1300)  
Parcel Numbers: 2090005403 and a portion of 20900054  
Zoning District: SBR-6000 (Site Built High Density Residential)

SBR-6000 Density Maximum – 7.3 Dwelling Units per Acre

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

Surrounding Zoning **North:** RR  
**South:** RR  
**East:** RR, SBR-6000, CLD (Commercial Low Density)  
**West:** RR

Proposed Use: Supsura Tract is a planned development that was approved in August 2021 for 118 single family lots on a gross site of 42.21 acres creating an overall density of 2.8 units per acre. The applicant is proposing to modify the planned development to have 148 single family lots on 35.21 acres creating an overall density of 4.2 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 MDR (Medium 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 8.8 acres. The developer is proposing 10.03 acres of dedicated open space. The developer is also proposing 1.92 acres of recreation space of which 1.32 acres are required.

- The proposed 148 lots will generate approximately 1,416 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 10.02 acres of open space where as 8.8 acres are required.
  2. The stormwater system shall be designed to accommodate the 100-year storm event.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- No proposed structures are to be in a flood zone and all wetlands have been indicated on the site plan.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on July 20, 2022 (no neighbors attended).
- TRC was held on July 5, 2022.

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

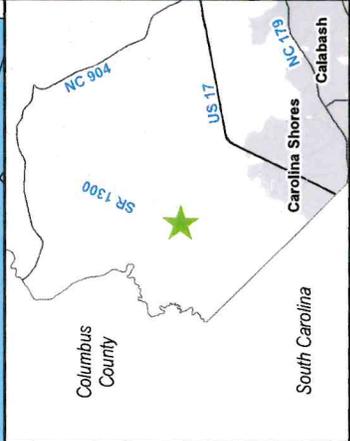
Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Revise open space minimum calculations to reflect SBR-6000 or 25% standards.

# Planned Development Case PD-88

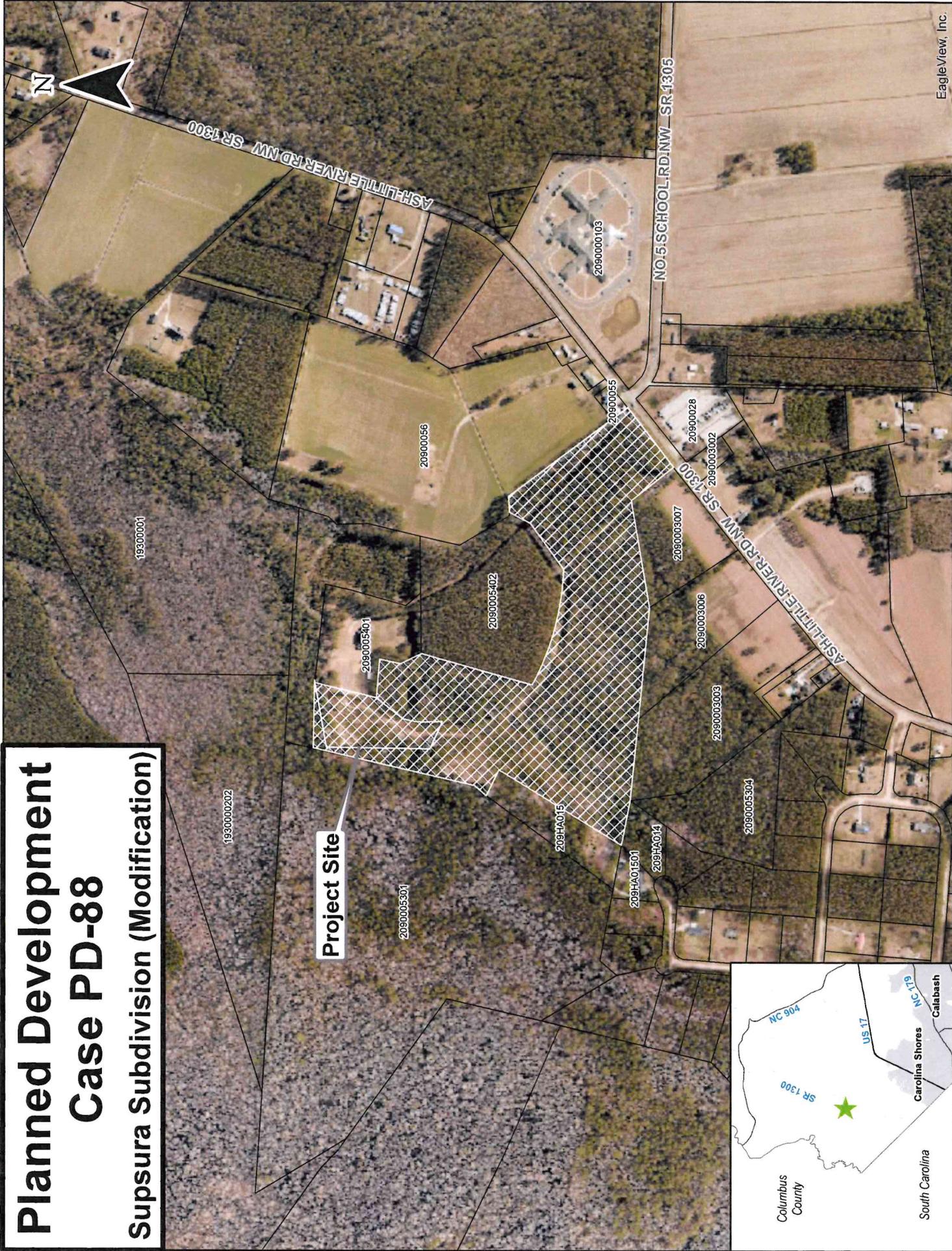
## Supsura Subdivision (Modification)

CO = COUNTY JURISDICTION



# Planned Development Case PD-88 Supura Subdivision (Modification)

Project Site



# Planned Development Case PD-88

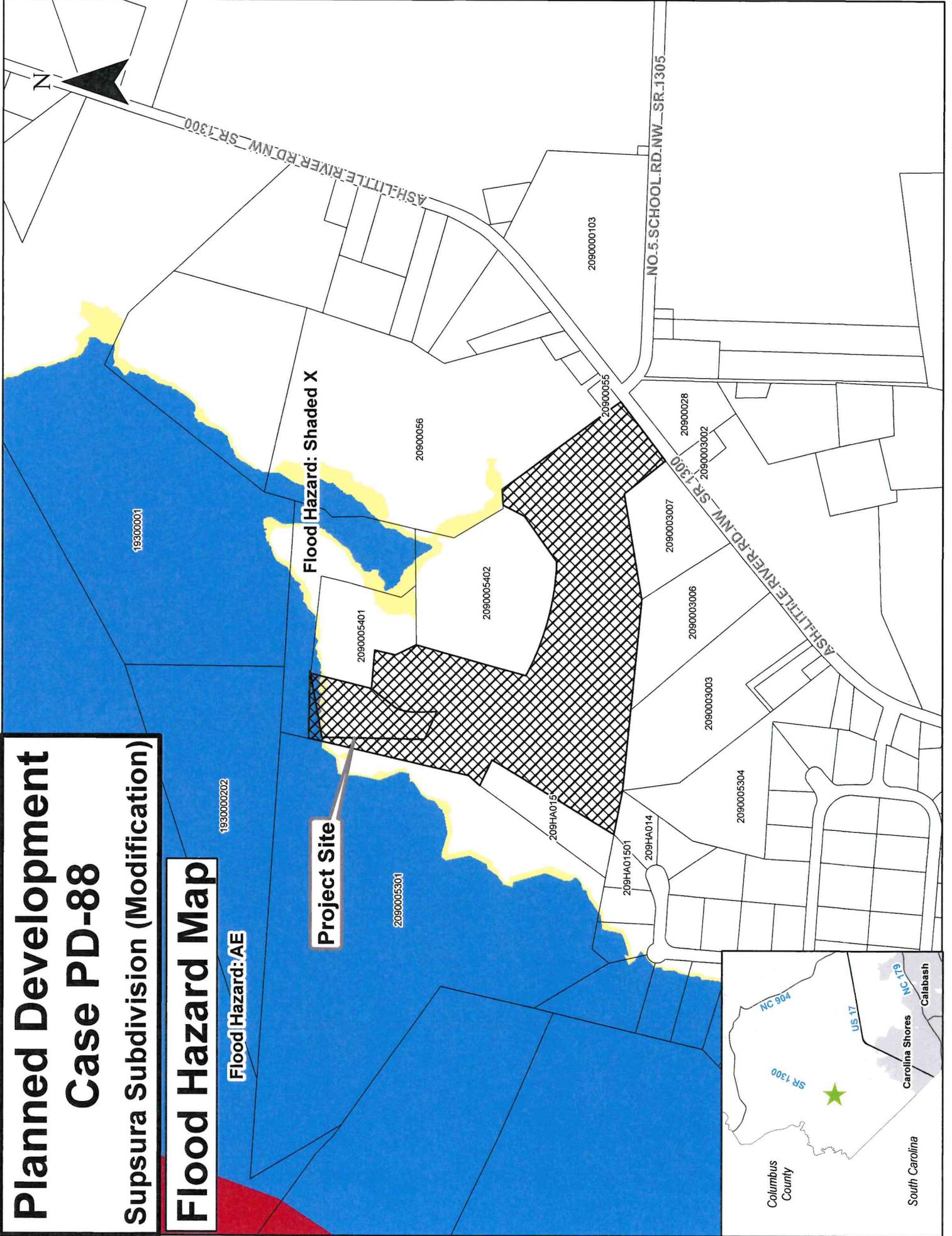
Supsura Subdivision (Modification)

## Flood Hazard Map

Flood Hazard: AE

Project Site

Flood Hazard: Shaded X





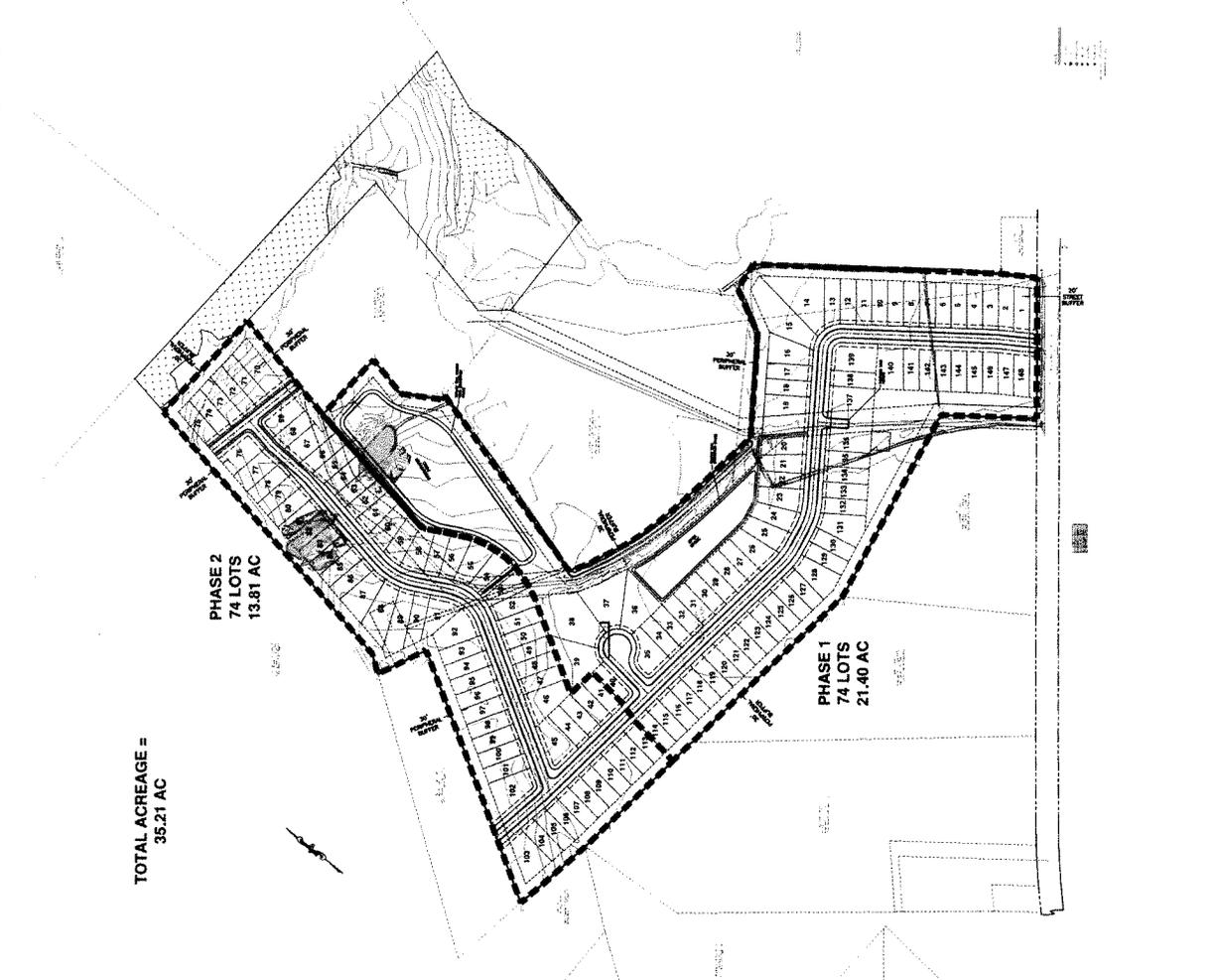
21197  
 DATE 07/13/22  
 JPN  
 JAC

**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS P.C.  
 2602 BROWN CREST RD., SUITE 602  
 WASHINGTON, NC 27682  
 PHONE: (719) 343-9033  
 FAX: (719) 343-9030

**MASTER PLAN**  
 SUPSURA TRACT  
 ASH-LITTLE RIVER ROAD  
 BRUNSWICK COUNTY, NORTH CAROLINA

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	
		© 2022 NORRIS & TUNSTALL	

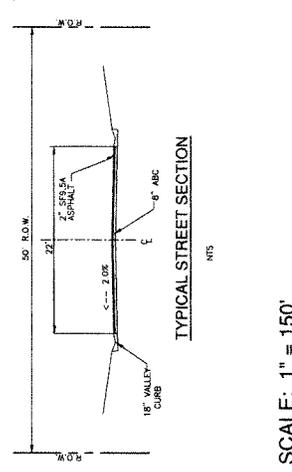
1. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
2. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
3. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
4. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
5. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
6. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
7. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
8. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
9. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
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11. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
12. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
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19. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
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21. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
22. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
23. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
24. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
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28. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
29. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.
30. THE PLANS SHOW 148 LOTS WITHIN PHASE 1 AND PHASE 2 WITH AN OVERALL TOTAL OF 296 LOTS.



**SITE DATA**

PARCEL NUMBERS: 2000000000, 2000000000

THE SUBDIVISION WILL CONTAIN ALL OR A PORTION OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



SCALE: 1" = 150'



# Planned Development (PD)

## Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

NT# 21197

For Office Use Only	
File #	PD-88 Invoice # 539391
Date Received:	6/17/22
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	Greg M. Supura	Phone	704 -309-8381
	Address	705 Chase Court	Fax	N/A
	City, St, Zip	Fort Mill, SC 29708	Email	gsupsura@totalwarrantyservices.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	1631 Ash-Little River Road
	Tax Parcel(s)	20900054 , 2090005403
	Acreage	<del>42.21</del> 35.21
	Current Zoning	R-7500 MDR
Public Utilities Available?	Water YES Sewer YES	

Project Information	Project Name	Supura Subdivision	
	Modification or Expansion Of Existing PD?	Yes	No
	Single Family Acres	35.21	Lots 148
	Multi-Family Acres	0	Units 0
Commercial Acres	0		

Authorization	Property Owner Signature _____ Date _____
	Applicant/Representative Signature  _____ Date 6/16/2022

**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](http://www.brunswickcountync.gov/planning) • (910)253-2025

July 5, 2022

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

**RE: Supsura Tract Planned Development  
File # PD-88**

Dear Mr. Norris,

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

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

Comments from Planning:

Marc Pages – 910-253-2056 – [marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov)

- There is an existing access easement on the property that provides access to Tax Parcel 2090005401. Please provide information on how this will be addressed with the owner including possible extension of the hammerhead to connect.
- There does not appear to be any accessible or usable recreation space. Please address.
- Please label all open space areas and recreation space areas.
- Please label the peripheral buffer.
- Please indicate the street buffer and width.
- Please note the pump station location.
- 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](mailto:brigit.flora@brunswickcountync.gov)

- A State Erosion Control Permit will be required before any clearing and/or grading begins.
- State and County Stormwater Permits will be required before construction begins.
- The notes indicate that the stormwater system will be designed to accommodate the 100-year 24-hour storm at a minimum which is encouraged for this site.

Comments from Engineering

Amy Aycock – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- Existing 16" watermain on Ash-Little River Rd for connection.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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- Existing 8" high pressure forcemain on Ash-Little River Rd.
  - Proposed water and sewer mains not shown on proposed plan.
  - Pump station site odor control may be required.
  - Fire hydrants required at subdivision entrances and every 800'.
  - Full size water main boundary valve with temporary flushing blowoff required at phase line; sanitary sewer manhole required at phase line (gravity); full size low pressure main boundary valve with end of line cleanout required at phase line (low pressure)
  - Double water meter boxes required (as noted).
- NCDOT Encroachment required – Primary and Secondary.

### Comments from Flood Plain Administrator

James Paggioli – 910-253-2043 – [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

- Parcel is only minorly impacted by Floodplain to the rear of Lots 70-75. Still there is more than ample rood to build upon there lots without impact to Floodplain.

### Comments from Fire Code Official

Brad Babson – 910-253-2043 – [brad.babson@brunswickcountync.gov](mailto: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/>
- Due to the dead end lengths exceeding 750 feet. The following locations will require an approved turn around. Lots 80,187 and 168.

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

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

Sincerely,

Marc A. Pages  
Brunswick County Principal Planner

# CASE PD-88

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2090003002	TODD RAYMOND THOMAS	1630 ASH-LITTLE RIVER RD	ASH	NC	28420
2090005301	JDI OF MYRTLE BEACH LLC	82 CLOVERLEAF DR STE 108	LONGS	SC	29568
2090005304	LITTLE RIVER FARMS	1541 SEASIDE RD SW	SOUTH BRUNSWICK	NC	28470
209HA014	LITTLE RIVER FARMS	1541 SEASIDE RD SW	SOUTH BRUNSWICK	NC	28470
209000055	THARP LAYTON D	1655 ASH LITTLE RIVER NW	ASH	NC	28420
209HA01501	BLIGHT CAROL A	1625 LINDEN LANE	ASH	NC	28420
209HA015	BLIGHT CAROL A	PO BOX 4747	CALABASH	NC	28467
2090003003	JONES KENNETH A	9362 OLD SALEM WAY	CALABASH	NC	28467
2090003006	JONES KENNETH A	9362 OLD SALEM WAY	CALABASH	NC	28467
2090003007	JONES KENNETH A	9362 OLD SALEM WAY	CALABASH	NC	28467
209000028	ASH MINI STORAGE LLC	PO BOX 435	EPHRAIM	UT	84627
2090005402	MCDONOUGH JOANNE E AND C/O CAROL J STEARNS	1 TREMLETT RD	BILLERICA	MA	01821
209000056	MIDGETTE ETHEL M (HEIRS)	402 KESTREL DR SW	SHALLOTTE	NC	28470
2090005401	JAMES JOSEPH D ET JAMES KELLY	1633 ASH LITTLE RIVER RD	ASH	NC	28420
193000001	S&W INVESTMENTS & HOLDINGS LLC	6688 EASTBROOK AVE SW	OCEAN ISL BCH	NC	28469
1930000202	S&W INVESTMENTS & HOLDINGS LLC	6688 EASTBROOK AVE SW	OCEAN ISL BCH	NC	28469
2090000103	OHI ASSET NC HALLSBORO LLC ATTN: KRISTY MCGARVEY	9690 DEERCO RD STE 100	LUTHVLE TIMON	MD	21093

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
209000054	GREG M. SUPURA	705 CHASE CT	FORT MILL	SC	29708
2090005403	GREG M. SUPURA	705 CHASE CT	FORT MILL	SC	29708

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	J. PHILLIP NORRIS, P.E. / NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-85  
Applicant: H & W Design  
Project Name: Chappell Loop Tract  
Property Location: Chappell Loop Road (SR 1524)  
Parcel Number: 03800008  
Zoning District: R-6000 (High Density Residential)

**R-6000 Density Maximum – 7.3 Dwelling Units per Acre**

*"The R-7500, R-6000, AND SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is 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:** CO - R-6000, CO -N-C  
**South:** BE - R-10 (Belville Jurisdiction)  
**East:** CO - R-6000  
**West:** CO - R-6000, CO - I-G

Proposed Use: Planned development consisting of 150 multi-family units on a gross site of 20.52 acres creating an overall density of 7.3 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, light industrial and vacant land.
- The Future Land Use Map denotes this area as Community 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 unit.
- Proposed infrastructure:
  1. **Water and Sewer** will be provided by Brunswick Regional Water and Sewer (H2GO).
  2. **Roads** will be private and will be built to NCDOT standards.
- 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 5.13 acres. The developer is proposing 11.95 acres of dedicated open space. The developer is also proposing 2.97 acres of recreation space, of which .76 acres is required.
- The proposed project will generate approximately 1,435 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 11.95 acres of open space, whereas 5.13 acres are required.
  2. The developer is proposing 2.97 acres of recreation space, whereas .76 acres are required.
  3. Sidewalks will be installed on one side of all roadways within the development.
  4. Stormwater system will be designed to attenuate the 25-year storm event. In addition, the stormwater management plan will be evaluated for the 100-year storm event.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in setbacks.
- There are no Flood Zones on the site and wetlands have been indicated on the site plan.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on July 27, 2022.
- TRC was held on July 5, 2022.

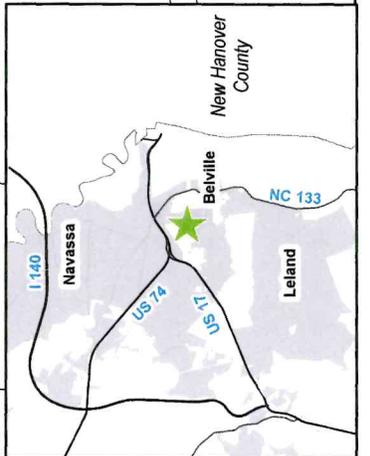
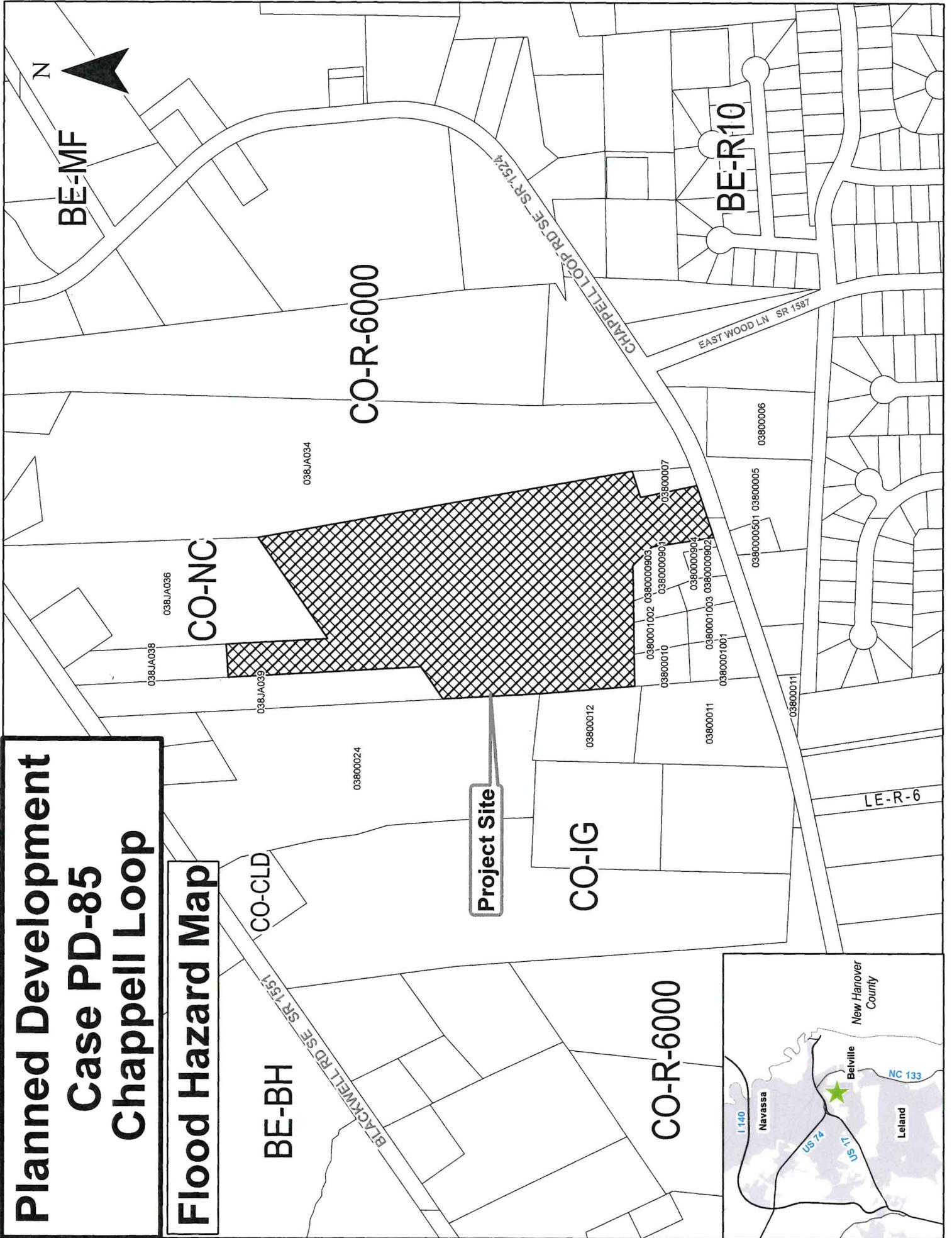
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. The aggregate side of the front or side of proposed buildings shall be perpendicular to the fire apparatus access road so that all portions of that side are located not less than 15', but not greater than 30' from the fire apparatus access road.
4. The distance around each building as measured from the fire apparatus access road shall meet note #30 on sheet L-2.
5. The proposed second entry utilizing the exit driveway shall be subject to local approval by Leland Fire Chief as part of an alternative method.
6. The stormwater system to be designed to the 25-year storm event.
7. 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-85 Chappell Loop

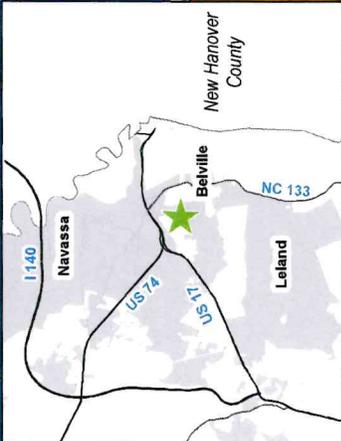
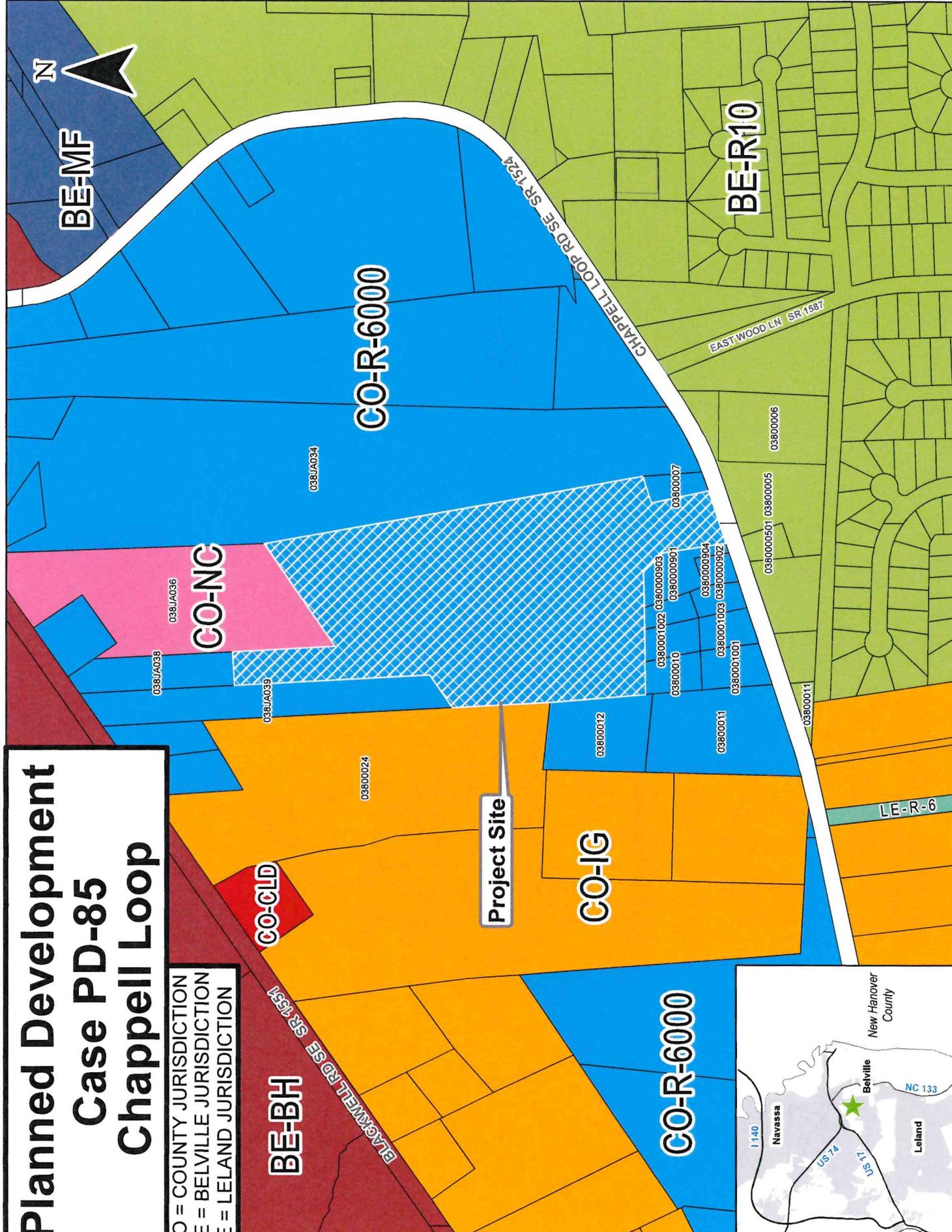
## Flood Hazard Map





# Planned Development Case PD-85 Chappell Loop

CO = COUNTY JURISDICTION  
BE = BELVILLE JURISDICTION  
LE = LELAND JURISDICTION







# Planned Development (PD)

## Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

### For Office Use Only

File # PD-85 Invoice # 539351

Date Received: 6/17/22

Northwest Jurisdiction  YES  NO

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

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

Property Owner	Name	HACKNEY and COMPANY	Phone	910 508 6658
	Address	PO BOX 3442	Fax	
	City, St, Zip	WILMINGTON, NC 28406	Email	DEANS.HACKNEY@gmail.com

Applicant or Representative	Name	H+W DESIGN	Phone	910 470 9383
	Address	2512 INDEPENDENCE BLVD. SUITE 200	Fax	
	City, St, Zip	WILMINGTON, NC 28412	Email	DWEEKS@H-WDESIGN.COM

Property Information	Address	CHAPPELL LOOP RD.
	Tax Parcel(s)	03800008
	Acreage	20.52
	Current Zoning	R6000
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	CHAPPELL LOOP
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	0
	Multi-Family Acres	11.5
	Commercial Acres	0

Authorization	Property Owner Signature	<i>Dean Hackney III</i>	Date	6/17/22
	Applicant/Representative Signature	<i>Dave Weeks</i>	Date	6/17/22

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

July 5, 2022

H & W Design  
2512 Independence Blvd Suite 200  
Wilmington, NC 28412

**RE: Chappell Loop Tract Planned Development  
File # PD-85**

Dear Mr. Weeks,

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

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

### Comments from Planning:

Marc Pages – 910-253-2056 – [marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov)

- Please specify the building heights.
- Please remove the five parking spaces closest to Chappell Loop Rd.
- Please revise setbacks to reflect what is shown on the site plan. i.e. front setback = 20', building separation 30', etc.
- Please note that all parking area landscaping and screening shall be installed consistent with Article 6 of the UDO.
- Please indicate all mail kiosk locations.
- Please indicate the pump station location.
- 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](mailto:brigit.flora@brunswickcountync.gov)

- Project will require both state and county stormwater permits.
- A State Erosion Control Permit is required before any land disturbance including clearing and/or grading occurs.
- The plans call for the control of the 25-year 24-hour storm and evaluation of the 100-year 24-hour storm which is adequate for this site.

### Comments from Flood Plain Administrator

James Paggioli – 910-253-2043 – [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

- The proposed development does not have any Special Flood Hazard Areas ( Flood Zones) located on it.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Comments from Engineering

Amy Aycock – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- Project is in H2GO's jurisdiction.

### Comments from Fire Code Official

Brad Babson – 910-253-2043 – [brad.babson@brunswickcountync.gov](mailto: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.
- The Fire Code requires that a secondary success is required. This can be in the form of a 26' wide graveled or geogrid access road with EMS accessible gate.
- Revise note 22 to reflect the previous comment #2.
- 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/>
- THE following comments will be based on numbering the buildings sequentially 1-5 in a clockwise order starting with the first building at the entrance being Building 1. Buildings 2 & 3 will need to address fire department access to all portions of the within 150 feet (200 if sprinklered) of the access road. {f} 503.1.1 of the 2018 NC Fire prevention Code. One suggestion is the utilization of horizontal standpipes in the middle of the buildings from front to back.

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.

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

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

Sincerely,

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

Marc A. Pages  
Brunswick County Principal Planner

**CASE PD-85**

**ADJACENT PROPERTY OWNER(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
03800005	THONJES CAROLYN GIBBS	10071 CHAPPELL LOOP RD	LELAND	NC	28451
0380000501	GIBBS KELLY IRENE	10065 CHAPPELL LOOP RD SE	LELAND	NC	28451
038JA039	MCKOY ALVIN L	6411 FARMLAKE DR	CHARLOTTE	NC	28227
038JA034	MALLET JOHN HRS	4730 GORDON ROAD	WILMINGTON	NC	28411
038JA036	LUCAS PROPERTIES LLC	611 HUGHES ROAD	HAMPSTEAD	NC	28443
038JA038	JONES DONAS C/O MRS C ARLEDGE	5505 CHINABERRY PL	GREENSBORO	NC	27405
038000011	JOHNSON MARVIN	608 FAIRINGTON DR	SUMMERSVILLE	SC	29485
0380000903	BOYNTON SHAMEKIA TASHEA	10066 CHAPPELL LOOP RD SE	LELAND	NC	28451
038000007	OUTER BANKS OIL & GAS LLC	18723 7TH AVE E	CLEARWATER	MINN	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
0380001001	SMALL HORACE T AND SMALL JOHNNY E ETALS	10060 CHAPPELL LOOP RD	LELAND	NC	28451
0380001003	SMALL HORACE T AND SMALL JOHNNY E ETALS	10060 CHAPPELL LOOP RD	LELAND	NC	28451
038000006	BROWN JANICE B	10117 CHAPPELL LOOP RD SE	LELAND	NC	28451
038000012	UCHMAN GEORGE ET UCHMAN DOROTHY A	9897 BLACKWELL RD SE	LELAND	NC	28451
0380000902	WADDELL DENETRA L ETALS	10060 CHAPPELL LOOP 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
038000008	GIBBS PRIMUS JR ET GIBBS SARA M	2536 BEVERLY RD	BROOKLYN	NY	11226
038000008	HACKNEY AND COMPANY	PO BOX 3442	WILMINGTON	NC	28406

**APPLICANT(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	H & W DESIGN	2512 INDEPENDENCE BLVD STE 20	WILMINGTON	NC	28412

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-86  
Applicant: Coastal Land Design Engineering  
Project Name: Fox Run Planned Development  
Property Location: Mt. Pisgah Road (SR 1330) and Empire Road (SR 1130)  
Parcel Numbers: 19900127  
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:** RR (Rural Residential)  
**South:** R-7500 and CLD (Commercial Low Density)  
**East:** RR  
**West:** RR

Proposed Use: Fox Run is a proposed planned development to consist of 121 single family lots and 102 semi-attached units on 51.88 acres, creating an overall density of 4.3 dwelling units per acre.

This property was previously approved as the Empire Place Planned Development (PD-2) – approved September 2015 and expired September 2020. That approval consisted of 58 single-family lots, 168 multi-family units, and 10 acres of commercial use on a gross site of 51.84 acres creating an overall density of 5.4 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 10.37 acres. The developer is proposing 21.07 acres of dedicated open space. The developer is also proposing 4.27 acres of recreation space of which 1.55 acres are required.

- The proposed project will generate approximately 2,134 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 21.07 acres of open space where as 10,37 acres are required.
  2. The developer is proposing 4.27 acres of recreation space where as 1.55 acres are required.
  3. The stormwater system will be constructed to meet the 25-year storm event.
  4. Sidewalks to be provided on one side of all internal streets.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- No portions of the site are in a flood zone and all wetlands have been indicated on the site plan.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on July 21, 2022.
- TRC was held on July 5, 2022.

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

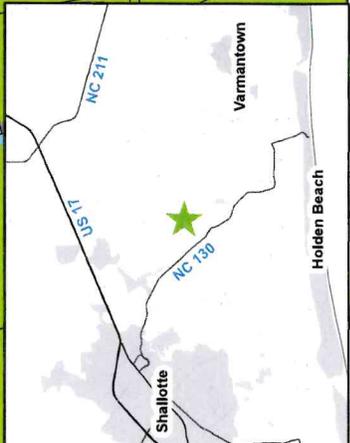
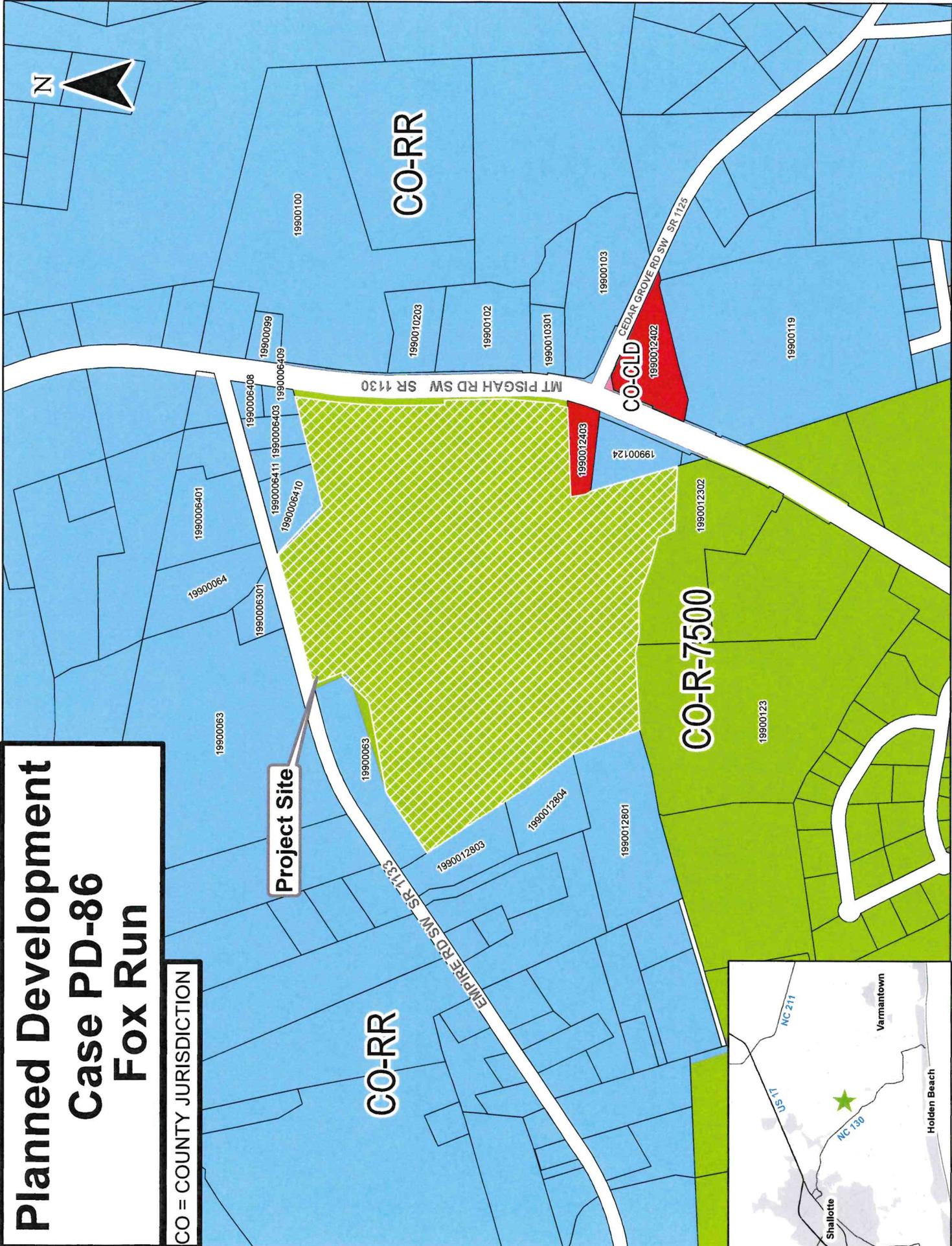
Staff recommends approval based on the following conditions:

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

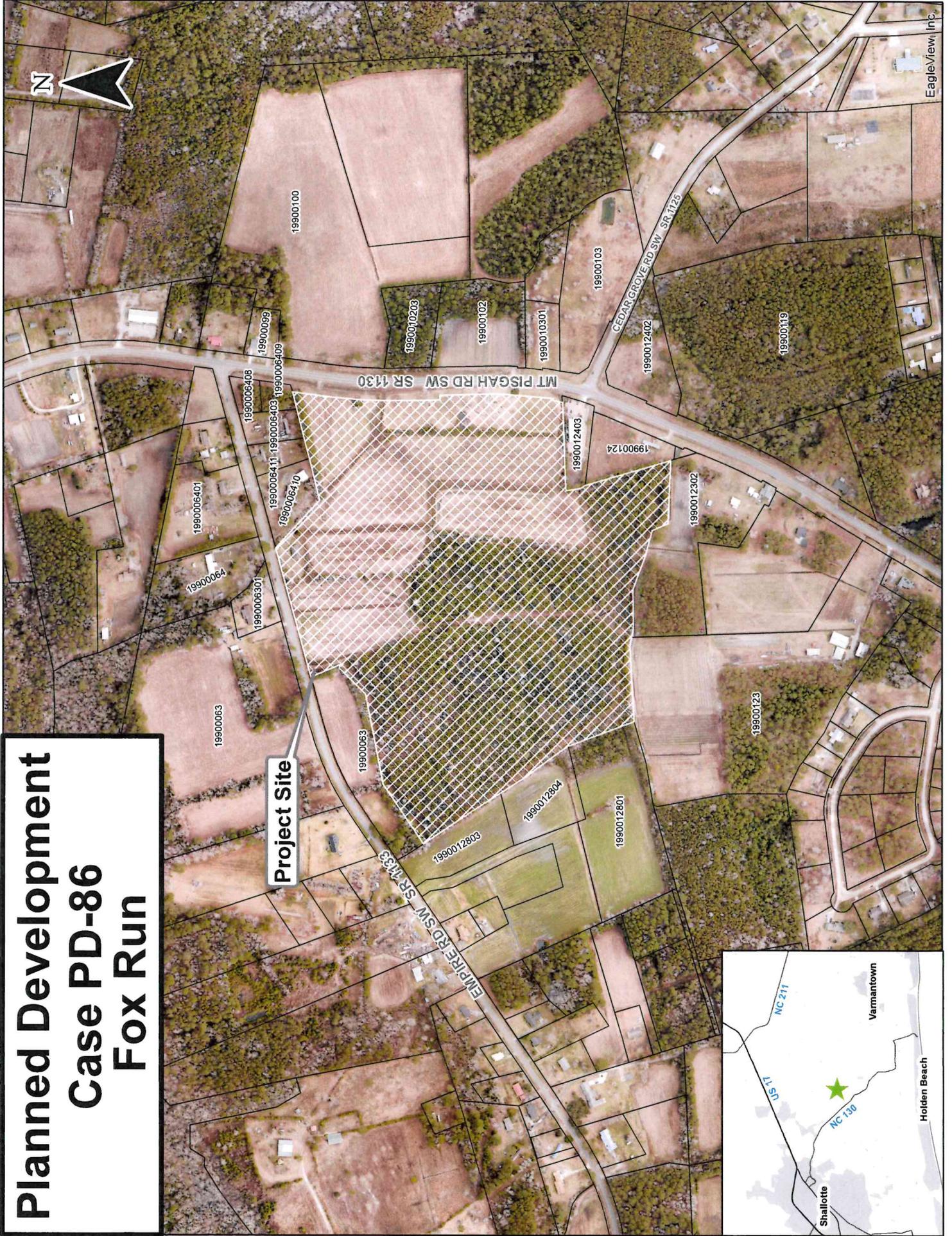
# Planned Development Case PD-86 Fox Run

CO = COUNTY JURISDICTION

Project Site

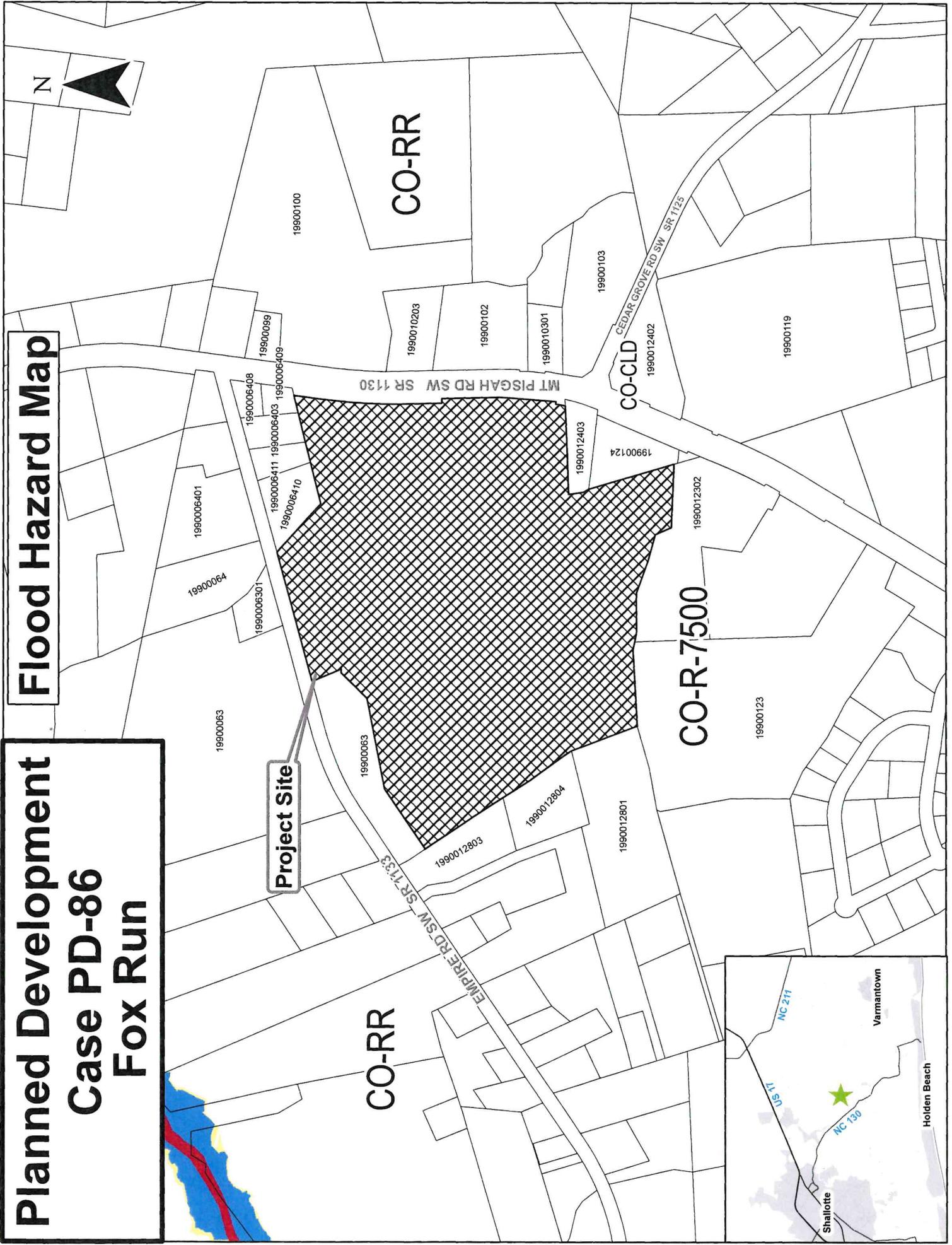


# Planned Development Case PD-86 Fox Run



# Planned Development Case PD-86 Fox Run

## Flood Hazard Map



Project Site

N







# 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 # <u>PD-86</u>	Invoice # <u>541008</u>
Date Received: <u>6/17/22</u>	
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	R & S Development & Holdings, LLC	Phone
	Address	711 Carolina Beach Ave. North	Fax
	City, St, zip	Carolina Beach, NC 28428	Email

Applicant or Representative	Name	CLD Engineering, PLLC	Phone	(910) 254-9333
	Address	PO Box 1172	Fax	(910) 254-0502
	City, St, zip	Wilmington, NC 28402	Email	fbraxton@cldeng.com

Property Information	Address	
	Tax Parcel(s)	19900127
	Acreage	51.88
	Current Zoning	R-7500
	Public Utilities Available?	<input type="checkbox"/> Water <input type="checkbox"/> Sewer

Project Information	Project Name	FOX RUN		
	Modification or Expansion Of Existing PD?	Yes	<input type="checkbox"/> No	
	Single Family Acres	39.74	Lots	121
	Multi-Family Acres	7.64	Units	102
	Commercial Acres	NA		

Authorization	Property Owner Signature	<u>Steve Shuttleworth</u>	Date	<u>6-16-22</u>
	Applicant/Representative Signature	<u>J. John Puff</u>	Date	<u>6/15/2022</u>

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

July 5, 2022

CLD Engineering  
PO Box 1172  
Wilmington, NC 28402

**RE: Fox Run Planned Development  
File # PD-86**

Dear Mr. Braxton,

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

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

#### Comments from Planning:

Marc Pages – 910-253-2056 – [marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov)

- Application fee?
- Please note that a TIA will be required prior to construction.
- Overengineering the stormwater system is recommended to at least the 25-year storm event. Please note if doing so.
- 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](mailto:brigit.flora@brunswickcountync.gov)

- Project will require both state and county stormwater permits.
- A State Erosion Control Permit is required before any land disturbance including clearing and/or grading occurs.
- Please add to the notes that the 25-year 24-hour storm at a minimum will be controlled on-site and the 100-year 24-hour storm will be evaluated and controlled on-site if possible.

#### Comments from Flood Plain Administrator

James Paggioli – 910-253-2043 – [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

- Presently there are no Special Flood Hazard Areas on the property.
- The northerly Storm Water Detention Pond appears to be designed to outlet to the north, then flow under Empire Road to reach the Shallotte Creek beyond the present study limits (Cross-section 33.1' and established floodway limits) it is recommended that the Storm Water study conclude that there is no impact to the existing floodway of the Shallotte Creek. This may require analysis of the Shallotte Creek floodway to be continued easterly from the end of the existing study



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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approximately 850 to 1000 feet to the point where the storm water discharge enters the Shallotte Creek.

- All Corps of Engineer permits are obtained prior to filling any Section 404 Wetlands.

### Comments from Engineering

Amy Aycokk – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- Existing 12" watermains on Mt. Pisgah and Empire Roads for connection.
- Existing 20" high pressure forcemain on Mt. Pisgah Rd for connection.
- Water and gravity sewer layout are acceptable, good fire hydrant placement.
- Would prefer water to be connected to mains on Mt. Pisgah and Empire Rds.
- Pump Station may need Odor Control – we will make a decision once plans have been submitted for Engineering approval.
- Double water meter boxes required.
- NCDOT Encroachment required for Primary & Secondary Roads.

### Comments from Fire Code Official

Brad Babson – 910-253-2043 – [brad.babson@brunswickcountync.gov](mailto: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.
- Revise site utility plan. Will need a hydrant at the entrance on empire. 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/>

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.

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

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

Sincerely,

A handwritten signature in black ink that reads "Marc A. Pages".

Marc A. Pages  
Brunswick County Principal Planner

# CASE PD-86

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1990006301	HEWETT RONALD C	1700 EMPIRE RD SW	SUPPLY	NC	28462
1990012403	ISLAND CART RENTALS LLC	2264 DAL STREET	SUPPLY	NC	28462
1990006409	DILLON JESSIE M C (LT) ETVIR DILLON ARNOLD MORSE (LT) C/O BEVERLY P FAIRCLOTH	2974 OLD FERRY CONNECTION	SUPPLY	NC	28462
1990006408	DILLON JESSIE M C (LT) ETVIR DILLON ARNOLD MORSE (LT) C/O BEVERLY P FAIRCLOTH	2974 OLD FERRY CONNECTION	SUPPLY	NC	28462
1990006403	DILLON JESSIE M C (LT) ETVIR DILLON ARNOLD MORSE (LT) C/O CLYDE POTTORFF JR	1627 EMPIRE ROAD SW	SUPPLY	NC	28462
1990006411	DILLON JESSIE M C (LT) ETVIR DILLON ARNOLD MORSE (LT) C/O KATHY P WILLIAMS	1655 EMPIRE ROAD SW	SUPPLY	NC	28462
1990012804	TIMMONS MARY C G ETVIR TIMMONS EDWARD W SR	9433 PURFOY RD	FUQUAY VARINA	NC	27526
1990006401	MARSHALL HUEY BRANT ET MARSHALL MARY ELLEN	PO BOX 372	SUPPLY	NC	28462
1990010301	BELLAMY TIMOTHY	75 MURPHY NEWKIRK LN	ROSE HILL	NC	28458-7739
1990012803	GORE PATRICIA A ETVIR GORE CALVIN W	108 SIGNATURE WAY APT 1013	HAMPTON	VA	23666-5941
19900124	HEWETT PERVIS W ET HEWETT SNOWREE	765 CEDAR GROVE RD SW	SUPPLY	NC	28462
1990012801	GORE DAVID L JR ETUX GORE BRENDA	107 FARMINGTON BLVD	HAMPTON	VA	23666
19900099	CHLEBOWSKI GEORGE J II ETUX CHLEBOWSKI BARBARA	1210 MT PISGAH RD SW	SUPPLY	NC	28462-6332
19900102	HEWETT PURVIS ETUX HEWETT SNOWREE	765 CEDAR GROVE RD SW	SUPPLY	NC	28462-3029
19900119	SNYDER LARRY R ET SNYDER JOANNA	1430 MT PISGAH	SUPPLY	NC	28462
19900063	HEWETT RONALD CLARKE ET HEWETT SHERRILL W	1700 EMPIRE RD SW	SUPPLY	NC	28462
19900064	WATSON MORRIS O AND GRIFFIN GLORIA J	1674 EMPIRE RD SW	SUPPLY	NC	28462
19900103	BELLAMY KATHA M (LT) ETALS	1630 CEDAR GROVE RD SW	SUPPLY	NC	28462-3024
1990012302	SHAW ARTHUR GLENN	1391 MT PISGAH ROAD SW	SUPPLY	NC	28462
199000123	HEWETT JAMES F	1412 MT PISGAH RD SW	SUPPLY	NC	28462
1990006410	DILLON JESSIE M C (LT) ETVIR DILLON ARNOLD MORSE (LT) C/O JESSICA L P LOERZEL	1655 EMPIRE ROAD	SUPPLY	NC	28462
19900100	HEWETT BURNES L	549 MT PISGAH RD SW	SUPPLY	NC	28462-6315
1990010203	GREEN NICOLE GENTRY ETVIR GREEN JOEL M JR	7486 CORDOBA CIR APT 304	LELAND	NC	28451-2536
1990012402	BULLARD AICE C	1007 MEADOWGRASS LN	LELAND	NC	28451-7462

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
199000127	GORE DAVID L JR & BRENDA B	107 FARMINGTON BLVD	HAMPTON	VA	23666
19900127	R & S DEVELOPMENT & HOLDINGS LLC (under contract)	711 CAROLINA BEACH AVE NORTH	CAROLINA BEACH	NC	28428

## APPLICANT(S)

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