



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
September 12, 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 August 8th Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Rezoning Z-852CZ

Proposed conditional rezoning of approximately 2.9 acres located at 9831 Blackwell Road near Belville from IG (Industrial General) to RR-CZ (Rural Residential Conditional Zoning) for Tax Parcel 0380002002.

LAND USE PLAN MAP AMENDMENT LUM-852:

Request to amend Tax Parcel 0380002002 located off 9831 Blackwell Road near Belville from industrial to LDR (Low Density Residential).

B. Planned Development – PD-83

Name: East Lake
Applicant: Criteria Engineering
Tax Parcels: 0360000701, 0350004102, 0350004101, and a portion of 02800001
Location: Malmo Loop Rd (SR 1417) and Colon Mintz Rd NE (SR 1416)
Description: East Lake is a proposed planned development to consist of 3,925 single family lots, 693 townhome units, and 300 multi-family units on 2114.27 acres, creating an overall density of 2.38 dwelling units per acre.

C. Planned Development – PD-89

Name: Ocean Isle Mixed Use
Applicant: Paramounte Engineering
Tax Parcel: 22900008 and a portion of 24400007
Location: Beach Dr SW (NC 179) and Hale Swamp Rd SW (SR 1154)
Description: Ocean Isle Mixed Use is a proposed planned development to consist of 84 Townhomes, 36 Duplexes, and 304 Multi-Family units on 73.52 acres, creating an overall density of 5.76 dwelling units per acre.

D. Planned Development – PD-90

Name: Southport Meadows
Applicant: Timmons Group
Tax Parcels: A portion of 22100004
Location: Long Beach Road (NC 133) and River Road (NC 87)
Description: Southport Meadows is a proposed planned development to consist of 128 single family lots and 120 townhomes on 160.39 acres, creating an overall density of 1.55 dwelling units per acre.

E. Major Subdivision – SS-281

Name: Holden Oaks
Applicant: Lennar Carolinas, LLC
Tax Parcels: 1820008306
Location: Royal Oak Road (SR 1345)
Description: Holden Oaks is a proposed major subdivision consisting of 220 single family lots on a gross site of 70.83 acres creating an overall density of 3.1 units per acre.

9) Other Business.

- Planning Board Development Information and Related Resources
- Planning Board Case Update.
- Blueprint Brunswick Update.

10) Adjournment.

MINUTES

PLANNING BOARD

BRUNSWICK COUNTY, NC

**6:00 P.M. Monday
August 8, 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
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Christopher Wood

STAFF PRESENT

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

OTHERS PRESENT

Lewis Dozier
J. Phillip Norris
Jim Bradshaw
Brian Neely
Norman Ingram
Eric Hill
Terry Boldt
Dan Weeks

Brigit Flora
James Turgal
Bob Trotter
Colin Tarrant
Mark Hewett
Joshua Crook
Tameka Small
James Luke

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:04 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. Christopher Wood was absent.

IV. CONSIDERATION OF MINUTES FROM THE 11-JUL-22 MEETINGS.

Mr. Leary made a motion to approve the 11-Jul-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-84

Name: RiverSea Plantation (Modification)
Applicant: Norris & Tunstall Engineering
Tax Parcel(s): 1840000310
Location: Intersection of Southport-Supply Road SE (NC 211) and RiverSea Blvd.
Description: RiverSea Plantation is a planned development that was approved in 2003 and expanded in 2005 consisting of 539.8 acres for an overall density of 1.31 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 1.50 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;
- Add a 15' wide 0.2 opacity street buffer consistent with the UDO, Section 6.3.8.C. along RiverSea Blvd. to preserve existing trees present and supplement with additional landscaping, where necessary; and
- Provide an updated overall master plan with the total calculations of the project.

Mr. Dunham asked if there are single family homes surrounding the subject area? Mr. Pages replied, yes and he identified vacant lots in the areas on a visual map. Mr. Dunham asked how much of the surrounding area is developed? Mr. Pages said approximately 40% of the surrounding properties are developed with residential dwellings.

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

Mr. J. Phillip Norris, Norris and Tunstall Consulting Engineering, addressed the Board. Mr. Norris said the project went through the Technical Review Committee (TRC) review and all comments have been addressed. He said a neighborhood meeting was held. The site will be served by public water and sewer and they are proposing stub-outs. Mr. Norris said stormwater retention will be through off-site stormwater ponds that were permitted as part of the overall master plan so runoff from this development will connect into existing storm drains in the current street system.

Mr. James Turgal, resident of RiverSea Plantation and Secretary of the Board of Directors, addressed the Board. Mr. Turgal said the RiverSea Plantation community is opposed to the proposed project. Mr. Turgal expressed concern with the proposed build to rent townhomes being in the area. He said more than 80% of the residents in the RiverSea community are opposed to the proposed development. He was also concerned with RiverSea Blvd. being overburdened with the additional traffic generated by the proposed development. He said the developer (James Luke) has falsely advertised that the amenities in the RiverSea community will be available to residents in this area, but they will not be a part of the community and cannot partake in the amenities offered to RiverSea residents. Mr. Turgal provided the Board with an advertisement stating that RiverSea Plantation amenities are available to this area. A handout outlining features of the community (attached) was provided to the Board. He further stated that this area was originally approved for commercial purposes only and it should remain as such.

Mr. Jim Bradshaw, homeowner in RiverSea Plantation for 15 years, addressed the Board. Mr. Bradshaw said this site was initially approved for commercial and the deed restrictions outline such. Mr. Bradshaw said the 11-acre tract across the street was designated for multi-family. He was opposed to the proposed development. He felt that an approval of this project will change the dynamics of the intended use of this area

Mr. Dunham asked staff to explain the uses allowed in commercial? Mr. Pages said commercial areas in a planned development can be developed with any use that is allowed in the NC & C-LD zoning districts in the Brunswick County Unified Development Ordinance (UDO). He reminded the Board that the County cannot consider deed restrictions because they are a matter between the

property owner and the association that governs the restrictive covenants. Mr. Batton added that the Board cannot consider the restrictive covenants in their decision-making process because it is a private property issue. He further stated that the board of directors of the homeowner's association would be responsible for governing the restrictive covenants.

Mr. Bob Trotter, 704 Creek Way Circle SE, addressed the Board. Mr. Trotter asked that the proposed development be denied because it was initially approved for commercial use. He stated that this tract is an integral part of RiverSea Plantation and should remain a commercial area. He reiterated that there is an existing area across the street that was designated for multi-family use.

Mr. Brian Neely, President of the Property Owners Association, addressed the Board. He showed the Board a photo of how the was supposed to look like and what they are proposing now. Mr. Neely was opposed to the proposed development because this was not the intent of previously approved development. He stated that any development has to be approved by RiverSea Design Review Board, in that, it must be compatible with surrounding development and the proposed and the proposed plan is not compatible with the adjoining properties.

Mr. Colin Tarrant, Attorney for RiverSea Plantation Homeowners Association, addressed the Board. Mr. Tarrant reiterated that the multi-family area was approved in another location of RiverSea Plantation and this area should remain for commercial purposes as initially approved. He asked that the proposed development be denied.

Mr. Dunham asked if there is an agreement for this project to utilize RiverSea Blvd.? Mr. James Luke said it was understood that the subject property would have use of RiverSea Blvd. He said the proposed development will be less intense than the commercial activity that was approved for this area. He stated that they have retained legal counsel to resolve the road issue. Mr. Luke felt that the intended use of the roads is to service the entire community. He stated that he controls both parcels (this tract and the property originally approved for multi-family use) and the amenities advertised will be self-contained on their property.

Mr. Norris re-addressed the Board. He stated that they will tie-into a 12" waterline off NC 211 (Southport-Supply Road SE) to serve this project if it is approved.

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

Mr. Cheek asked staff about the density for the proposed project? Mr. Pages said density is based on the gross acreage of the planned development, which includes wetlands and stormwater ponds.

Ms. Easley made a motion to deny RiverSea Plantation Modification (PD-84) based on the lay of the land and the proposed small units are not compatible with the surrounding development and the motion was unanimously carried.

B. Planned Development – PD-87

Name: Gilbert Road/Benton Road Tract
Applicant: Norris and Tunstall Engineering
Tax Parcel(s): 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 consisting of 214 single family lots on 64.53 acres creating an overall density of 3.3 dwelling units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- 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
- Staff recommends removing Lots 83-86 from the AE Flood Zone and clustering the lots elsewhere in the development to minimize flood risk and potential property damage.

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

Mr. J. Phillip Norris, Norris and Tunstall Consulting Engineering, addressed the Board. Mr. Norris said the project has been through the TRC process and a TIA (Traffic Impact Analysis) has been submitted to the North Carolina Department of Transportation (NCDOT) for approval. Mr. Norris said they are aware that this area had significant flooding beyond the 100-year flood elevation in recent flooding events. He stated that they have spoken to Mr. James Paggioli, Brunswick County Floodplain Administrator, regarding photos or other information that will indicate the water height in this area during the last major storm event and Mr. Paggioli provided information about the water height on Gilbert Road SE (SR 1501) during the last major storm event. He further stated that they held a neighborhood meeting and some of the neighbors were willing to meet with their surveyor and show various locations where the water came to on their property. Mr. Norris said their intent is to be above the flood elevation once the surveyor compiles the data received from neighbors. Mr. Norris said they do not want to create a problem for the new residents and/or existing residents. There are several stormwater retention ponds that are proposed on the site that far exceeds the minimum requirements and they will meet or exceed the 100-year storm event. Mr. Norris said there will be public water and sewer available to the site and there is a great amount of open space on the property as well as wetlands along the floodplain area, which will be avoided.

Mr. Leary asked why Lots 83-86 are shown in the flood zone on the proposed plan? Mr. Norris said they are planning to excavate the pond in that area and potentially buildup those lots. He said Mr. Paggioli agreed that this would be a slight trade off.

Mr. Norman Ingram addressed the Board. Mr. Ingram was concerned with inadequate schools in the area and the shortage of teachers in the school system. He felt that the school system should be more involved prior to project approvals. Mr. Pages said there is a member of the Board of Education (Craig Eckert) that sits in the TRC meeting and he provides input regarding school

capacity needs. Mr. Dunham suggested that Mr. Pages give the schools representative information to Mr. Ingram so he can communicate his concerns with the school system. Ms. Dixon said staff had a meeting with the school system a few years ago to discuss the need for additional schools as more families are moving in the County and they address school capacity needs.

Mr. Mark Hewett, 260 Green Ridge Road, addressed the Board. Mr. Hewett was concerned with the eco-system being destroyed in the area. He stated that a pond behind his home is currently overflowing and he felt that the current development will generate more flooding to the area.

Mr. Eric Hill addressed the Board. Mr. Hill was concerned that there is inadequate infrastructure in this area to support the additional traffic that will be generated by the proposed development. He was concerned with what NCDOT has planned for this area. Mr. Pages interjected that a TIA is required for this project and NCDOT will likely require road improvements to the area, but those improvements may happen in phases. Mr. Hill also felt that the eco-system will be destroyed.

Mr. Joshua Crook, 270 Green Ridge Road, addressed the Board. Mr. Crook said his property has flooded and the proposed development (70%) was underwater during Hurricane Florence. He was concerned with flooding that may occur when the proposed project is developed. Mr. Crook said flood impacts are much bigger than the 500-year storm event because there have been 2 major storms within 28 years. He stated that during a major storm event several families were transported by boat from their homes to a safe location. He felt that the homes should be built on pilings as a method to curtail flooding issues. He suggested that this project be designed as a conservation subdivision. Ms. Dixon added that there was a project designed as a conservation subdivision a few years ago.

Mr. Terry Boldt, owner of Tax Parcel 15300001903, addressed the Board. Mr. Boldt reiterated that the eco-system will be destroyed. Mr. Boldt said this area was underwater during the last major storm in the area. He suggested that the development be placed in some other location of the County. He said schools, traffic and wildlife should also be considered in the Board's decision-making process.

Mr. Cheek agreed with staff's recommendation to remove Lot 83-86 from the AE Flood Zone.

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

Ms. Easley made a motion to deny Gilbert Road/Benton Road Planned Development (PD-87) because the area is prone to flooding and the small lots will likely have similar flooding issues and the motion was unanimously carried.

C. Planned Development – PD-88

Name: Supsura Tract (Modification)
Applicant: Norris & Tunstall Engineering
Tax Parcel(s): 2090005403 and 20900054
Location: Ash-Little River Road NW (SR 1300)
Description: Supsura Tract is a proposed 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.

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
- Revise open space minimum calculations to reflect SBR-6000 at 25% standards.

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

Mr. J. Phillip Norris, Norris and Tunstall Consulting Engineering, addressed the Board. Mr. Norris concurred with the Staff Report. Mr. Norris said the project was previously approved, but the new owners are requesting additional density. He said public water and sewer is available to the site. He stated that no lots are intended to be in the 100-year floodplain. He stated that he will not place his engineer's seal on a project that will jeopardize the health and public safety of anyone. He further stated that there is adequate open space for this project and the stormwater ponds are designed to meet or exceed the 100-year storm event. Mr. Norris concluded that a TIA has been prepared for this project.

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 Supsura Tract Planned Development (PD-88) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-85

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

Ms. Nicole Morgan addressed the Board. She read the Staff Report (attached). Ms. Morgan identified the subject property and surrounding properties on a visual map.

Ms. Morgan 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;
- The distance around each building as measured from the fire apparatus access road shall meet Note 30 on Sheet L-2;
- The aggregate side of the front or side of the 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;
- The proposed second entry utilizing the exit driveway shall be subject to local approval by Leland Fire Chief as part of an alternative method;
- The stormwater system to be designed to the 25-year storm event;
- 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
- A 6' fence shall be installed on the northern side of the buffer adjacent to the parking lot.

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

Mr. Dan Weeks, H&W Design, addressed the Board. Mr. Weeks briefly discussed a PowerPoint presentation (attached). He stated that there are wetlands on the northern portion of the property. He said they hired a wetland consultant and the consultant thinks there is a Carolina Bay to the north and east of the subject property. This property was recently rezoned to R-6000 to be in concert with the surrounding zoning. The Fire Marshal has request 2 access points on Chappell Loop Road and they are providing stub-outs to the east and west of the property. Mr. Weeks said there will be a 30' vegetative buffer and the amenity area is located within the central core of the buildings. The stormwater system is designed for the 25-year storm event and will be evaluated for the 100-year storm event. Mr. Weeks said a neighborhood meeting was held and there were security concerns so they are proposing a 6' wooden security fence on the northern side of the buffer adjacent to the parking lot. He further stated that they have consulted with NCDOT regarding traffic impacts. Mr. Weeks concluded that they have designed the project in consideration of the adjacent property owners while meeting all the necessary requirements for approval.

Ms. Tameka Small addressed the Board. Ms. Small said there is a lot of flooding in the area. She expressed concerns with the increase in traffic that will generated by this project and the potential evasion of their privacy. Ms. Small felt that the integrity of the neighborhood will be compromised.

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

Mr. Cheek felt that the proposed 30' buffer and the installation of a 6' fence will help with alleviate some of the adjacent property owner's concerns.

Mr. Cheek made a motion to approve Chappell Loop Tract Planned Development (PD-85) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

E. Planned Development – PD-86

Name: Fox Run
Applicant: Coastal Land Design
Tax Parcel(s): 19700127
Location: Intersection of Empire Road SW (SR 1330) and Mt. Pisgah Road SW (SR1130)
Description: Fox Run is a proposed planned development consisting 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.

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

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

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

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

Mr. Frank Braxton, representative for CLD Engineering, addressed the Board. Mr. Braxton said they concur with the Staff Report. He stated that this project was previously approved, but they are reducing the density and eliminating the impervious fraction of the commercial. Mr. Braxton said they are proposing more open space and they are protecting the wetlands. The property is not in a flood zone, but there is some flooding on the northside of Empire Road SW (SR 1133). A TIA has been prepared and NCDOT is requiring turn lanes at the project entrances as well as road improvements at the intersection of Empire Road SW (SR 1133) and Mt. Pisgah Road SW (SR 1130).

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 Fox Run Planned Development (PD-86) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-841 and Z-851 were approved at the 11-Jul-22 and there were no appeals, so the Board's decision stands.

- Blueprint Brunswick Update.

Ms. Dixon addressed the Board. She stated that public meetings for Blueprint Brunswick will probably be held in October 2022 and the Steering Committee will review the document before the document is placed on the website.

IX. ADJOURNMENT.

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

REZONING STAFF REPORT



Prepared by Gilbert Combs, Project Planner
Rezoning Case#: Z-852CZ
September 12, 2022

APPLICATION SUMMARY

The applicants, George and Dorothy Uchman request to rezone Tax Parcel 03800022 from I-G (Industrial General) to RR-CZ (Rural Residential Conditional Zoning). This conditional zoning will limit future uses to the existing Wireless Telecommunication Facility (WTF) and one Residential/Personal/Non-Commercial Storage Structure and reduce a fall zone setback for a WTF. The newly proposed fall zone radius will be reduced to 88 feet as opposed to 138 feet. The requirement for fall zone setbacks for WTFs can be found in Section 5.3.4.O.3.iii.b.2 of the Brunswick County Unified Development Ordinance. The applicant held a Neighborhood Meeting on August 29, 2022. The owners and adjacent owners have been notified of the proposed rezoning via first class mail. A site plan is provided, and several conditions have been proposed and agreed upon by the owner.

Location

9831 Blackwell Road SE (SR 1551)

Tax Parcel

03800022

Current Zoning

I-G (Industrial General)

Proposed Zoning

RR CZ (Rural Residential Conditional Zoning)

Surrounding Zoning

I-G (Industrial General) and BH (Business Highway - Belville Jurisdiction)

Current Use

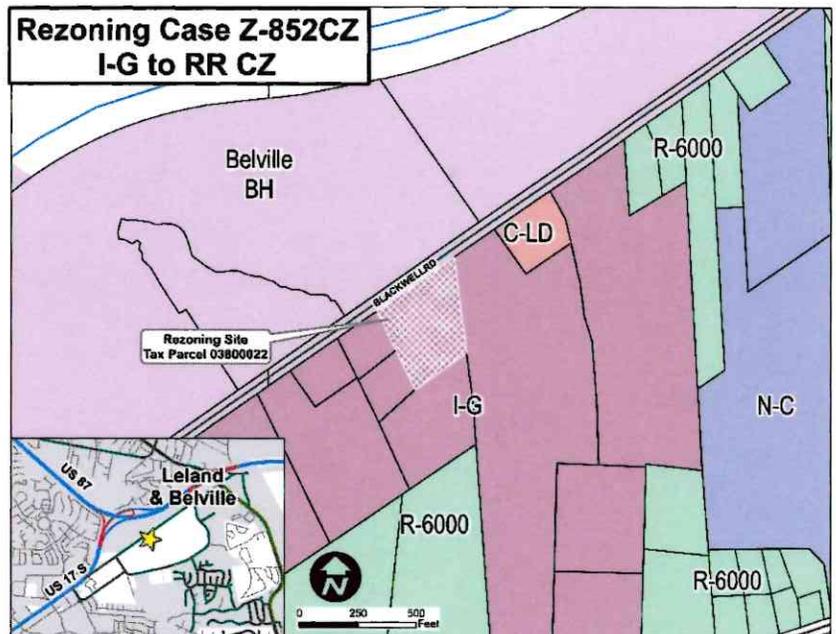
Wireless Telecommunications Facility

Surrounding Land Uses

Residential, Industrial, Vacant Lands

Size

2.9 acres



SITE CONSIDERATIONS

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

Buffers: The purpose of locating the proposed building within the existing WTF fall zone is to save the existing trees at the rear and western parcel line. A condition to provide a 100-foot buffer on the rear and western parcel line will be required. No disturbance of trees and development is permitted in this 100-foot buffer. The eastern parcel line will be given relief from the required 1.0 opacity, or 80-foot buffer down to a 0.2 opacity, or 10-foot buffer.

Utilities: Water and sewer will be provided by H2GO. It is the developer's responsibility to connect to the water and sewer.

Design Flexibility: Elements requested for the project are as follows:

1. Reduction in fall zone setback from wireless telecommunication facility.

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

CIP Projects in Area: None pertinent in immediate area.

NCDOT Road Improvements in Area:

- U-5914 River Road (SR 133) from Ocean Highway E (US 17) to Old River Road (SR 1554) - ROW ACQUISITION
- R-3601 Additional lanes on US 17 from HWY 421 to River Road (SR 133) and widening of the Cape Fear Memorial Bridge - CONSTRUCTION

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: The site scores a 5 out of 10 for wetlands at the southern corner.
- The rezoning site does not lay within a half mile of a Voluntary Agricultural District.

ANALYSIS

The base zoning district for the conditional rezoning will change to RR and limit the uses to WTFs and Residential/Personal/Non-Commercial Storage Structure. The Storage Structure was not previously permitted in the base district. The conditional rezoning will also provide flexibility on a setback related to a wireless telecommunication facility. Adjacent county parcels are I-G. Across Blackwell Road SE (SR 1551) is the Belville zoning district of Business Highway.

Conditional Zoning is established to offer flexibility to meet project and community needs that are not accommodated by conventional zoning districts. These districts allow approval with individualized development standards adopted as part of the rezoning. Property is rezoned to these districts in response to and consistent with the applicant's submitted site plan, list of uses, list of conditions, and any rules or regulations, that would govern development of the site. The property owner and Brunswick County must agree to all conditions. The applicant must hold at least one neighborhood meeting on the proposal prior to the Planning Board's public hearing. These districts are potentially available in conjunction with any of the conventional zoning classifications the site.

"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: Community Commercial

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-852) proposed from Community Commercial to Low Density Residential.

Applicable CAMA Land Use Policies:

- P. 25 – Brunswick County will preserve/protect wetlands and swamps from development pressures.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO RR CZ IN ACCORDANCE WITH THE SITE PLAN, THE LIST OF CONDITIONS AND LIST OF PERMITTED USES FOR TAX PARCEL 03800022** BASED upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

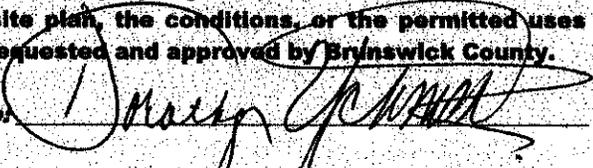
Permitted Uses:

1. **Wireless Telecommunication Facility**
2. **Residential/Personal/Non-Commercial Storage**

Conditions:

1. All development shall comply with all applicable federal, state, and local requirements and with the Brunswick County Unified Development Ordinance (UDO) and shall conform to the site plan, the list of permitted uses (subject to all limited standards imposed by the UDO), and all design features as submitted, and approved as part of this conditional rezoning as kept on file by the Brunswick County Planning Department.
2. A 100-foot buffer on the rear and western parcel line must be provided.
3. A 10-foot vegetated buffer is required on the eastern parcel line.
4. No development may occur within a(n) 88-foot radius of the wireless telecommunication facility.
5. No new commercial use, no expansion of the wireless telecommunication facility, or habitation on the site of any kind is permitted.
6. All applicable County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas will be cut off or disturbed before obtaining the permits.
7. All conditions listed have been agreed upon by the owner at this time and must be followed. If any these conditions are violated the owner of the property will be in violation of the Brunswick County Unified Development Ordinance (UDO) and all permits shall be subject to revocation and any other enforcement actions available by law.
8. Conditional Zoning approval does not constitute an authorization to construct. All applicable federal, state and county requirements will be necessary to obtain building permits. This includes any requirements deemed essential by local Emergency Services.
9. The stormwater system for the project must be designed and constructed to meet the 25-year storm event.

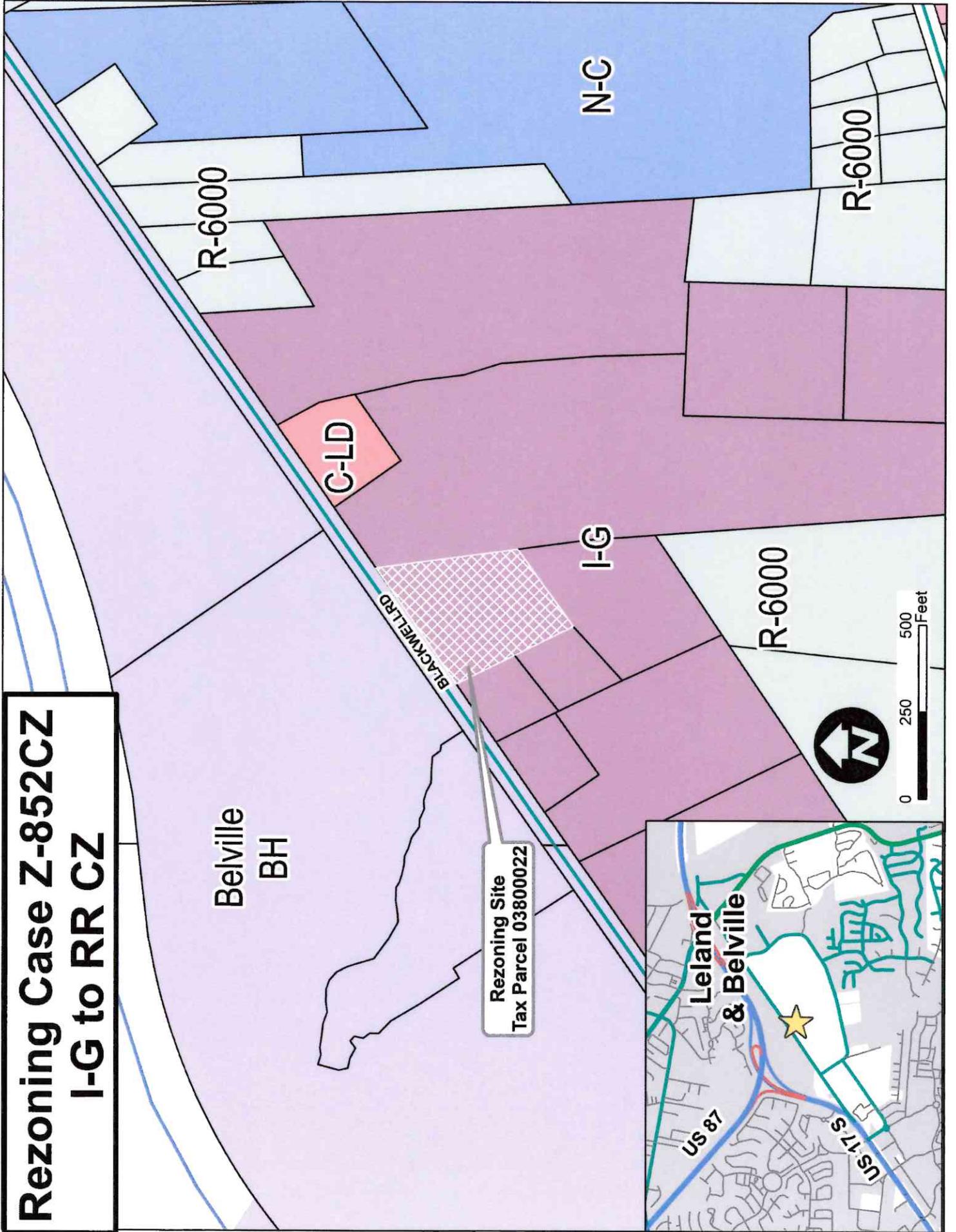
In signing of these conditions, I agree with the proposed conditions and permitted uses listed herein and I agree to develop in accordance with the site plan site plan that is approved as part of this conditional rezoning. I certify that I understand that the above tax parcel will be conditionally zoned within Brunswick County and that zoning designation goes with the property and not the owner. I further certify that I understand that making major changes to the site plan, the conditions, or the permitted uses will require a rezoning (AKA zoning map amendment) to be requested and approved by Brunswick County.

Register Agent/Owner Signature: 

Date: 8-15-2022

NOTE: The current owner of Record for Tax Parcel No. 03800022 is Uchman Towers LLC, and the Registered Agent is Dorothy A. Uchman and the managing members per the NC Secretary of State for the LLC are Dorothy Uchman and George Uchman.

Rezoning Case Z-852CZ I-G to RR CZ



Belville
BH

C-LD

N-C

R-6000

R-6000

I-G

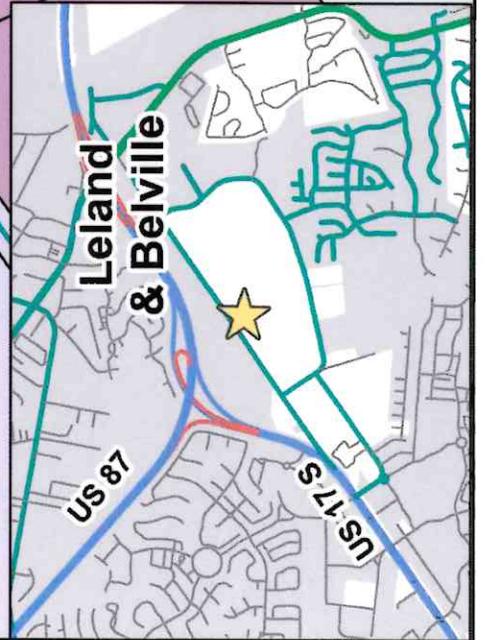
R-6000

BLACKWELL RD

Rezoning Site
Tax Parcel 03800022



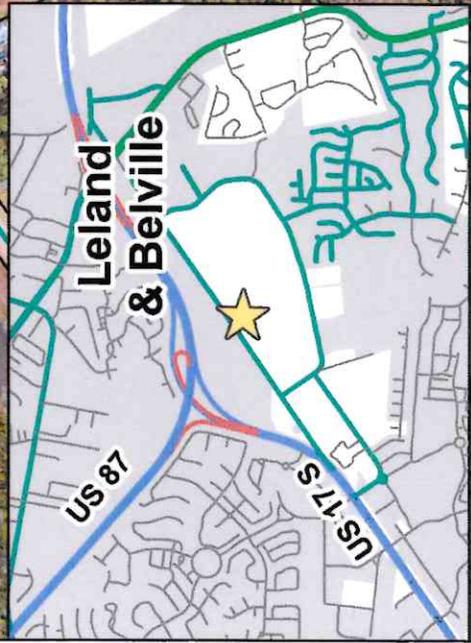
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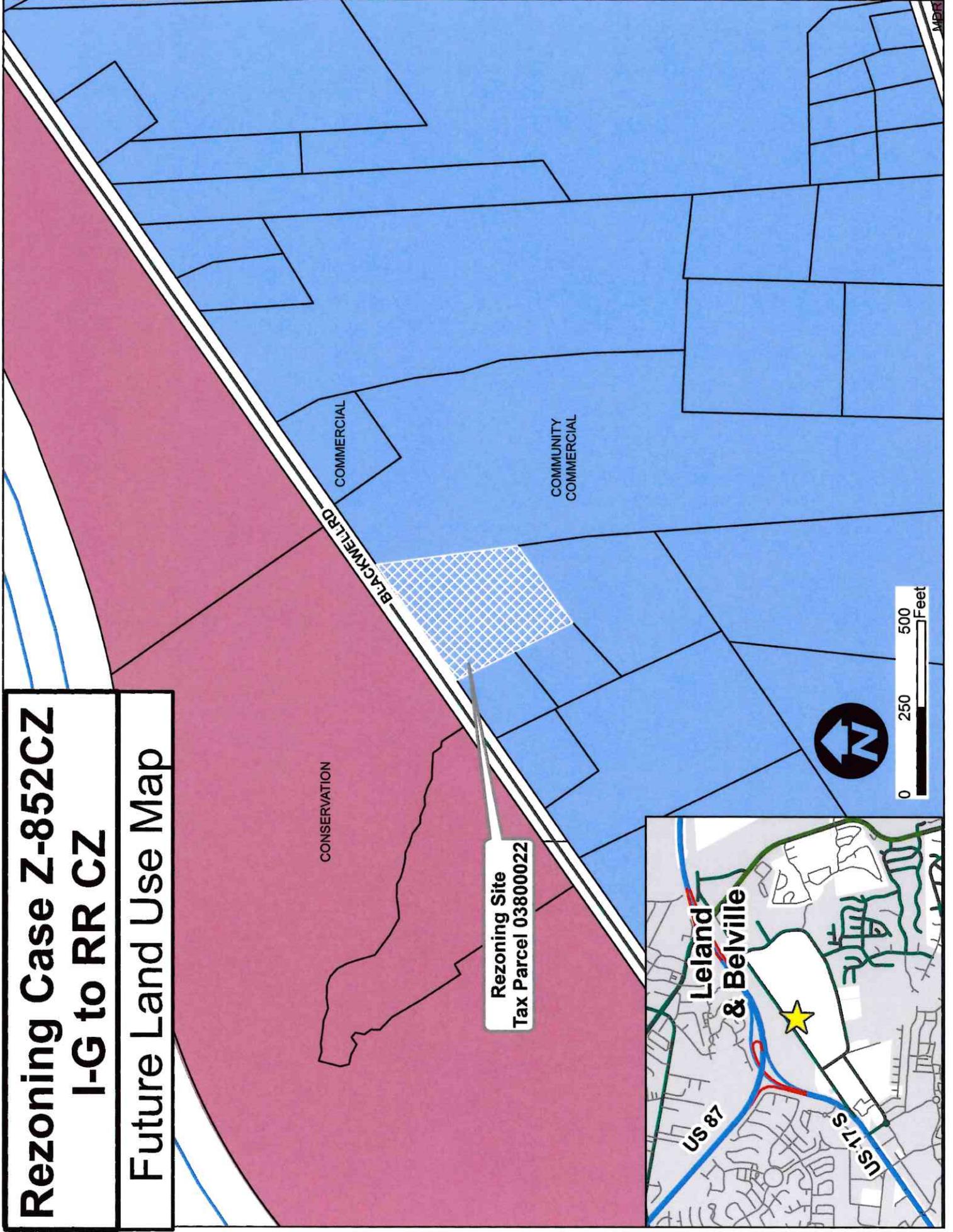
Rezoning Case Z-852CZ I-G to RR CZ

Rezoning Site
Tax Parcel 03800022

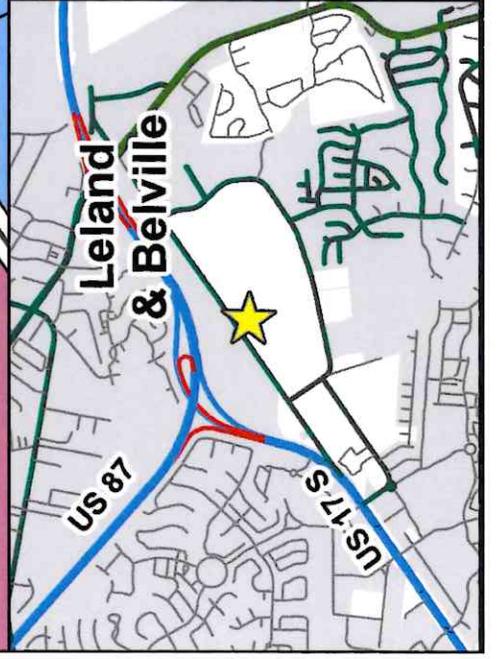
BLACKWELL RD



Rezoning Case Z-852CZ I-G to RR CZ Future Land Use Map



Rezoning Site
Tax Parcel 03800022





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- _____ Invoice # _____

Date Received _____

Northwest Jurisdiction YES NO

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): George + Dorothy Uchman Uchman Towers, LLC	
Mailing Address: 9867 Blackwell Road Leland, NC 28451	
Phone: 910-465-1650	Email: lewisautoparts@bizac.cc.com
PROPERTY OWNER INFORMATION (if different from above)	
Owner Name(s): George + Dorothy Uchman Uchman Towers, LLC	
Mailing Address: 1262 Liberty Landing Rd SE Winnabow, NC 28479	
Phone: 910-465-1650	Email: lewisautoparts@bizac.cc.com
PROPERTY INFORMATION	
Property Address and/or Description of Location: 9867 Blackwell Road, Leland, NC 2.9 acres	
Parcel Tax ID #(s): 03800022	Total Site Acreage: 2.90 AC.
Current Zoning District(s): IC	Proposed Zoning District(s): C2
Conditional Zoning Request <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<small>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.</small>	
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 conditional zoning approval will lessen impacts to the neighboring properties.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Industrial

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: [Signature]

Date: 7-15-22

Owner Signature: [Signature]

Date: _____

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)

\$600

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)

\$2310

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.

- File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

Uchman Towers, L.L.C.

Information

SosId: 0604971

Status: Current-Active 

Date Formed: 9/21/2001

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Uchman, Dorothy A.

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
9897 Blackwell Rd. Leland, NC 28451			

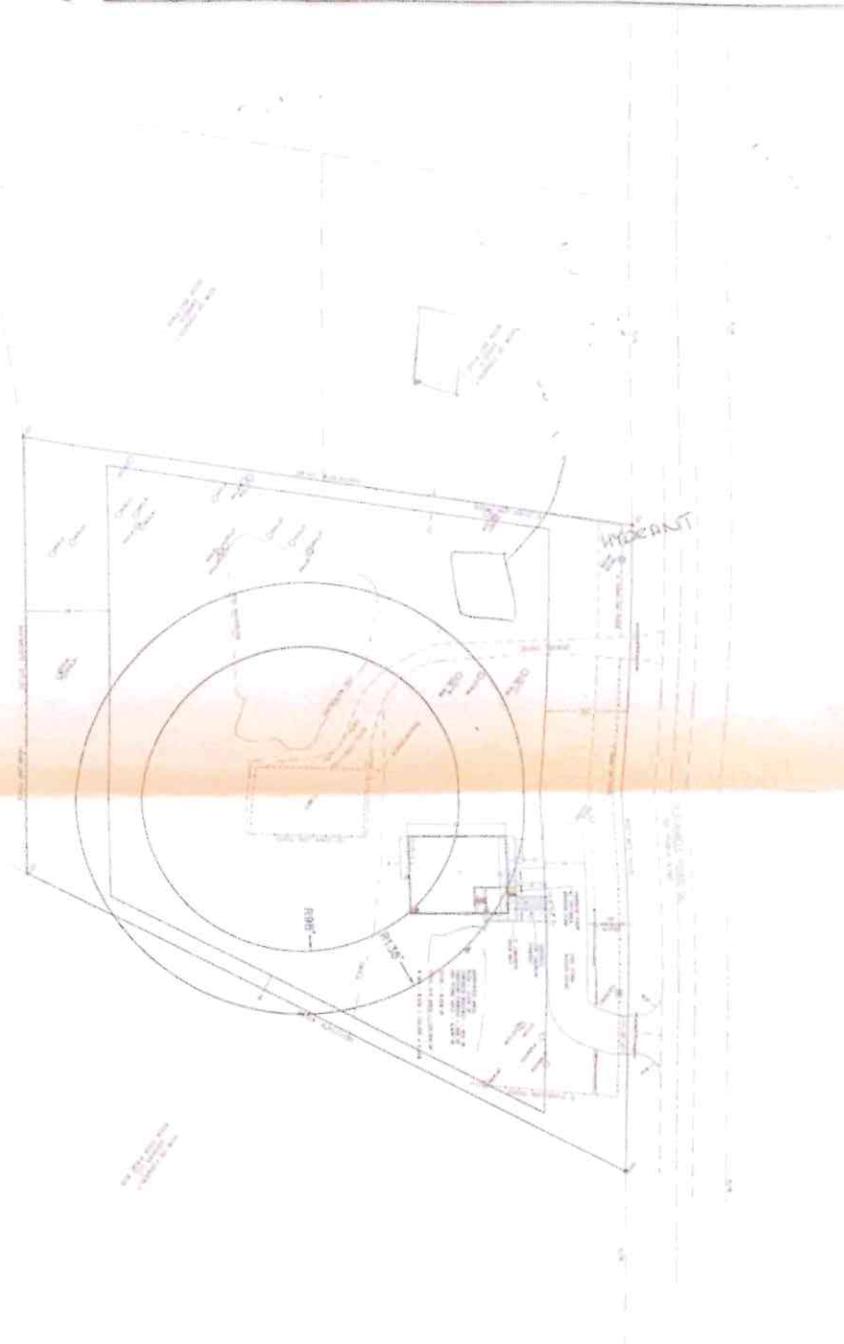
Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager	Manager
Dorothy Uchman 9897 Blackwell Rd Leland NC 28451	George Uchman 9807 Blackwell Road Leland NC 28451

PROJECT NO.	DATE	BY	CHECKED	APPROVED	SCALE	DATE	BY	CHECKED	APPROVED
HIVIS AUTO					SHE LAYOUT PLAN				
DEVELOPER/OWNER: HONOLULU CITY AND COUNTY					DESIGNER/ENGINEER: HONOLULU CITY AND COUNTY				
PROJECT LOCATION: HONOLULU CITY AND COUNTY					PROJECT NO.: HONOLULU CITY AND COUNTY				

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



CASE Z-852CZ

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
3800021	DANIELS SARAH W	9845 BLACKWELL RD SE	LELAND	NC	28451
380002101	DANIELS SARAH W	9845 BLACKWELL RD SE	LELAND	NC	28451
380002201	UCHMAN PROPERTIES LLC	9897 BLACKWELL RD SE	LELAND	NC	28451
3800023	UCHMAN LLC	9897 BLACKWELL RD	LELAND	NC	28451
380003001	GO STORE IT WILMINGTON III DST	6805 CARNEGIE BLVD STE 250	CHARLOTTE	NC	28211-4276

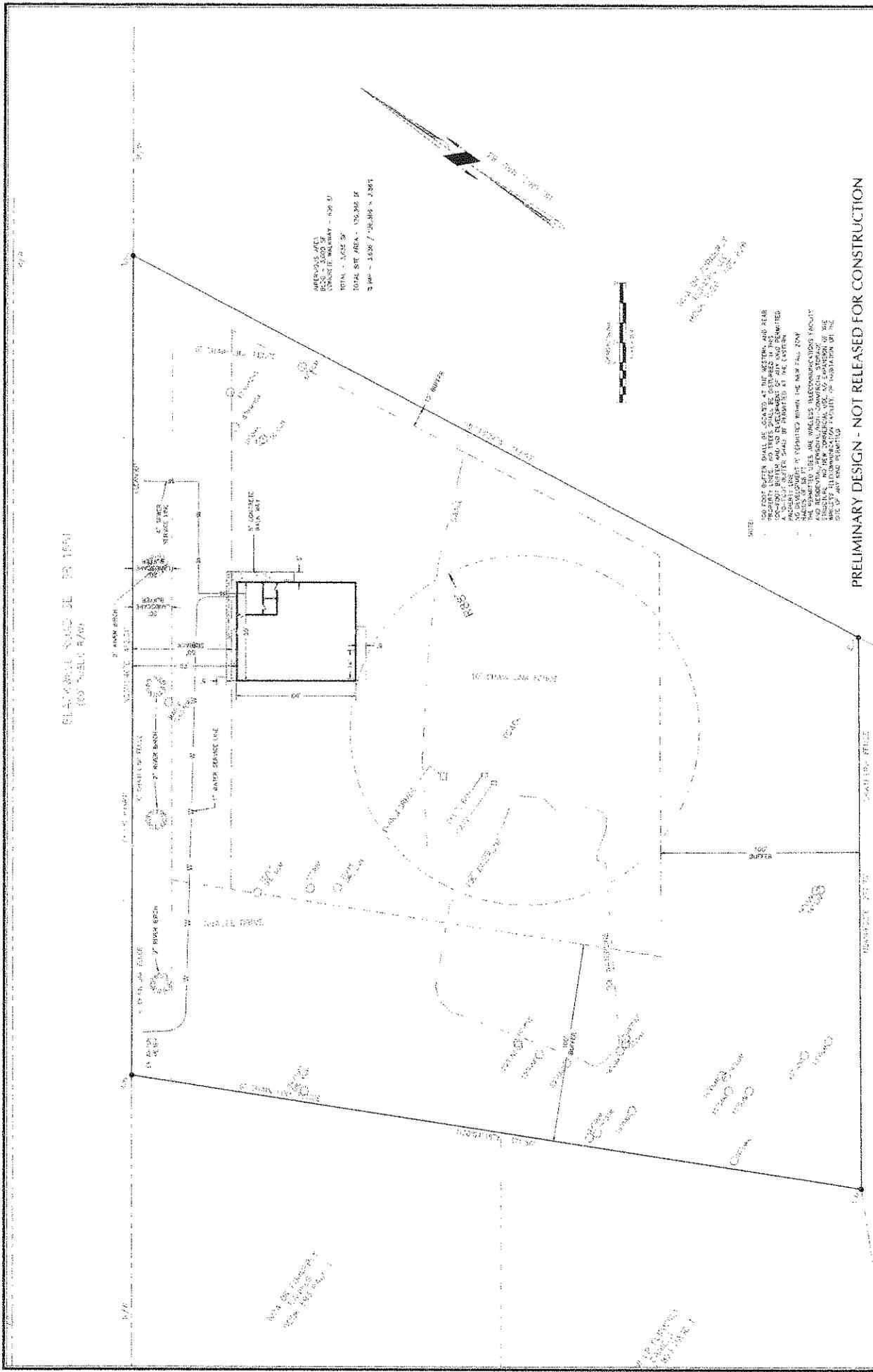
OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
03800022	UCHMAN TOWERS LLC	1262 LIBERTY LANDING RD SE	WINNABOW	NC	28479-5144

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
03800022	UCHMAN TOWERS LLC	1262 LIBERTY LANDING RD SE	WINNABOW	NC	28479-5144





APPLICABLE ZONE
 COMMERCIAL WAREHOUSE - C-3B (1)
 TOTAL LOT AREA - 135,866 SF
 TOTAL LOT AREA - 135,866 SF
 TOTAL LOT AREA - 135,866 SF

NOTE:
 1. THE FOOT COUNTER SHALL BE LOCATED AT THE WESTERN AND REAR
 CORNERS OF THE BUILDING AND DEVELOPED BY CITY AND TRANSMITTED
 TO THE CITY ENGINEER'S OFFICE FOR RECORD AND TO BE MAINTAINED
 THROUGHOUT THE LIFE OF THE PROJECT.
 2. NO DEVELOPMENT IS PERMITTED WITHIN THE NEW FAUL ZONE.
 3. THE PERMITTED USES ARE UNLESS INDICATED OTHERWISE.
 4. THE PERMITTED USES ARE UNLESS INDICATED OTHERWISE.
 5. THE PERMITTED USES ARE UNLESS INDICATED OTHERWISE.
 6. THE PERMITTED USES ARE UNLESS INDICATED OTHERWISE.
 7. THE PERMITTED USES ARE UNLESS INDICATED OTHERWISE.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT: HOBBY SHOP CLIENT: LICHMAN TOWERS, LLC ADDRESS: 1262 LIBERTY LANDING RD SE WINNABOW, NC 28479		CITY: WASHINGTON, NC 28409 COUNTY: WASHINGTON, NC 28409		SHEET: C-3
PROJECT: HOBBY SHOP CLIENT: LICHMAN TOWERS, LLC ADDRESS: 1262 LIBERTY LANDING RD SE WINNABOW, NC 28479		CITY: WASHINGTON, NC 28409 COUNTY: WASHINGTON, NC 28409		SHEET: C-3

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-83

Applicant: Criteria Engineering

Project Name: East Lake Planned Development

Property Location: Malmo Loop Road (SR 1417) and Colon Mintz Road (SR 1416)

Parcel Numbers: 0360000701, 0350004102, 0350004101, and a portion of 02800001

Zoning District: RR (Rural Residential)
RR Density Maximum – 2.9 Dwelling Units per Acre
"The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County's traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed."

Surrounding Zoning **North:** R-7500 (Medium Density Residential) and IG (Industrial General)
South: RR
East: RR and MI (Military Installation)
West: R-7500 and RR

Proposed Use: East Lake is a proposed planned development to consist of 3,925 single family lots, 693 townhomes, 300 multifamily units, 23.43 acres of commercial, and 27.0 acres for public use on 2114.27 acres, creating an overall density of 2.38 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, industrial, and vacant land.
- The commercial and multifamily portions of the site will be subject to site specific review.
- 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 and 1.75 parking spaces per multifamily unit.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Road frontages along Malmo Loop Road and Colon Mintz Road shall have a 20-foot buffer. Lots adjacent to Interstate I-140 shall have a 100-foot minimum buffer. Supplemental landscaping will be installed where necessary.

- The required open space for the development is approximately 317.1 acres. The developer is proposing 849.06 acres of dedicated open space. The developer is also proposing 84.01 acres of recreation space of which 47.57 acres are required.
- The proposed project will generate approximately 32,718 vehicle trips per 24-hour weekday volume. A preliminary Traffic Impact Evaluation has been submitted (enclosed) and a final complete 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 849.06 acres of open space where as 317.1 acres are required.
 2. The developer is proposing 84.01 acres of recreation space where as 47.57 acres are required.
 3. The stormwater system will be constructed to meet the 25-year storm event.
 4. A 27 acre site on Colon Mintz Road shall be dedicated to the county for public use prior to the recordation of the first phase.
 5. Sidewalks are to be installed on one side of all roads.
 6. A 10-foot easement shall be recorded within the street buffer along Malmo Loop Road and Colon Mintz Road for a future greenway.
 7. Extensive walking trail system throughout.
- The design flexibility elements requested for the project are as follows:
 1. Mixed Use Development – Multifamily and Commercial.
 2. Reduction in lot dimensions.
 3. Reduction in setbacks.
- Significant portions of the site are in the unstudied A flood zone and have been indicated on the site plan. A Flood Study shall be completed to determine the exact limits of the Flood Zones.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on August 17, 2022.
- TRC was held on May 31, 2022.

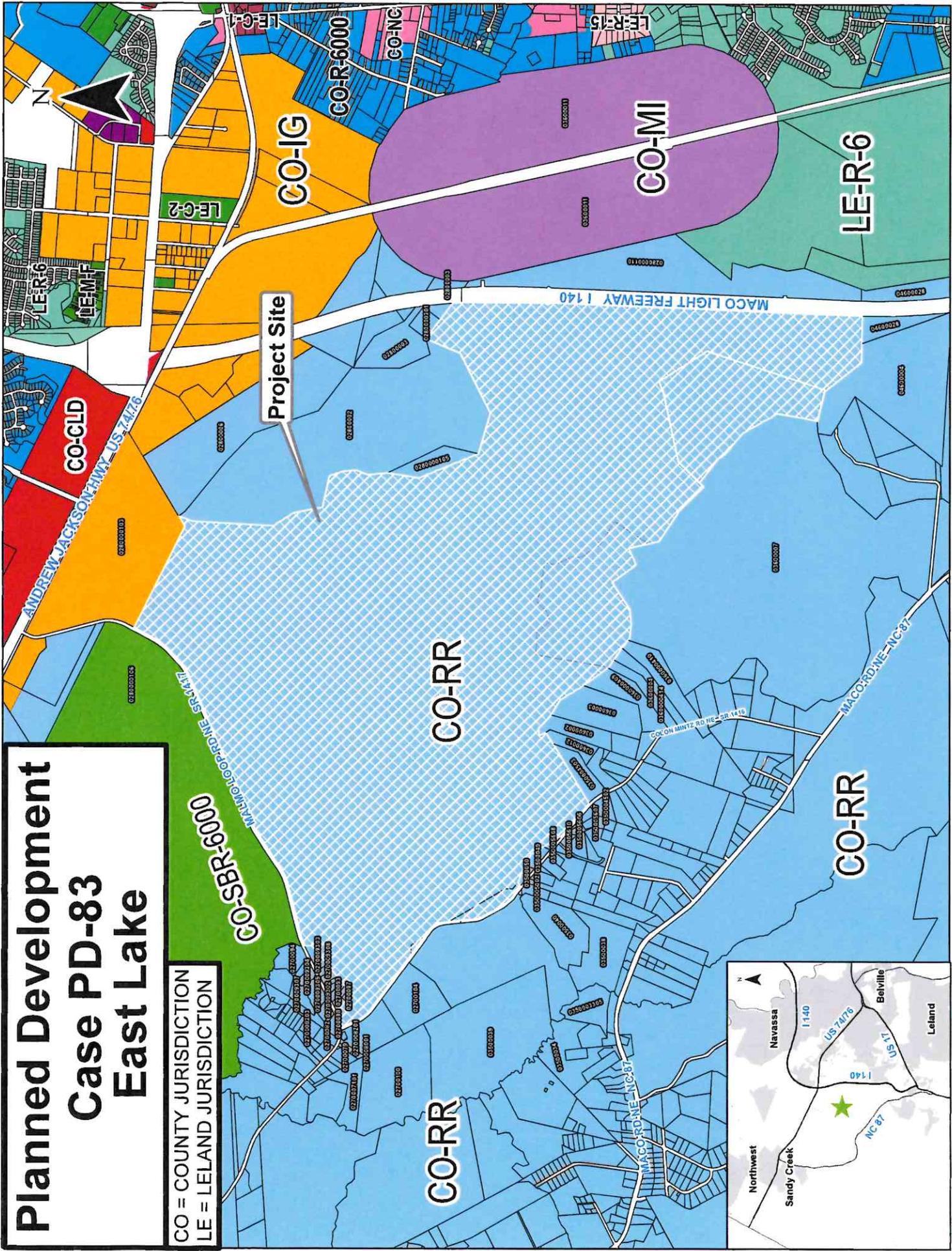
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

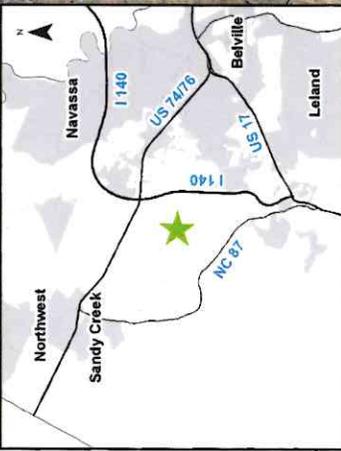
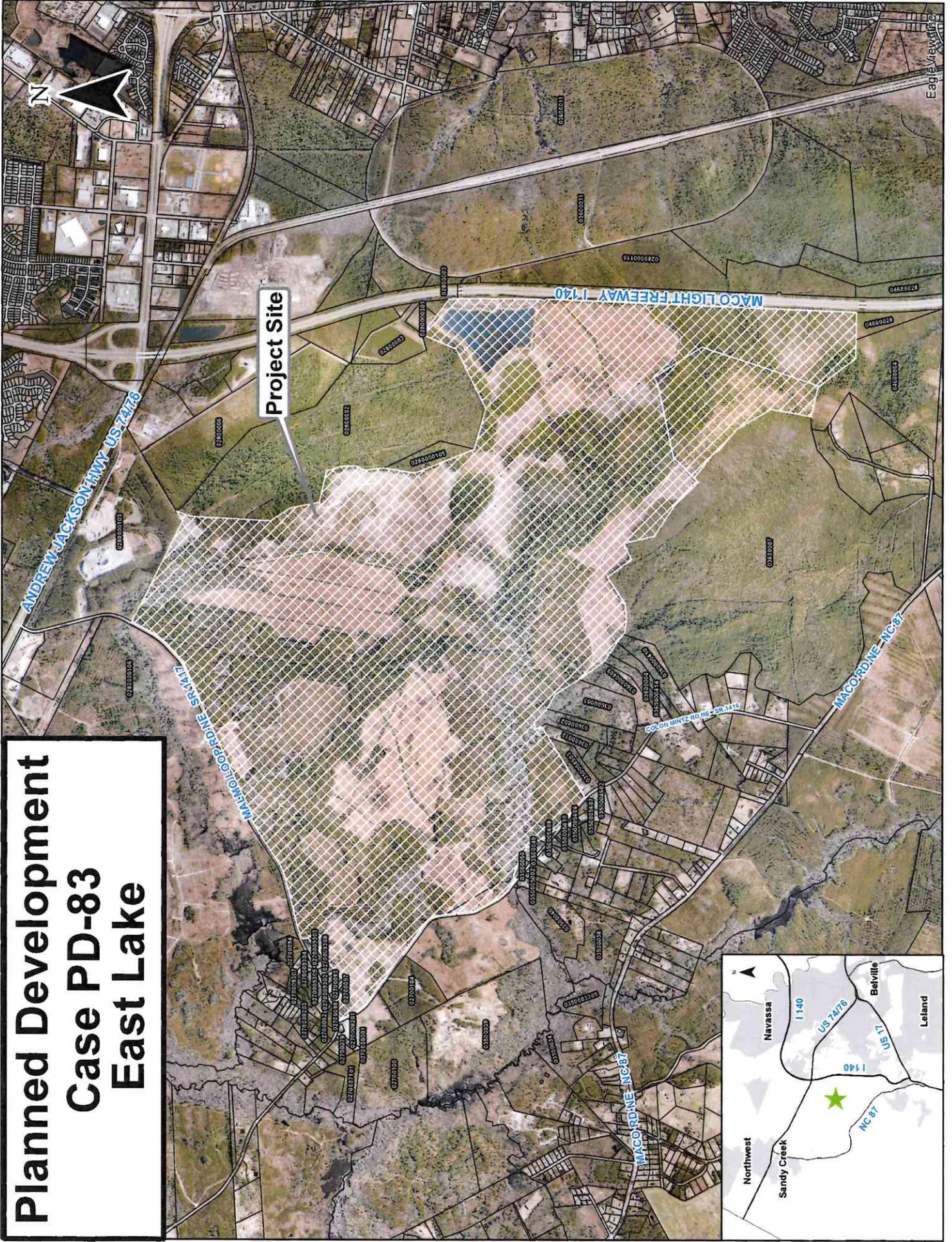
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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. Individual driveways shall be restricted on the collector road south of the southernmost traffic circle down to the local road adjacent to the proposed 1.23 acre park.
5. Add Tax Parcels 0350004102 and 0350004101 to the site data table on the site plan.

Planned Development Case PD-83 East Lake

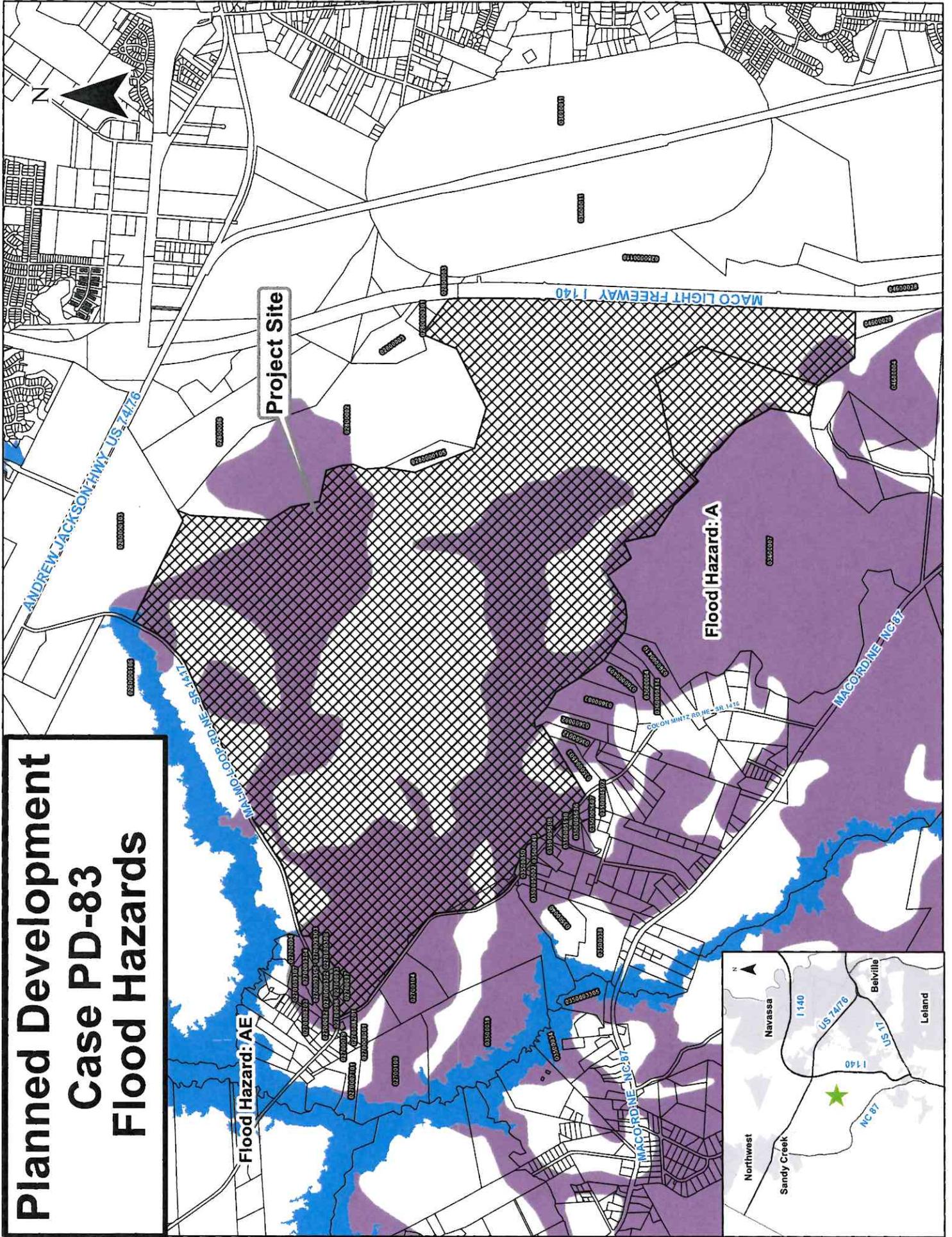
CO = COUNTY JURISDICTION
LE = LELAND JURISDICTION



Planned Development Case PD-83 East Lake



Planned Development Case PD-83 Flood Hazards





RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS

July 14, 2022

Micah Jones
Engineering Manager
Criteria Development
P: (251)-850-5188

Subject: Traffic Impact Evaluation
East Lake Development - Brunswick County, North Carolina

Dear Mr. Jones:

This document provides an overall evaluation of traffic impacts to the roadway network from the proposed East Lake Development. The property is located on 2,114 acres bound by US 74/76, Interstate 140, Malmo Loop Road, Colon Mintz Road, and NC 87 in Brunswick County, North Carolina.

A detailed traffic analysis will be completed in the future as more information is determined for the development. This traffic evaluation has not been scoped with the Wilmington Metropolitan Planning Organization (WMPO) and/or the North Carolina Department of Transportation (NCDOT); however, it is our understanding that Brunswick County is requiring a traffic study for the purpose of rezoning the property.

Site Land Use and Access

Based on the attached preliminary site plan, the development is estimated to consist of approximately 4,090 single-family homes, 610 townhomes, 300 multifamily apartments, as well as 23.43 acres designated for commercial, and 20.0 acres designated for education. Since the density and uses in the commercial area are not known, this study assumes 8,000 square feet of retail space per acre for the commercial area. The education use is not taken into account for trip generation purposes in this study since most of the trips generated by the education use would be from internal to the development.

Access to the development is anticipated to be provided via US 74/76, multiple driveways on Malmo Loop Road, Colon Mintz Road, and an access to NC 87.

Our understanding is that the anticipated build out time frame for the proposed development is approximately 2032.

Trip Generation

Trips were generated for the development using the 11th edition of the ITE *Trip Generation Manual*. See Table 1 for the daily traffic estimated for each use in the development during a typical weekday.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Weekday Daily Traffic (vpd)
Single-Family Detached Housing (210)	3,840 units	28,940
Single-Family Attached Housing (215)	668 units	5,040
Low-Rise Multi-Family Housing (220)	300 units	2,000
Shopping Center* (820)	187,440 square feet	10,758
Total		46,738
<i>Internal Capture/Pass-By Reduction (30%)**</i>		14,020
Primary (New) Trips		32,718

*Assumed LUC 820 and assumed 8,000 square feet per acre.
 **Assumed a total internal capture/pass-by reduction of 30%.

Based on the current density and estimations, the proposed development could be expected to generate approximately 32,700 vehicles during a typical 24-hour weekday after reductions for pass-by trips and internal capture trips. With a large number of residential units proposed in the development, it is likely that a large portion of the commercial trips would be to/from the residential units within the development. The remaining primary trips would be distributed to the surrounding roadways.

Trip Distribution

The daily traffic volumes generated by the development were distributed throughout the surrounding roadway network based on a review of existing traffic patterns, surrounding employment centers and engineering judgment. The primary roadways that would be impacted by the development are US 74/76, I-140, Malmo Loop Road, Colon Mintz Road, and NC 87 although site trips will utilize other streets as well. See Table 2 for a summary of the trip distribution along the segments of the primary impacted roadways.

Table 2: Site Trip Distribution Summary

Road Name	Section	% of Daily Traffic
US 74/76	West of Malmo Loop Road	10%
	West of I-140 (between site access and I-140)	80%
	East of I-140	35%
I-140	North of US 74/76	30%
	South of US 74/76	15%
NC 87 (Maco Road) South of Colon Mintz Road	South of Colon Mintz Road	10%

As shown in Table 2, it is anticipated that most of the site trips will ultimately travel along US 74/76 east of the site (approximately 80%). Of these trips, nearly half are assumed to utilize I-140 (45%) while the remaining trips would travel along US 74/76 east of I-140. A small percentage of trips are expected to utilize NC 87 south of the area.

Traffic Volume Summary

This study provides an overview of the traffic volumes and site trip generation on roadways surrounding the development. Existing daily traffic volumes were taken from the most recent NCDOT data available for these roadways. Site trips were calculated for each road segment by adding the estimated site trips to the daily traffic volumes. The daily site trips from Table 1 were distributed throughout surrounding roadway network based on the distributions provided in Table 2. The existing traffic volumes, site trips, and future traffic volumes for each roadway segment are summarized in Table 3.

To determine impacts to these roadways, the future traffic volumes were compared to the capacity of each roadway. Capacity for each road segment was determined based on NCDOT Planning level capacity information for roadways based on the regional terrain and lane configurations. The future traffic volumes were compared to the planning-level capacity for the road segment. Segments that are expected to be over capacity without improvements are designated by a red shading of the future traffic volume in Table 3. Road segments that are near capacity are designated by a yellow-orange shading and segments that are under capacity are designated with a green shading.

Refer to Table 3 for a summary of the traffic volumes and capacity information for each road segment.

Table 3: Roadway Segment Summary

Road Name	Section	Typical Cross Section	Typical Capacity (vpd)*	Existing 2019 AADT (vpd)	Anticipated Development Traffic (vpd)	Future AADT (vpd)
US 74/76	West of Malmo Loop Road	4-lane divided	43,900	25,500	3,272	28,772
	West of I-140 (between site access and I-140)	4-lane divided	43,900	25,500	26,174	51,674
	East of I-140	4-lane divided	43,900	28,000	11,451	39,451
I-140	North of US 74/76	4-lane divided (interstate)	66,900	13,500	9,815	23,315
	South of US 74/76	4-lane divided (interstate)	66,900	11,500 (2018 AADT)	4,908	16,408
NC 87 (Maco Road)	South of Colon Mintz Road	2-lane undivided	13,300	3,800	3,272	7,072
Colon Mintz Road	Between Malmo Loop Road and Maco Road	2-lane undivided	13,300	300	1,636	1,936
Malmo Loop Road	Between US 74/76 and Colon Mintz Road	2-lane undivided	13,300	1,200	16,359	17,559

*Based on Level of Service D standards provided by NCDOT Transportation Planning Board

Findings and Conclusions

Based on the existing roadway sections, typical capacity, existing daily traffic volumes, and site traffic projections, the segment of US 74/76 between the site and I-140 is expected to be over capacity in the future without improvements. Similarly, the segment of Malmo Loop Road between the site and US 74/76 will also be over capacity without improvements. US 74/76 east of I-140 is expected to be near capacity with build out of the development. Remaining roadway segments are expected to be under capacity.

Road segments that are over capacity could require significant improvements such as adding through lanes on the road segment to provide adequate additional capacity. In addition to road widening, intersection improvements are expected to be necessary at several locations to minimize delays and queues.

Due to the amount of traffic that is anticipated to utilize the I-140/US 74 interchange, additional turn lanes and/or modifications to the interchange lane configurations could be needed. If access directly to US 74/76 is provided, signalization will be necessary along with turn lane improvements. The current unsignalized full movement intersection of US 74/76 and Malmo Loop Road will likely require signalization and construction of additional turn lanes at the intersection. Malmo Loop Road will likely need to be improved to provide additional capacity with widening for left turn lanes and potentially through lanes.

A detailed Traffic Impact Analysis (TIA) will be completed for the development in the future as more detailed information is available. The TIA will identify specific improvements at intersections impacted by the development. Due to the size of the development, road improvements are anticipated to be constructed in phases as the development builds out.

If you should have any questions or comments regarding this letter, please feel free to contact me at (336) 714-0112.

Sincerely,



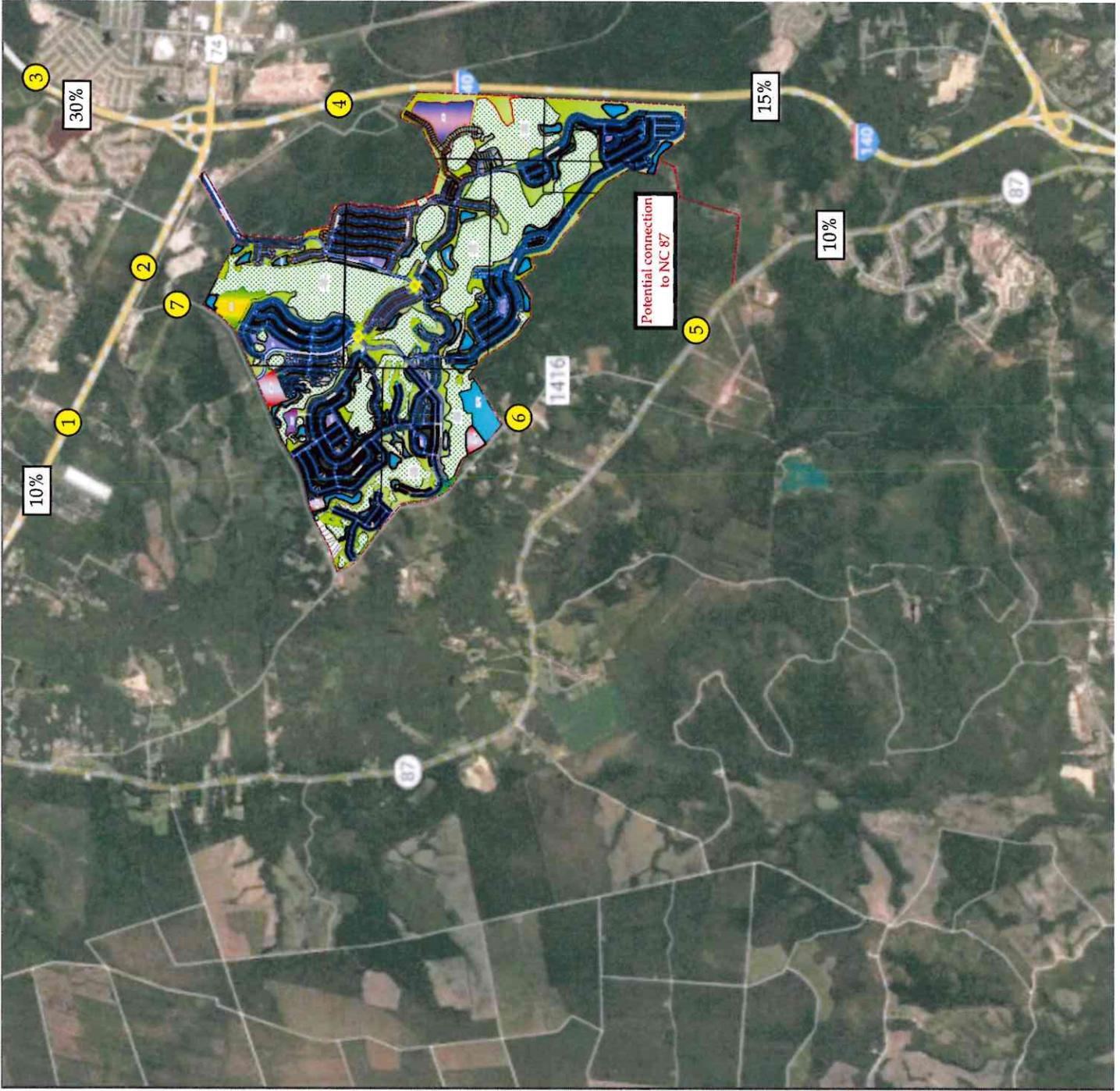
7-14-2022

Chase Smith, PE

Infrastructure Consulting Services, Inc. dba
RAMEY KEMP ASSOCIATES

License #F-1489

Attachment: Site Location Map with Distribution

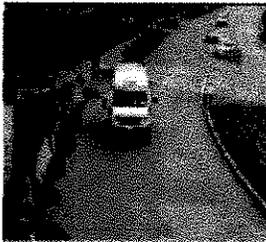


	2019 AADT	Anticipated Development Traffic
①	25,500	3,272
②	28,000	11,451
③	13,500	9,815
④	11,500*	4,908
⑤	3,800	3,272
⑥	300	1,636
⑦	1,200	16,359



Level of Service D Standards for Systems Level Planning

Level of Service A



Driver Comfort: High

Maximum Density:

12 passenger cars per mile per lane

Level of Service B

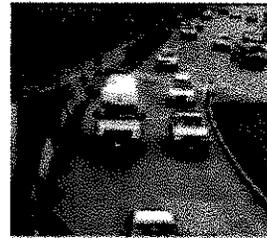


Driver Comfort: High

Maximum Density:

20 passenger cars per mile per lane

Level of Service C



Driver Comfort: Some Tension

Maximum Density:

30 passenger cars per mile per lane

Level of Service D



Driver Comfort: Poor

Maximum Density:

42 passenger cars per mile per lane

Level of Service E



Driver Comfort: Extremely Poor

Maximum Density:

67 passenger cars per mile per lane

Level of Service F



Driver Comfort: The lowest

Maximum Density:

More than 67 passenger cars per mile per lane

General Disclaimer

The Level of Service D Standards for Systems Level Planning was derived from the 2005 North Carolina Level of Service (NCLOS) Version 2.1 Program developed by the Institute for Transportation Research and Education (ITRE) at North Carolina State University. The NCLOS Program is based on the 2000 Highway Capacity Manual, published by the Transportation Research Board (TRB).

These standards are intended for **systems level planning only**. Many assumptions are made and documented in the development of these standards.

CTP FACILITY TYPES

FREEWAYS represent a multi-lane divided facility with complete access control (interchanges only and no traffic signals).

EXPRESSWAYS represent a multi-lane divided facility with a high level of access control (interchanges, limited at-grade intersections, right-in/right out access, and no traffic signals).

BOULEVARDS represent a typically divided facility with moderate access control (at-grade intersections, right-in/right out access, and traffic signals at major intersections).

OTHER MAJOR THOROUGHFARES represent undivided facilities with four or more lanes (US and NC routes may have less than 4 lanes). These facilities typically have low access control (at-grade intersections, access to development, and traffic signals at major and some minor intersections).

MINOR THOROUGHFARES represent a 2-to-3 lane undivided facility that is not signed as a US or NC route. These facilities typically have low access control (at-grade intersections, access to development, and traffic signals at major and minor intersections).

NCLOS (HCM) FACILITY TYPES

FREEWAYS (Freeways) represent a multi-lane divided facility with complete access control (interchanges only and no traffic signals).

EXPRESSWAYS (Multi-lane Highways) represent a multi-lane divided facility with a high level of access control (interchanges, limited at-grade intersections, right-in/right out access, and no traffic signals).

BOULEVARDS (Arterials, 25-55 MPH) represent a typically divided facility with moderate access control (at-grade intersections, right-in/right out access, and traffic signals at major intersections).

OTHER MAJOR THOROUGHFARES (Arterials, 25-55 MPH) represent undivided facilities with four or more lanes (US and NC routes may have less than 4 lanes). These facilities typically have low access control (at-grade intersections, access to development, and traffic signals at major and some minor intersections). These facilities are typically within an urban or suburban area (e.g. within a municipality or ETJ).

MINOR THOROUGHFARES (Arterials 25-55 MPH) represent a 2-to-3 lane undivided facility that is not signed as a US or NC route. These facilities typically have low access control (at-grade intersections, access to development, and traffic signals at major and minor intersections). These facilities are typically within an urban or suburban area (e.g. within a municipality or ETJ).

RURAL 2-LANE HIGHWAY (Two-Lane Highway, 55 MPH ONLY) represents a 2-lane undivided facility outside of a municipality or ETJ. These facilities have a 55 MPH posted speed limit, have low access control with numerous driveways and no traffic signals. These facilities are classified in a CTP as **other major thoroughfares** if they are a **US or NC route** or **minor thoroughfares** if they are a **secondary or local** route.

AREA TYPE

RURAL represents an area outside a municipality or Extraterritorial Jurisdiction (ETJ).

SUBURBAN represents an area within a municipality or ETJ that is not within a Central Business District (CBD) or areas immediately surrounding a CBD.

URBAN represents an area that is within a CBD or areas immediately surrounding a CBD.

LEVEL OF SERVICE D VALUES

MINIMUM CAPACITY VALUES represents conditions/inputs that result in a worst-case Level of Service D for a given facility. This lower value represents worst-case conditions in available data for a given region (Higher K/D Factors, Lower Peak Hour Factor, poor road conditions, etc.).

STANDARD CAPACITY VALUES represents an average Level of Service D for a given facility. This default value is an average of available data for a given region.

MAXIMUM CAPACITY VALUES represents conditions/inputs that result in a best-case Level of Service D for a given facility. This higher value represents best-case conditions in available data for a given region (Lower K/D Factors, Higher Peak Hour Factor, etc.).

These assumptions may not pertain to all systems level planning work; therefore, separate analysis may need to be conducted on a case-by-case basis.

These standards are **not** intended for project specific or corridor analysis. Separate analysis would be required for these types of projects.

Volumes shown represent the point at which traffic transitions from LOS D to LOS E.

Level of Service D Standards for Freeways *

COASTAL	2 Lanes Per Direction			3 Lanes Per Direction			4 Lanes Per Direction		
	Urban	Suburban	Rural	Urban	Suburban	Rural	Urban	Suburban	Rural
0-5% Trucks	67400	66900	67900	102000	101300	101800	137300	136200	135700
6-10% Trucks	65700	65400	66200	99600	98900	99400	134000	133000	132500
11-15% Trucks	64200	63800	64700	97300	96600	97100	130900	129900	129400
16-20% Trucks	62800	62400	63200	95100	94400	94900	127900	126900	126500
21-25% Trucks	61400	61000	61800	9300	92300	92700	125100	124100	123700
26-30% Trucks	60000	59700	60500	90900	90300	90700	122400	121400	121000
31-35% Trucks	58800	58400	59200	89000	88400	88800	119800	118800	118400

PIEDMONT	2 Lanes Per Direction			3 Lanes Per Direction			4 Lanes Per Direction		
	Urban	Suburban	Rural	Urban	Suburban	Rural	Urban	Suburban	Rural
0-5% Trucks	61700	61400	62200	93500	92900	93300	125800	124900	124400
6-10% Trucks	60300	59900	60700	91300	90700	91100	122800	121900	121500
11-15% Trucks	58900	58500	59300	89200	88600	89000	120000	119100	118600
16-20% Trucks	57500	57200	58000	87100	86500	87000	117300	116400	115900
21-25% Trucks	56300	55900	56700	85200	84600	85000	114700	113800	113400
26-30% Trucks	55000	54700	55400	83400	82800	83200	112200	111300	110900
31-35% Trucks	53900	53500	54300	81600	81000	81400	109800	108900	108500

MOUNTAIN (Level Terrain)	2 Lanes Per Direction			3 Lanes Per Direction			4 Lanes Per Direction		
	Urban	Suburban	Rural	Urban	Suburban	Rural	Urban	Suburban	Rural
0-5% Trucks	56100	61400	62200	85000	92900	93300	114400	124900	124400
6-10% Trucks	54800	59900	60700	83000	90700	91100	111700	121900	121500
11-15% Trucks	53500	58500	59300	81100	88600	89000	109100	119100	118600
16-20% Trucks	52300	57200	58000	79200	86500	87000	106600	116400	115900
21-25% Trucks	51100	55900	56700	77500	84600	85000	104200	113800	113400
26-30% Trucks	50000	54700	55400	75800	82800	83200	102000	111300	110900
31-35% Trucks	49000	53500	54300	74200	81000	81400	99800	108900	108500

MOUNTAIN (Rolling Terrain)	2 Lanes Per Direction			3 Lanes Per Direction			4 Lanes Per Direction		
	Urban	Suburban	Rural	Urban	Suburban	Rural	Urban	Suburban	Rural
0-5% Trucks	53500	58500	59300	81100	88600	89000	109100	119100	118600
6-10% Trucks	50000	54700	55400	75800	82800	83200	102000	111300	110900
11-15% Trucks	47000	51400	52100	71100	77700	78100	95700	104500	104100
16-20% Trucks	44300	48400	49000	67000	73200	73600	90200	98500	98100
21-25% Trucks	41800	45700	46400	63400	69200	69600	85300	93100	92700
26-30% Trucks	39700	43400	44000	60100	65700	66000	80900	88300	87900
31-35% Trucks	37700	41200	41800	57100	62400	62700	76900	83900	83600

Uses "Freeways" Facility Type in NCLOS

* Assumes Regional K and D Factor Averages

See Appendix A1 for HCM 2000 Freeway Equations

Use Appendix A2: Coastal Freeway Inputs for adjustments

Use Appendix A3: Piedmont Freeway Inputs for adjustments

Use Appendix A4: Mountain (Level) Freeway Inputs for adjustments

Use Appendix A5: Mountain (Rolling) Freeway Inputs for adjustments

NOTE: Truck percentage occurs within the peak hour, not a daily truck percentage

Level of Service D Standards for Boulevards *

COASTAL	1 Lane Per Direction			2 Lanes Per Direction			3 Lanes Per Direction		
	Urban	Suburban	Rural	Urban	Suburban	Rural	Urban	Suburban	Rural
55 MPH	21600	21900	24500	43300	43900	49000	64900	65800	73500
45 MPH	18900	19800	23600	38100	39700	47200	57200	59600	70800
35 MPH	14000	16900		28100	34300		42200	51700	
25 MPH	12500			25400			38400		

PIEDMONT	1 Lane Per Direction			2 Lanes Per Direction			3 Lanes Per Direction		
	Urban	Suburban	Rural	Urban	Suburban	Rural	Urban	Suburban	Rural
55 MPH	19900	20200	22600	40000	40500	45200	59900	60700	67900
45 MPH	17500	18300	21800	35100	36600	43600	52800	55000	65400
35 MPH	14000	15600		28100	31600		42200	47700	
25 MPH	12500			25400			38400		

MOUNTAIN	1 Lane Per Direction			2 Lanes Per Direction			3 Lanes Per Direction		
	Urban	Suburban	Rural	Urban	Suburban	Rural	Urban	Suburban	Rural
55 MPH	21600	21900	22300	43300	43900	44500	64900	65800	66800
45 MPH	18900	20700	21400	38100	41400	42900	57200	62100	64400
35 MPH	14000	18500		28100	37400		42200	56400	
25 MPH	12500			25400			38400		

Uses "Principal Arterials" Facility Type in NCLOS

* Assumes Regional K and D Factor Averages

See Appendix C1 for HCM Urban Arterial Equations

Use Appendix C2: Coastal Boulevard Inputs for adjustments

Use Appendix C3: Piedmont Boulevard Inputs for adjustments

Use Appendix C4: Mountain Boulevard Inputs for adjustments

NOTE: Inputs assume 12-foot lanes. To adjust lane-width downward, subtract 3.33% per foot of pavement and round to the nearest hundred

Coastal Level of Service D Standards for Other Major Thoroughfares *

55 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	15100	15800	16400	16600	17200	17800
11 foot lanes	14600	15300	15900	16100	16600	17200
10 foot lanes	14100	14700	15300	15500	16100	16600
9 foot lanes	13600	14200	14800	15000	15500	16000
45 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	13200	13800	14600	14500	14900	16000
11 foot lanes	12800	13300	14100	14000	14400	15500
10 foot lanes	12300	12900	13600	13500	13900	15000
9 foot lanes	11900	12420	13140	13050	13400	14400
35 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	11100	12600		12700	14000	
11 foot lanes	10700	12200		12300	13500	
10 foot lanes	10400	11800		11900	13100	
9 foot lanes	10000	11300		11400	12600	
25 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	11000			12700		
11 foot lanes	10600			12300		
10 foot lanes	10300			11900		
9 foot lanes	9900			11400		

Uses "Principal Arterials" Facility Type in NCLOS

* Decrease in Lane Width Capacity calculated via 2000 Highway Capacity Manual lane-width adjustment factor for saturation flow rate

See Appendix D1 for HCM 2000 Urban Arterial Equations

Use Appendix D2: Coastal Major Thoroughfare Inputs for adjustments

NOTE: Lane Width is adjusted downward by 3.33% per less foot of pavement and rounded to the nearest hundred

Coastal Level of Service D Standards for Other Major Thoroughfares *

55 MPH	2 Lanes Per Direction			2 Lanes Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	30400	31600	32800	33300	34500	35700
11 foot lanes	29400	30600	31700	32200	33400	34500
10 foot lanes	29400	29500	30600	31100	32200	33300
9 foot lanes	27400	28400	29500	30000	31100	32100
45 MPH	2 Lanes Per Direction			2 Lanes Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	26700	27600	29300	29000	29900	32000
11 foot lanes	25900	26700	28300	28000	28900	30900
10 foot lanes	25000	25800	27300	27100	27900	29900
9 foot lanes	24000	24800	26400	26100	26900	29000
35 MPH	2 Lanes Per Direction			2 Lanes Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	22200	25500		24300	28100	
11 foot lanes	21500	24700		23500	27200	
10 foot lanes	20700	23800		22700	26200	
9 foot lanes	20000	23000		21900	25300	
25 MPH	2 Lanes Per Direction			2 Lanes Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	22100			24200		
11 foot lanes	21400			23400		
10 foot lanes	20500			22600		
9 foot lanes	19900			21800		

Uses "Principal Arterials" Facility Type in NCLOS

* Decrease in Lane Width Capacity calculated via 2000 Highway Capacity Manual lane-width adjustment factor for saturation flow rate

See Appendix D1 for HCM 2000 Urban Arterial Equations

Use Appendix D2: Coastal Major Thoroughfare Inputs for adjustments

NOTE: Lane Width is adjusted downward by 3.33% per less foot of pavement and rounded to the nearest hundred

Coastal Level of Service D Standards for Minor Thoroughfares *

55 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	15100	15800	16400	16600	17200	17800
11 foot lanes	14600	15300	15900	16100	16600	17200
10 foot lanes	14100	14700	15300	15500	16100	16600
9 foot lanes	13600	14200	14800	14900	15500	16000

45 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	12700	13300	14600	14200	14300	16000
11 foot lanes	12300	12900	14100	13700	13800	15500
10 foot lanes	11900	12400	13600	13300	13300	14900
9 foot lanes	11400	12000	13100	12800	12900	14400

35 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	10500	11000		11500	13700	
11 foot lanes	10200	10600		11100	13300	
10 foot lanes	9800	10300		10700	12800	
9 foot lanes	9500	9900		10400	12300	

25 MPH	1 Lane Per Direction			1 Lane Per Direction WCLTL		
	Urban	Suburban	Rural	Urban	Suburban	Rural
12 foot lanes	10000			11300		
11 foot lanes	9700			10900		
10 foot lanes	9300			10500		
9 foot lanes	9000			10200		

Uses "Principal Arterials" and "Minor Arterials" Facility Types in NCLOS

* Decrease in Lane Width Capacity calculated via 2000 Highway Capacity Manual lane-width adjustment factor for saturation flow rate

See Appendix E1 for HCM 2000 Urban Arterial Equations

Use Appendix E2: Coastal Minor Thoroughfare Inputs for adjustments

NOTE: Lane Width is adjusted downward by 3.33% per less foot of pavement



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-83 Invoice # 535982
Date Received:	5/13/22
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	Criteria Development, LLC	Phone	251-263-3513
	Contract Purchaser		Fax	
	Address	11118 US Hwy	Email	mjones@criteriadevelopment.com
	City, St, Zip	Spanish Fort, AL 36526		

Applicant or Representative	Name	Criteria Development	Phone	251-263-3513
	Marion Uter or Micah Jones, P.E.		Fax	
	Address	11118 US Hwy 31	Email	marion@criteriadevelopment.com mjones@criteriadevelopment.com
	City, St, Spanish Fort, AL 36526			

Property Information	Address	Malmo Loop Rd, Leland, NC
	Tax Parcel(s)	028000001 & 0360000701 ^{MA} 0350004101
	Acreage	2,114.27 0350004102
	Current Zoning	R R
	Public Utilities Available?	Water Y Sewer Y

Project Information	Project Name	East Lake PD
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	4618 Lots
	Multi-Family Acres	300 Units
	Commercial Acres	23.43

Authorization	Property Owner Signature		Date	8/29/2022
	Applicant/Representative Signature		Date	8/29/22

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

June 2, 2022

Criteria Development
Micah Jones
11118 US Hwy 31
Spanish Fort, AL 36527

**RE: East Lake Planned Development
File # PD-83**

Dear Mr. Jones,

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

- Brunswick County Schools is requesting a minimum of 25 acres for a viable school site.
- Fire/EMS is requesting a site be indicated for a future facility. This area can be directly adjacent to the school site if feasible.
- Please realign the main entrance on Malmo Loop Road with the entrance to the Malmo Tract PD. FYI, this entrance can be seen on the aerial maps as a soil road at this time.
- Please add traffic circles at the two main intersections on sheet 6. In addition, limit the number of individual driveways up to these traffic circles in a similar fashion as you already have at the main entrance.
- Please provide an internal connection to the proposed multifamily area.
- Please consider including walking trails to connect different residential pods through the wetlands.
- Please consider widening the Boulevard pavement width to at least 26' wide.
- Please note sidewalks will be installed on one side of the road.
- Please clarify if the collector road to US 74/76 is intended to be a full time access or emergency.
- Please clarify if the internal roads are intended to be public or private.
- Please indicate the 20 street buffer fronting on Colon Mintz and Malmo Loop Rd.
- Please note that 10' within the 20' street buffer along Colon Mintz and Malmo Loop Road shall be reserved for a future greenway.
- Please provide stubouts where feasible along the southern boundary of the development.
- Please remove Note #3 under the Project Buffers list as this is not applicable.



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- Please revise Note 1 under Open Space Requirements to state a minimum of 25%.
- Please note on the plan that this property is within a ½ mile of a Voluntary Agricultural District.
- Please note that a neighborhood meeting is highly recommended per UDO Section 9.2.
- Please note that a TIA is required to be completed prior to the Planning Board Hearing.
- Please note that any street lighting must be installed in compliance with UDO Section 6.9.
- Please note that a heritage tree survey will be completed compliant with UDO Section 6.1.3.

Comments from Stormwater

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

- State and County Stormwater Permits will be required.
- A State Erosion Control Permit is required before any land disturbance including clearing and/or grading occurs.
- It is recommended that the stormwater ponds be designed to control at a minimum the 25-year 24-hour storm event.

Comments from Engineering

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

- No proposed utilities shown on site plans.
- County 12-inch transmission water main on Malmo Loop Road.
- 10" high pressure forcemain on Hwy 74/76, capacity may be an issue.
- No county utilities on Colon Mintz Road.
- No county utilities on Maco Light Freeway (I-140 bypass).
- No county sewer available at this location on Malmo Loop Rd.

Comments from Flood Plain Administrator

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

- Property is greater than 5 acres / more than 50 proposed lots and includes areas within the Flood Zone A. Therefore, a Hydrology and Hydraulics Study is required to determine the Base Flood Elevation for the property. (Creation of AE Zones) Additionally, there is an existing stream that is located to/within the north portion of the property that presently has a non-encroachment area established. That along with the H&H Study for BFE establishment of the non-encroachment line (or Floodway preferably) be determined for this and any other streams within the premises. Said study shall be submitted to FEMA/ State of North Carolina for approval and Flood Map Revision. Once approved and established, Flood Zone lines shall be depicted on all submitted mapping.
- Proposed School Site's entire frontage is encompassed by Flood Zone A for at least of distance of 400 feet from Colon Mintz Road. The remaining portion



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appears only 50% outside of Wetlands or Floodplain. The adjacent Commercial Property is entirely within Flood Zone A.

- Add : "Floodplain Permit" to note 2 on the cover sheet for required permits prior to work.
- All proposed storm water detention basins shall be located outside of determined AE Flood Zones and/or designed not to diminish existing Floodplain storage capacity.

Comments from Fire Code Official

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

- Need to submit fire application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> . Need to also provide the following documents with the fire permit application. Construction documents (site plan, utility plan, building plan, appendix B code summary, life safety plan, and emergency responder radio coverage plan) when obtaining permits for construction. All new commercial buildings will require a separate permit application.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- Dead ends longer than 705 feet requires special permission from the fire chief.
- 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.
- 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/>
- Will need fire hydrant flow data to be provided at time of construction.

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-83

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
0270007101	MIDGETT JOYCE E		2512 MALMO LOOP RD NE	LELAND	NC	28451
0270008204	COURTNEY PAULINE SMITH		PO BOX 407	DELCO	NC	28436
0270008201	COMMUNITY CHAPEL CHURCH		PO BOX 336	LELAND	NC	28451
0270009306	LUDWIG ERIC K		2279 MALMO LOOP RD	LELAND	NC	28451
0270009307	TOLAR TERRY		2260 MALMO LOOP RD	LELAND	NC	28451
03500040	SHEW ROGER		4910 PARK AVE	WILMINGTON	NC	28403
04600028	SMALL JAMES ROBERT		9477 COTTONWOOD LN SE	LELAND	NC	28451
0270008001	SMITH DONNIE ANN		2413 NE MALMO LOOP RD	LELAND	NC	28451
0360000409	KIRBY RONALD SCOTT		933 ARNOLD RD	WILMINGTON	NC	28412
03500049	GALAVIZ JUAN JOSE ARROYO ETUX	SANDOVAL VERONICA DE SANTIAGO	1906 COLON MINTZ RD NE	LELAND	NC	28451
02700100	WILLETTS NANCY REBECCA AND	WILLETTS JOHNATHAN	37 WILLETTS DR	SOUTHPORT	NC	28461
0350005002	RIVENBARK BILLY (LT) AND	YOUNG ROSEMARY (LT)	1566 COLON MINTZ RD NE	LELAND	NC	28451
02800006	AMS VENTURES LLC		PO BOX 37	TABOR CITY	NC	28463
02700098	WARD CARALENE C (LT) ET	WILLIAM W WARD	P O BOX 1	LELAND	NC	28451
0280000301	PINNACLE TOWERS INC		4017 WASHINGTON ROAD PMB 353	MCMURRAY	PA	15317
03500034	WATSON EDWARD G		1974 MACO RD NE	LELAND	NC	28451
03500039	MEALEY KAREN H		7453 RADIO ROAD	LELAND	NC	28451
0350005607	BELL SAMANTHA		1749 COLON MINTZ RD NE	LELAND	NC	28451
02800002	N C DEPARTMENT OF TRANSPORTATION	ATTN: RIGHT OF WAY	5501 BARBADOS BLVD	CASTLE HAYNE	NC	28429
0350005610	MINTZ DANIEL J		1853 COLON MINTZ RD NE	LELAND	NC	28451
0350005608	MINTZ DANIEL J		1853 COLON MINTZ RD NE	LELAND	NC	28451
03600012	BROWNIE DOUGLAS RAY JR		1700 COLON MINTZ ROAD	LELAND	NC	28451
03600011	UNITED STATES GOVERNMENT		1849 C STREET NW ROOM 5665	WASHINGTON	DC	20240
0350004502	PATTERSON TINA M & JAMES MURRELL		1749 COLON MINTZ RD NE	LELAND	NC	28451
02700080	SRAMEK THOMAS F & SUZANNE S		2417 MALMO LOOP ROAD	LELAND	NC	28451
0350003305	SEVEN STATES TIMBERLANDS LLC		654 N STATE ST	JACKSON	MS	39202
02700093	S & J PROPERTIES OF LELAND NC LLC		PO BOX 157	LELAND	NC	28451
0280000105	S & J PROPERTIES OF LELAND NC LLC		PO BOX 157	LELAND	NC	28451
03600007	SILVER TIMBER LLC		450 HILLSIDE DR STE 123	MESQUITE	NV	89027
02700097	MILLIKEN DARLENE FERGUSON (LT)	* MCCLELLAND TINA	2345 MALMO LOOP RD NE	LELAND	NC	28451
0270008203	LEHRSCHELL ROLAND E ET	LEHRSCHELL EVELYN	1712 LEHRSCHELL TRAIL	LELAND	NC	28451
02700099	WARD WILLIAM W ET	WARD DEBORAH C	P O BOX 1	LELAND	NC	28451
0270009311	CARROLL EDITH BENTON		2309B MALMO LOOP RD NE	LELAND	NC	28451
0270009310	CARROLL EDITH BENTON		2309B MALMO LOOP RD NE	LELAND	NC	28451
0270009308	CARROLL EDITH BENTON		2309B MALMO LOOP RD NE	LELAND	NC	28451
02700082	SKIPPER FAMILY YEAR 2015 LIVING TRUST		20626 EVANT DR	WALNUT	CA	91789
02700089	LEHRSCHELL BRITTNEY RUTH		7147 LEHRSCHELL TRL NE	LELAND	NC	28451
02700094	MINTZ JOSEPH NORMAN		4626 KENNINGSTON DR	WILMINGTON	NC	28405
03600004	ALBERT HARRY JOHN III		1548 COLON MINTZ RD NE	LELAND	NC	28451
0360000414	ALBERT HARRY JOHN III		1548 COLON MINTZ RD NE	LELAND	NC	28451
03600003	BENTON ALICE HRS	C/O RIVENBARK BILLY ETUX YOUNG R	1566 COLON MINTZ RD NE	LELAND	NC	28451
0270009303	HENDERSON MICHAEL G ETUX	HENDERSON GERALDINE	2259 MALMO LOOP RD NE	LELAND	NC	28451
0280000103	MARTIN MARIETTA MATERIALS INC	LELAND YARD BU #44219	PO BOX 8040	FORT WAYNE	IN	46898
0350005606	FARRAR ROBERT LEE ETUX	FARRAR CARLA	5513 DOGWOOD ST NE	WINNABOW	NC	28479
03500038	MINTZ MARK E ET	HOWLETT MERIBETH L	8708 SILVERTHORNE DR	RALEIGH	NC	27612
03600002	MINTZ MARK E ET	HOWLETT MERIBETH L	8708 SILVERTHORNE DR	RALEIGH	NC	27612
0270009309	LYNN JONATHAN W ETUX	LYNN REBECCA	1650 MACO RD NE	LELAND	NC	28451
02700092	STROUTH TIMOTHY GASTON		2370 MALMO LOOP RD NE	LELAND	NC	28451
0270009302	LYNN WILLIAM S ET	LYNN BETTY C	678 CANAL ST SE	BOLIVIA	NC	28422
02700104	SUNRISE BROADCASTING LLC		2619 WESTERN BLVD	RALEIGH	NC	27606
02700079	BYRD STEPHEN WILLIAM ET	BYRD SUSAN	2431 MALMO LOOP RD NE	LELAND	NC	28451
0360000410	HUMPHREY JOSEPH SCOTT ETUX	HUMPHREY LANA W	1500 COLON MINTZ RD NE	LELAND	NC	28451
0270009304	MINCEY EVELYN JEANINE ETVIR	MINCEY JOEY A	6204 TWIN MAGNOLIAS LN	WILMINGTON	NC	28409
0270009305	TURLEY PAULETTE G AND	TURLEY JAMES A	2308 MALMO LOOP RD NE	LELAND	NC	28451
03500050	PHILLIPS KEITH AND	PHILLIPS AIESHA	33 MECHANIC ST # A	MILLBURN	NJ	07041
0280000110	DALE E G		P O BOX 157	LELAND	NC	28451
0280000106	MALMO VENTURES LLC		60 GREGORY RD NE SUITE 1	BELVILLE	NC	28451
0350004503	MINTZ RANDOLPH GREGORY		1750 COLON MINTZ RD NE	LELAND	NC	28451
02800003	D & H INVESTORS INC		P O BOX 157	LELAND	NC	28451
0350005602	TAYLOR PATRICIA G (LT)		1787 COLON MINTZ RD NE	LELAND	NC	28451
04600004	HANNA AMY A AND	ANDERSON JOHN ETALS	5224 CLEAR RUN DR	WILMINGTON	NC	28403

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP	
02800001	MALMO LOOP FARM LLC	3850 GILLETTE DR	WILMINGTON	NC	28403	
0380000701	WACCAMAW LUMBER CO	PO BOX 37	TABOR CITY	NC	28463	
0350004102	SEVEN STATES TIMBERLANDS LLC	654 N STATE ST	JACKSON	MS	39202	
0350004101	SEVEN STATES TIMBERLANDS LLC	654 N STATE ST	JACKSON	MS	39202	
	CRITERIA DEVELOPMENT LLC	CONTRACT PURCHASER	11118 US HWY 31	SPANISH FORT	AL	36526

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP	
	CRITERIA DEVELOPMENT	MARION UTER OR MICAH JONES P.E	11118 US HWY 31	SPANISH FORT	AL	36526

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-89

Applicant: Paramounte Engineering

Project Name: Ocean Isle Mixed Use Planned Development

Property Location: Beach Drive (NC 179) and Hale Swamp Road (SR 1154)

Parcel Numbers: 22900008 and a portion of 24400007

Zoning District: R-7500 (Medium Density Residential)

R-7500 Density Maximum – 5.8 Dwelling Units per Acre

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

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

Proposed Use: Ocean Isle Mixed Use is a proposed planned development to consist of 36 semi-attached homes, 84 townhomes, 304 multifamily units and 5.58 acres of commercial on 73.52 acres, creating an overall density of 5.76 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, multifamily residential, commercial, and vacant land.
- The commercial and multifamily portions of the site will be subject to site specific review.
- 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 and 1.75 parking spaces per multifamily unit.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 14.7 acres. The developer is proposing 23.79 acres of dedicated open space. The developer is also proposing 3.3 acres of recreation space of which 2.21 acres are required.

- The proposed project will generate approximately 2,598 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 23.79 acres of open space where as 14.7 acres are required.
 2. The developer is proposing 3.3 acres of recreation space where as 2.21 acres are required.
 3. The stormwater system will be constructed to meet the 25-year storm event and will be evaluated for the 100-year storm event.
 4. All structures are to be located outside of the AE Flood Zone.
- The design flexibility elements requested for the project are as follows:
 1. Mixed Use Development – Multifamily and Commercial.
 2. Reduction in lot dimensions.
 3. Reduction in setbacks.
- Significant portions of the site are in a flood zone and have been indicated on the site plan. No structures or other improvements are proposed to be located in the AE 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.

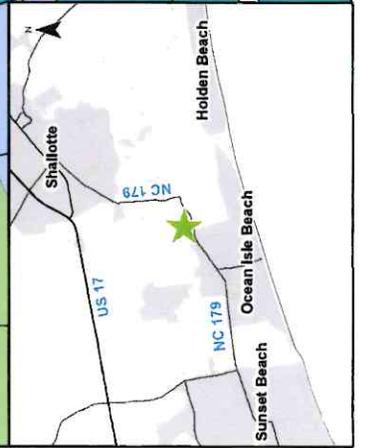
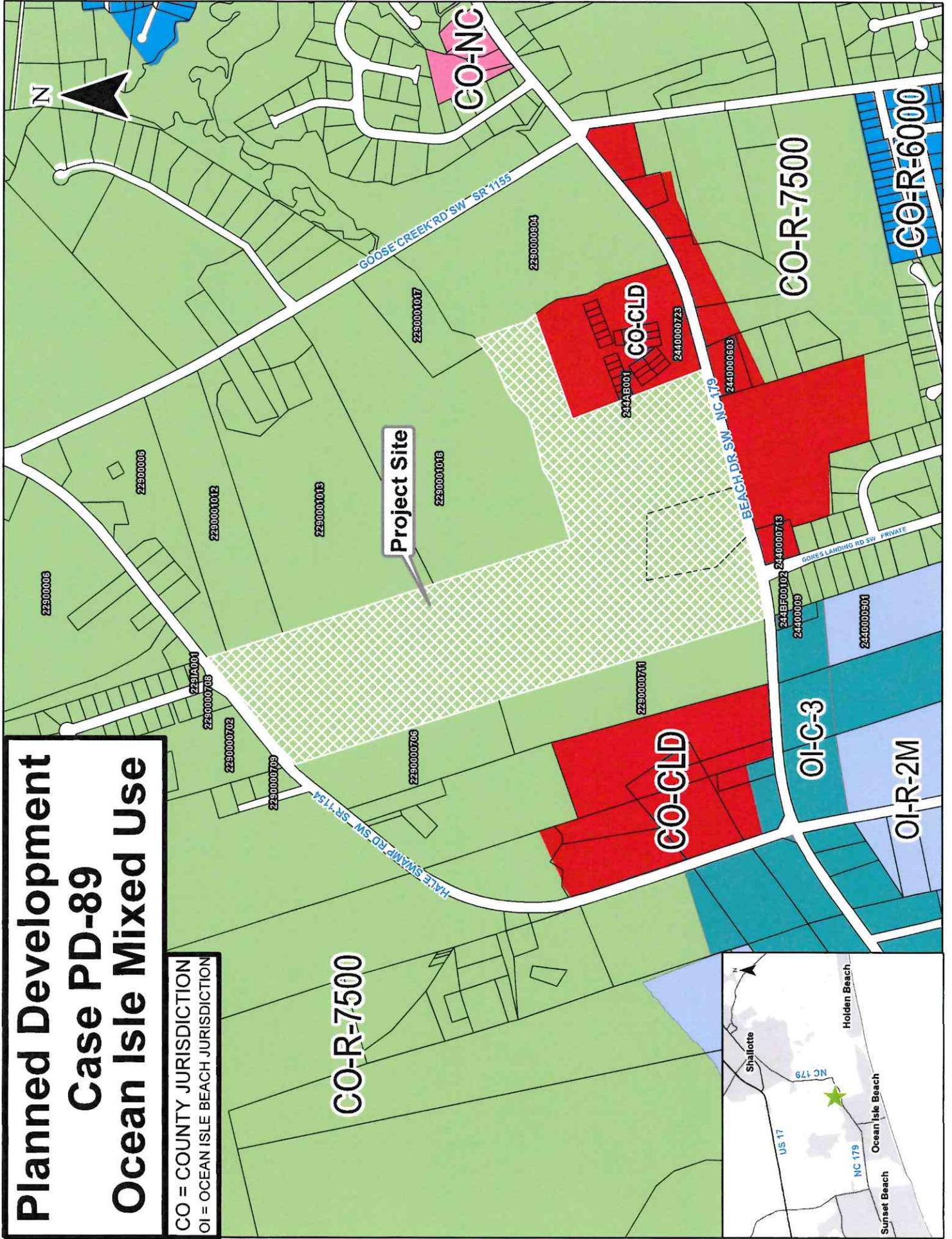
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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.

Planned Development Case PD-89 Ocean Isle Mixed Use

CO = COUNTY JURISDICTION
OI = OCEAN ISLE BEACH JURISDICTION





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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July 5, 2022

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

**RE: Ocean Isle Beach Mixed Use Planned Development
File # PD-89**

Dear Ms. Engelbretson,

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

- Please note on the site plan that this is a conceptual preliminary plan only. Each phase and use shall be subject to site specific review.
- Please provide a more direct route to the commercial area rather than routing traffic through the residential.
- Please clarify recreation space areas. Some areas noted as general open space appear to actually be recreation space.
- Please provide the northern and southern sections on separate sheets to better see the plan details.
- Please indicate the approximate building heights and locations for the multifamily buildings.
- Please note that all parking areas shall be landscaped and screened per Section 6 of the UDO.
- Overengineering the stormwater system is recommended to at least the 25-year storm event. Please note if doing so.
- Please provide all mail kiosk locations.
- Please remove the parking calculations for the project as these will be addressed at the site specific review.
- Please note that the pump station will be screened per Section 6.4 of the UDO.
- Please provide street names.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.



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Comments from Stormwater

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

- A State Erosion Control Permit will be required for clearing and/or grading.
- State and County Stormwater Permits are required before any construction.
- 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

- Upon closer review, it would seem problematic for a gravity sewer to cross the floodplain/floodway with adequate cover for scour of the creek bottom of Jinny's Branch. It should be noted that per plan topography, the bottom contour is a 4' above sea level, the likely depth required would be 0' above sea level to the top of the pipe in this area. Pipe would require encasement or sleeve. Hence the comment that it would likely be a force main and directionally drilled. This will still likely require sleeved construction and depth below scour.
- Any work within the Floodplain and Floodway will require a Floodplain Development Permit Prior to the start of any work.
- Southerly Storm Water Pond location, it should be noted that the AE 11.5 Zone is the elevation of flood waters within the AE zone for the property. Any Storm water pond that is located within this AE Zone must be designed such that the 100 year flood flows do not flow into /flood out the storm water ponds Retention capabilities. The following are the established elevations for the zone for each of the listed storms per FEMA.: 100 yr = 11.5', 50yr=9.6', 25yr=8.0', 10yr=6.6', and 500 year=17.0 ft.

Comments from Engineering

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

- Existing 12" watermain on Beach Dr and Hale Swamp Road for connection.
- Existing 12" high pressure forcemain on Beach Dr for connection.
- Fire hydrant placement seems acceptable.
- Proposed gravity sewer is shown in floodway; may not be acceptable to Brunswick County Public Utilities.
- Proposed gravity sewer between manholes from SFR area to MF area appears to exceed NCDEQ-DWQ MDC rules on allowed length between manholes.
- Proposed pump station needs to move away from the AE flood Zone into the Zone X zone.
- Proposed gravity sewer to the multi-family area will not work as shown with the proposed sewer connection on Hwy. 179; there is no gravity sewer on Hwy 179 to connect to; this sewer must also connect to the proposed pump station.
- Pump Station may need Odor Control – at current location it would depend on how close it would be to the multi-family buildings; we will make a decision once plans have been submitted to Engineering for approval.
- Double water meter boxes required for the single-family homes, 2" master meters for multi-family (as noted).



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- One 4" cleanout per single family homes, 6" for multi-family buildings (as noted).
- NCDOT Encroachment required for Primary & Secondary Roads.

Comments from Fire Code Official

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

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

<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>

Will have additional comments when the structures, including heights, are added to the plans. Please reference Division 7 of the Brunswick County Fire Prevention ordinance.

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



Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # _____ Invoice # _____

Date Received: _____

Northwest Jurisdiction YES NO

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

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

Property Owner	Name	DMTA Gore Family, LLC	Phone	
	Address	3819 Longwood Road NW	Fax	
	City, St, Zip	Ash, NC 28420	Email	

Applicant or Representative	Name	HH Multi, LLC	Phone	910-791-6707 (rep)
	Address	2919 Breezewood Avenue, Suite 100	Fax	
	City, St, Zip	Fayetteville, NC 28303	Email	aengebretson@paramounte-eng.com (rep)

Property Information	Address	Beach Drive SW / Hale Swamp Road
	Tax Parcel(s)	24400007
	Acreage	68.60 +/- Acres
	Current Zoning	R-7500
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Ocean Isle Mixed Use
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	Lots
	Multi-Family Acres	Units
	Commercial Acres	

Authorization	Property Owner Signature	<i>Diane S Williams</i>	Date	6/14/22
	Applicant/Representative Signature	<i>John Wemyer</i>	Date	6/14/22

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



Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # _____ Invoice # _____

Date Received: _____

Northwest Jurisdiction YES NO

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

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

Property Owner	Name	All-In, LLC	Phone	910-443-4245
	Address	1574 Monster Buck Estates	Fax	
	City, St, Zip	Supply, NC 28462	Email	

Applicant or Representative	Name	HH Multi, LLC	Phone	910-791-6707 (rep)
	Address	2919 Breezewood Avenue, Suite 100	Fax	
	City, St, Zip	Fayetteville, NC 28303	Email	aengebretson@paramounte-eng.com (rep)

Property Information	Address	Beach Drive SW / Hale Swamp Road
	Tax Parcel(s)	22900008
	Acreage	4.92 +/- Acres
	Current Zoning	R-7500
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Ocean Isle Mixed Use
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	Lots
	Multi-Family Acres	Units
	Commercial Acres	

Authorization	Property Owner Signature	<i>Sammy Varnam</i>	Date	6-14-22
	Applicant/Representative Signature	<i>John McNeasey</i>	Date	6/14/22

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

Ocean Isle Mixed Use Planned Development – Neighborhood Meeting

Property: Brunswick County Parcel 24400007 & 24400008

July 21, 2022

Name	Address	Phone Number	Email Address
John & Donnie Kopp	414 Hamilton Dr SE Belivia, NC 28422	910 842-5950	dkoppj.kopp@atmc.net
Homer + Wanda Lyles	1284 Goose Creek Rd Shalotte, NC 28470	910-754-6868	Phone # 128470 910-754-6868
DEBBIE McSellers	1309 HALE SWAMP RD SHALLOTTE, NC	910-754-9613	
Joe M. Smith, Jr.	1263 Goosecreek Rd Shalotte, N.C. 28470	910-231-4266	
Katherine Norfleet <small>Cousin of Homer & Wanda Lyles</small>	1270 Goosecreek Rd 107 Country Club Shalotte NC 28470	910-393-7620	KINDRF@ATMC.NET use this email for Homer & Wanda Lyles
Jeff Patterson	2019 BRIDGEWOOD AVE FAYETTEVILLE	910-239-7862	jpatterson@intracoastal Realty.com
BRYANT SPENCER		910-308-0804	BRYANT SPENCER @ HUFF FAMILY OFFICE.COM

CASE PD-89

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2290000706	GOOSE CREEK PARTNERS LLC		107 SOUTH SALEM ST	APEX	NC	27502
2290000711	GAUSE CORINE HEIRS		5552 BEACH DR SW	SHALLOTTE	NC	28470
2290001012	LYLES WANDA HEWETT		1284 GOOSE CREEK RD SW	SHALLOTTE	NC	28470
2290001016	KOPP DONNIE HEWETT		414 HAMILTON DRIVE SE	BOLIVIA	NC	28422
2440000603	KIRBY DEBORAH A		5501 BEACH DR SW	OPCEAN ISLE BEACH	NC	28469
2440000713	VICTORIA'S RAGPATCH INC		10164 BEACH DRIVE SW	CALABASH	NC	28467
2290001013	SMITH JOE MITCHELL JR		1267 GOOSE CREEK RD SW	SHALLOTTE	NC	28470
2290001017	SMITH JOE MITCHELL JR		1267 GOOSE CREEK RD SW	SHALLOTTE	NC	28470
244BF00102	SLOANE GEORGE A III		16 CAUSEWAY RD	OCEAN ISLE BEACH	NC	28469
2440000723	ARBOR LANDING AT OCEAN ISLE LLC		853 OLD WINSTON RD SUITE 118	KERNERSVILLE	NC	27284
244AB001	ARBOR LANDING AT OCEAN ISLE LLC		853 OLD WINSTON RD SUITE 118	KERNERSVILLE	NC	27284
2440000901	BILL CLARK HOMES		127 RACINE DRIVE	WILMINGTON	NC	28403
24400009	BILL CLARK HOMES		127 RACINE DRIVE	WILMINGTON	NC	28403
2290000708	TESTAMENTARY TRUST OF HAROLD D MINCEY ETALS		3720 ROCK HOUSE MOUNTAIN RD	BOONVILLE	NC	27011
2291A001	GLANCE SCOTT ETUX	GLANCE JEAN	7361 E OLD US HIGHWAY 64	LEXINGTON	NC	27292
2290000904	HEWETT MARCUS H SR ETUX	HEWETT NELLIE	1439 GOOSE CREEK RD SW	SHALLOTTE	NC	28470
2290000702	SELLERS DEBBIE (LT) ETALS		1309 HALE SWAMP RD	SHALLOTTE	NC	28470
2290000709	HARTLE BETTY F AND	WITTER JESSICA R	1357 HALE SWAMP RD SW	SHALLOTTE	NC	28470
22900006	BLAND GEORGE HRS	C/O GEORGIA HOLMES	1244 HALE SWAMP RD	SHALLOTTE	NC	28470

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
24400007	DMTA GORE FAMILY, LLC	3819 LONGWOOD RD NW	ASH	NC	28420
22900008	ALL-IN, LLC	1574 MONSTER BUCK ESTATES	SUPPLY	NC	28462

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	HH MULTI, LLC	2919 BREEZEWOOD AVE SUITE 100	FAYETTEVILLE	NC	28303

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-90

Applicant: Timmons Group

Project Name: Southport Meadows Planned Development

Property Location: Long Beach Road (NC 133) and River Road (NC 87)

Parcel Numbers: A portion of 22100004

Zoning District: CLD (Commercial Low Density)
CLD Density Maximum – 13.6 Dwelling Units per Acre
"This District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway oriented tourist business."

Surrounding Zoning **North:** CLD
South: CLD, R-6000 (Medium Density Residential) and SP-PUD (Southport Jurisdiction)
East: CLD and R-6000
West: CLD and SP-PUD

Proposed Use: Southport Meadows is a proposed planned development to consist of 128 single family lots and 120 townhomes on 160.39 acres, creating an overall density of 1.55 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 Commercial and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water and Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 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 40.1 acres. The developer is proposing 120.22 acres of dedicated open space. The developer is also proposing 6.02 acres of recreation space of which 6.01 acres are required.
- The proposed project will generate approximately 1,922 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 120.22 acres of open space where as 40.1 acres are required.
 2. The stormwater system will be constructed to meet the 25-year storm event and will be evaluated for the 100-year storm event.
 3. Sidewalks are proposed on one side of internal streets.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- Significant portions of the site are in a flood zone and have been indicated on the site plan. No structures or other improvements are proposed to be located in the AE 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 August 31, 2022.
- TRC was held on August 2, 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.

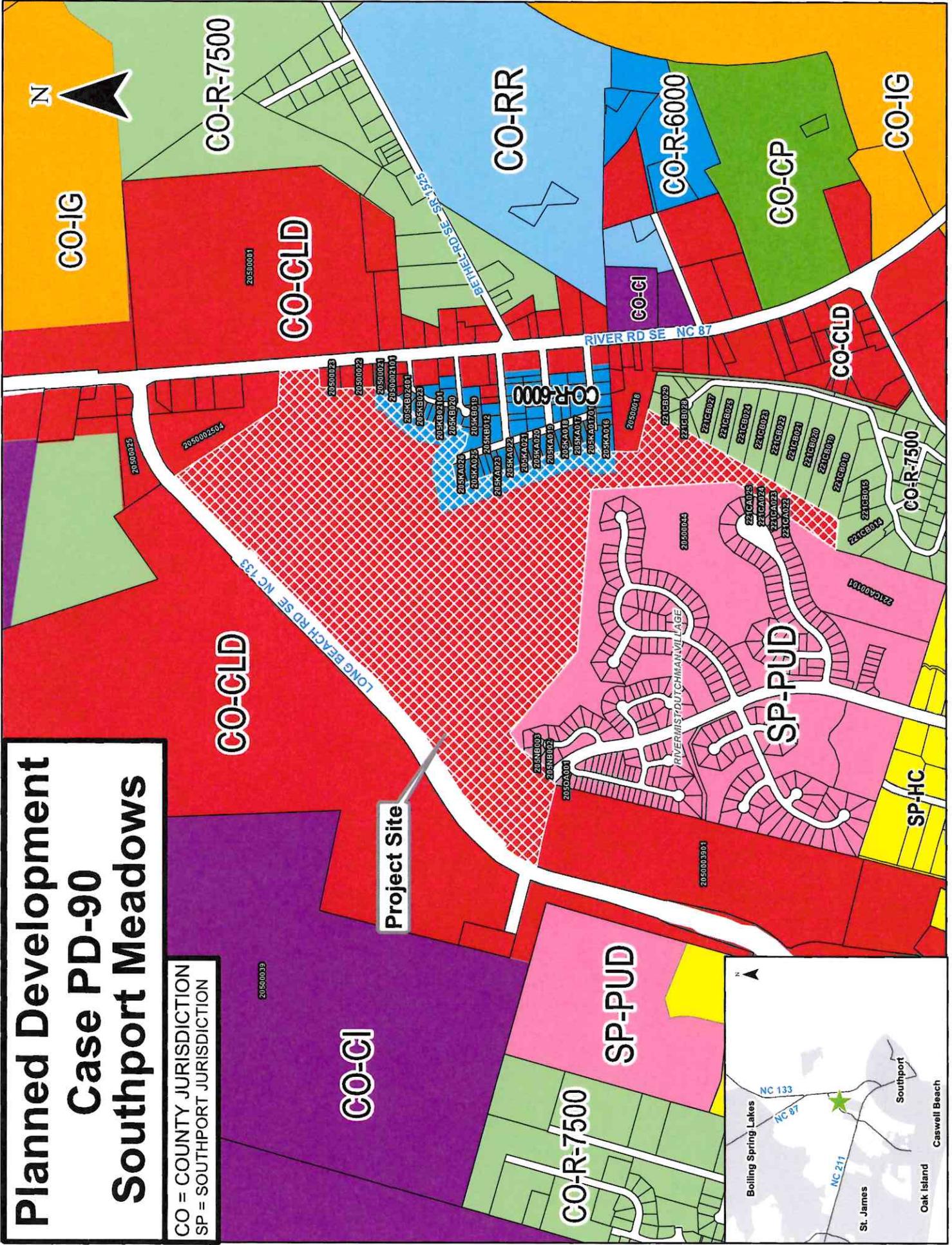
Staff recommends approval based on the following conditions:

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.

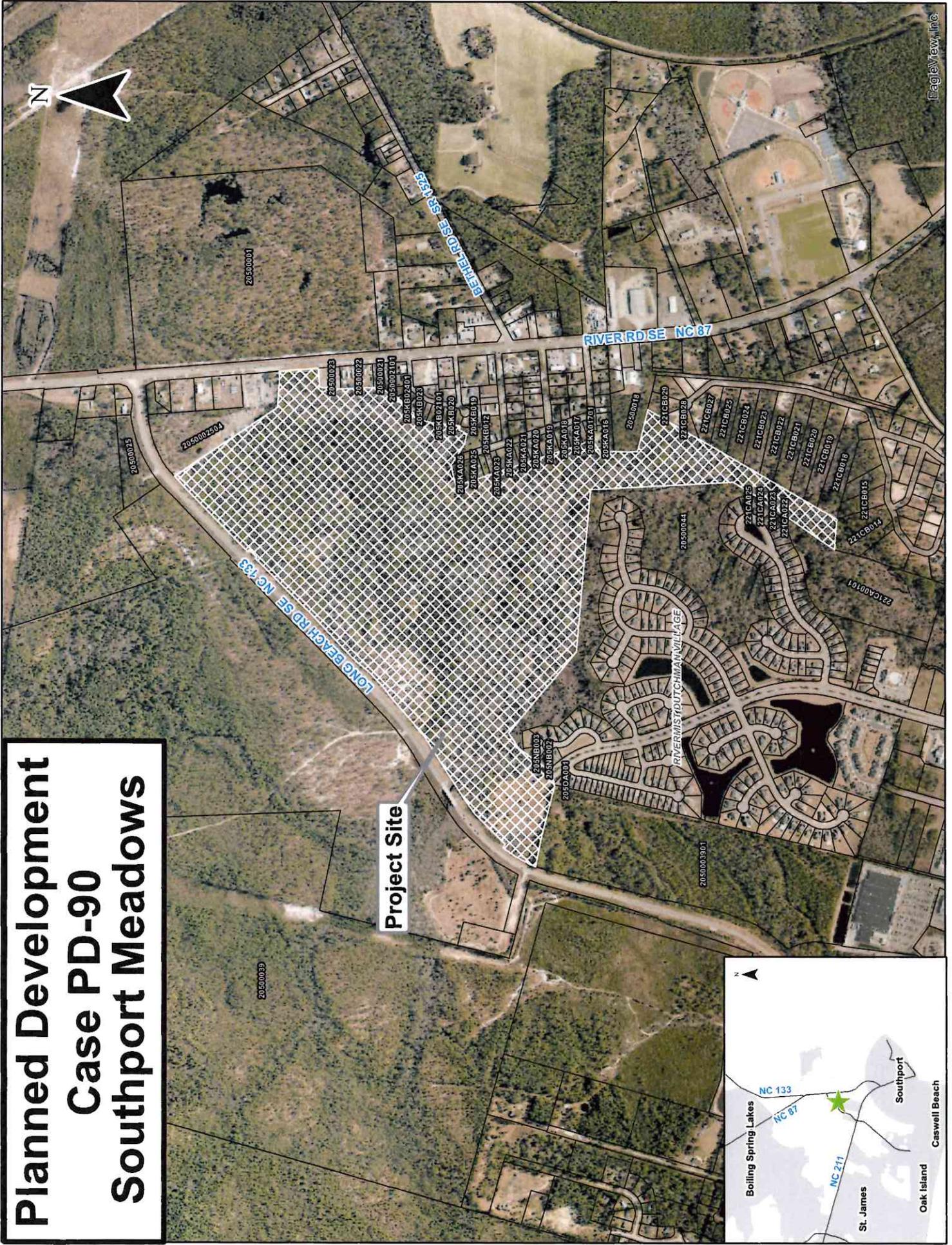
Planned Development Case PD-90 Southport Meadows

CO = COUNTY JURISDICTION
SP = SOUTHPORT JURISDICTION

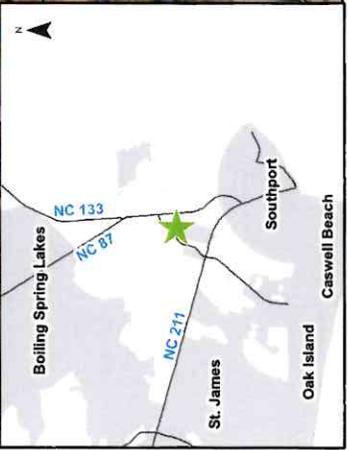
Project Site



Planned Development Case PD-90 Southport Meadows

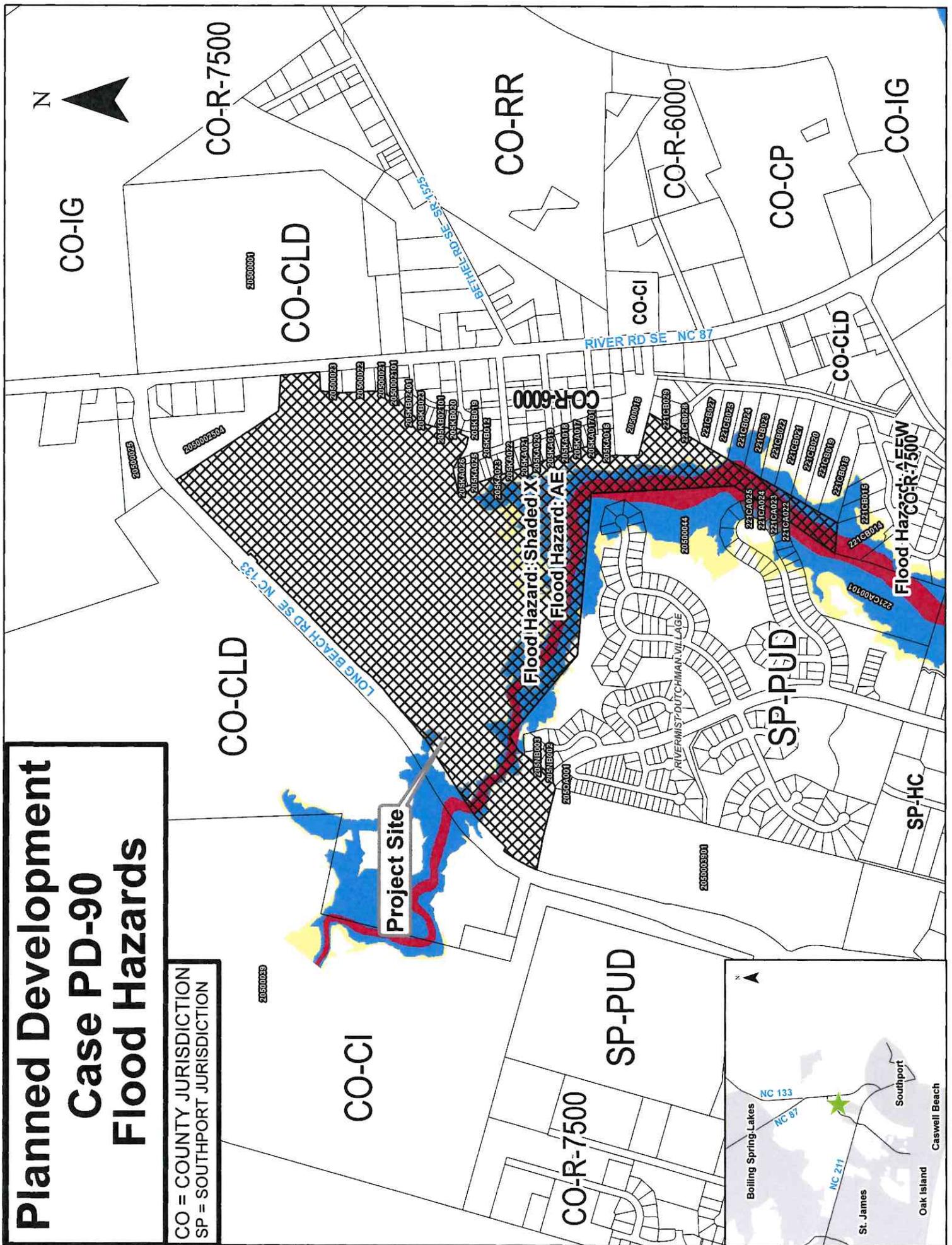


Project Site



Planned Development Case PD-90 Flood Hazards

CO = COUNTY JURISDICTION
SP = SOUTHPORT JURISDICTION





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

August 3, 2022

Timmons Group
c/o John Wall
430 Eastwood Road
Wilmington, NC 28403

**RE: Southport Meadows
File # PD-90**

Dear Mr. Wall,

The Technical Review Committee (TRC) at their August 2, 2022 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Planning staff understands that connecting the two cul-de-sacs between phases 1 & 2 is not feasible due to a wetland crossing but at a minimum a pedestrian connection should be installed for better non-vehicular connectivity. Please address.
- Some of the indicated areas (i.e. behind townhomes 114 and 210) shown as recreation space do not appear to be easily accessible for the overall community. Some areas that may be more appropriate for recreation space may be the areas at the end of the cul-de-sacs or other areas that have better road frontage. In addition, please specify the recreational uses of each area indicated as recreation space.
- Please list the tax parcel number for the parcel to be included in the PD. If the PD boundary is to include the portion of the parcel on the north side of Long Beach Road, please label this area as "Future Development." If it is the intent of the developer to only include the southern portion of the parcel as the PD, please revise the site data to only include calculations for this portion of the parcel.
- Please clearly indicate the PD boundary.
- For clarity, please do not indicate the townhomes as multifamily and just indicate all those units as simply townhomes. Revise site data and notes accordingly.
- Please remove any reference to H2GO in the site notes as this is not their territory.
- Please revise the cul-de-sac detail to show a minimum radius of 35'.
- Please indicate the mail kiosk location.
- Please note that the roads are to be private and maintained by the HOA.
- Please note that a minimum of 2 driveway parking spaces per lot will be provided.
- If sidewalks are to be provided, please indicate or note on the site plan.
- Please indicate that the stormwater system shall be designed to accommodate the 25-year storm event.
- Please note that a neighborhood meeting is highly recommended per UDO Section 9.2.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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Comments from Stormwater

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

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

Comments from Engineering

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

- Existing 24" DI watermain available for connection on River Rd.
- Existing 12" high pressure forcemain available for connection on River Rd.
- Fire hydrants every 800' for single family lots and every 400' for multi-family lots and at each Subdivision entrance and hydrant/post flushing hydrant at end of all lines whether permanent (as well as an in-line valve) or temporary.
- Note for Fire Hydrants references H2GO...
- Double water meter boxes will be required.
- One sewer cleanout and water service per single family home as well as multi-family if they are going to be separate lots.
- At this time Odor Control would not be required at the proposed pump station location.
- NCDOT Encroachment would be required.

Comments from Flood Plain Administrator

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

- Stormwater pond SCM 4 design and location is problematic: Pond location is within the AE 17.8 Flood Zone. Location has a Base Flood Elevation 100 yr Storm of 17.8 ft; a 50 yr Storm of 17.4 ft, and a 25 yr Storm of 17.0 ft., and 500 yr Storm of 18.8 ft. Outlet pipe designed with invert below elevation 16.0 per grading plans, the pipe will become a backflow device filling the pond to at least elevation 17.0 during even the 25 year storm event. Is any of the volume below elevation 17.0 to be used as stored/detained storm water flow credit for the 25 year storm? Additionally:
- The Stormwater pond SCM 4 is located within/surrounded by a wetland soil at the 20 ft elevation. Such delineation would indicate that the static groundwater table is at or near to the surface elevation. Designer is proposing excavation the pond to elevation 7 ft, with a height of the dam/berm being approximately just over the 20 ft elevation. Ground water levels would likely indicate that the pond will be filled at least to the outlet structure simply by ground water infiltration on a continuous basis. Is any of the volume below the outlet structure to be used as stored/detained storm water flow credit?
- The same situation as Item #2 above occurs with Stormwater Pond SCM 1 with adjacent wetland elevation of 28.0 ft, top of Berm just over 30'0 ft, and pond bottom at elevation 17.0 ft., Outlet structure approximately elevation 25.0 ft.
- Plans should clearly depict the AE Flood Zone limits upon them and the Shaded X Zone limit line upon them, Both the large scale and detail scale drawings. Clearly depict established Floodway limits on plans. Alter line style and labeling in order to clearly show where the limits are.
- Why is the Force Main located on private property along Road C?
- Depict grading on "Ditched Perennial Stream" – present outlet of SCM #5 is depicted flowing 8 feet uphill.
- Note required for obtaining a Corps of Engineers 404 Permitting for any work within the Wetlands where applicable, prior to start of any work. Special notice to rear of lots 128, 127 etc.



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Comments from Fire Code Official

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

The following are preliminary fire TRC comments for the development application received.

- Revise sheet C2.0 General Site Notes Item 19. Replace emergency Management with Brunswick County Code Administration/Fire Marshal.
- Revise Sheet C2.3. Will need to provide an approved temporary turnaround at lots 119 and 92. (To be verified at preliminary master plan submittal).
- Revise Sheet C2.2. Will need to move the hydrant at lot 29 as hydrants are not allowed at dead ends.
- Revise sheet C2.0 utility notes. Add comments to state that the lift station will require a construction permit along with a fuel tank permit. Need to add a hydrant within 600 feet of the proposed lift station . Driveway will need to be 20 foot wide and capable of maintaining the weight of a fire truck.
- Revise sheet C2.0 utility notes. Revise comment 19. Replace emergency management with Brunswick County Code Administration/Fire Marshal.

General Comment:

- 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 review the "Development / Subdivision Fire approval Guidance document located at the following link.
<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>
- Amenity center will require a separate construction permit.
- The dead end at lot 28 appears to be more than 750 feet. Therefore, it will require an approval letter from the Fire Chief.
- Final plat will require fire approval.
 - 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 August 12, 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



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-90 Invoice # 509061
Date Received:	7/15/22
Northwest Jurisdiction	<input type="radio"/> YES <input checked="" type="radio"/> 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 _____	Phone _____
	Address _____	Fax _____
	City, St, Zip _____	Email _____

Applicant or Representative	Name _____	Phone _____
	Address _____	Fax _____
	City, St, Zip _____	Email _____

Property Information	Address _____
	Tax Parcel(s) _____ 22100004 (A-26)
	Acreage _____
	Current Zoning _____
	Public Utilities Available? Water <input type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name _____
	Modification or Expansion Of Existing PD? Yes <input type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres _____ Lots _____
	Multi-Family Acres _____ Units _____
	Commercial Acres _____

Authorization	Property Owner Signature _____	Date _____
	Applicant/Representative Signature <i>[Signature]</i>	Date 9/1/2022

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

CASE PD-90

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
205KA026	PAT NEWTON PROPERTIES LLC		POST OFFICE BOX 3292	CARY	NC	27519
205KB023	FLORES JOSE D		5481 LEGGETT LOOP SE	SOUTHPORT	NC	28461
20500022	COGHILL RAYMOND OR DONNA TRUSTEES		1094 NORTHWOODS DRIVE	GREENVILLE	NC	27834
205NB002	SAYER TAMAR T		5095 CAPSTAN COURT	SOUTHPORT	NC	28461
20500025	RIGGS CHARLES F		PO BOX 1570	JACKSONVILLE	NC	28541
221CA023	SMITH GARY L ETUX	SMITH SONYA S	5245 SHIPMAST WAY	SOUTHPORT	NC	28461
2050003901	TRI CITY INC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
221CB020	SILVERS TREVOR A		1794 COLE RD	BISCOE	NC	27209
20500021	BEATINI JOSEPH P		8065 RIVER RD	SOUTHPORT	NC	28461
205KA019	PIERCE JOSEPH W		PO BOX 10955	SOUTHPORT	NC	28461
205KA018	PIERCE JOSEPH W		PO BOX 10955	SOUTHPORT	NC	28461
205KA01702	PIERCE JOSEPH W		PO BOX 10955	SOUTHPORT	NC	28461
205KA01701	PIERCE JOSEPH W		PO BOX 10955	SOUTHPORT	NC	28461
205KA017	PIERCE JOSEPH W		PO BOX 10955	SOUTHPORT	NC	28461
221CB024	LENOX RICHARD		1320 N ATLANTIC AVE	SOUTHPORT	NC	28461
221CB025	PHILLIPS RONALD STEVEN ETUX	PHILLIPS CAROL JEANNE	602 MARY BIERBAUER WAY	YORKTOWN	VA	23693
221CB019	SNYDER GARY ETUX	SNYDER DOTTIE	101 STONEWALL CT	SUMMERVILLE	SC	29483
205KA025	WILLIAMS LARRY F ETUX	WILLIAMS TRACY KAY	225 SIMMONS DR	WILMINGTON	NC	28411
2050002101	BIERNAT JOSEPH G ETUX	BIERNAT KATHERINE	403 MITCHELL ST	SOUTHPORT	NC	28461
221CB022	HANNABASS KEITH ETUX	HANNABASS TINA	8371 REIDMONT DR SE	SOUTHPORT	NC	28461
20500039	TRI CITY SOUTHPORT LLC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
221CB014	HAYDEN ADRIAN ETUX	HAYDEN KRISTI	5469 DOSHER CUTOFF SE	SOUTHPORT	NC	28461
205KA02401	LANE ALAN C		331 OAK HAVEN RD	BOLIVIA	NC	28422
205KA024	LANE ALAN C		331 OAK HAVEN RD	BOLIVIA	NC	28422
205KA023	LANE ALAN C		331 OAK HAVEN RD	BOLIVIA	NC	28422
20500023	SIMS AMY JEAN		29 CEDAR RD	SOUTHPORT	NC	28461
221CA025	BLYTHE MICHAEL J ETUX	BLYTHE JANE H	5249 SHIPMAST WAY	SOUTHPORT	NC	28461
205KB012	MATTIS SARA J		1116 W AVENUE D	SAN ANGELO	TX	76901
205KB019	MATTIS SARA J		1116 W AVENUE D	SAN ANGELO	TX	76901
205KA022	NICHOLS REGINA R		4941 CAROL ST	SOUTHPORT	NC	28461
2050002504	BIANCHI PROPERTIES LLC		7995 RIVER RD	SOUTHPORT	NC	28461
221CB027	LESCAULT ERIC J ETUX	LESCAULT HEATHER E	8347 REIDMONT DR SE	SOUTHPORT	NC	28461
20500001	COX FRANKLIN DELANO TRUSTEE		23 KLEE LN	BLAUVELT	NY	10913
2050A001	MOORE CHRISTOPHER W ETUX	MOORE DEBRA A	5097 BALLAST RD	SOUTHPORT	NC	28461
205KB022	WILLIAMS CARL J ET	WILLIAMS HILDE H	1613 CRESCENT DR	SPRING LAKE	NC	28390
205KA020	FOWLER NEIL LEWIS ET	FOWLER ALMA E	4959 CAROL ST SE	SOUTHPORT	NC	28461
205KB02401	ORTIZ FRANCISCO JAVIER RAYGOZA		4366 FLAGSHIP AVE SE	SOUTHPORT	NC	28461
205KB024	ORTIZ FRANCISCO JAVIER RAYGOZA		4366 FLAGSHIP AVE SE	SOUTHPORT	NC	28461
205KB02101	WILLIAMS RICHARD H ET	WILLIAMS MARY ANN	313 TIMBERLINE TRAIL	VINTON	VA	24179
205KB021	WILLIAMS RICHARD H ET	WILLIAMS MARY ANN	313 TIMBERLINE TRAIL	VINTON	VA	24179
205KA021	COOKE KATHY F AND	DAVIS ALAN C	4964 CAROL ST	SOUTHPORT	NC	28461
221CA024	LOCKE REBECCA C ETUX	LOCKE AARON M	5247 SHIPMAST WAY	SOUTHPORT	NC	28461
221CB028	BENTON BRIGHT D JR ETUX	BENTON LORI ROSE	8339 REIDMONT DR SE	SOUTHPORT	NC	28461
205KB020	CAMPBELL RONALD DEAN		5499 LEGGETT LOOP RD	SOUTHPORT	NC	28461
205KB01901	CAMPBELL RONALD DEAN		5499 LEGGETT LOOP RD	SOUTHPORT	NC	28461
221CB023	CABAN RANDOLPH S ETUX	CABAN PATRICIA M	8365 REIDMONT DR SE	SOUTHPORT	NC	28461
205KA016	STEVENSON THI TAM ETVIR	STEVENSON HENRY F	5493 LYNN ST SE	SOUTHPORT	NC	28461
221CA022	CURRIE THOMAS D ETUX	CURRIE NANCY	5243 SHIPMAST WAY	SOUTHPORT	NC	28461
221CB015	WOODRUFF ROGER H ETUX	WOODRUFF KAREN S	5388 GLENNFIELD CIR SE	SOUTHPORT	NC	28461
221CB018	LAWSON DAVID C		8395 REIDMONT DR SE	SOUTHPORT	NC	28461
205NB003	CHAPMAN MARTHA ANN		5099 CAPSTAN CT	SOUTHPORT	NC	28461
221CB029	SMITH CHARLES KIPLAN ETUX	SMITH KIM PITASI	8338 REIDMONT DR SE	SOUTHPORT	NC	28461
20500018	CAKE BY THE OCEAN LLC		4267 LONG BEACH RD SE	SOUTHPORT	NC	28461
221CB021	COLBURN DENNIS R ETUX	COLBURN PAULA A	3 AMITY RD	WARWICK	NY	10990
221CA00101	RIVERMIST POA ASSOCIATION INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403
20500044	RIVERMIST PROPERTY OWNERS ASSN INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22100004	CAMERON PROPERTIES TIMBER CO LLC ETALS	PO BOX 3649	WILMINGTON	NC	28406

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	TIMMONS GROUP	C/O JOHN WALL	430 EASTWOOD RD	WILMINGTON	NC 28403

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. SS-281
Applicant: Lennar Carolinas, LLC
Project Name: Holden Oaks Major Subdivision
Property Location: Royal Oak Road (SR 1345)
Parcel Numbers: 1820008306
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:** RR (Rural Residential) and R-6000
South: R-6000
East: RR, R-6000, and CI (Commercial Intensive)
West: R-6000

Proposed Use: Holden Oaks is a proposed major subdivision consisting of 220 single family homes on a gross site of 70.83 acres creating an overall density of 3.11 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).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements. All lots will be served internally.
- Proposed infrastructure:
 1. **Water** and **sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 15-foot peripheral buffer.
- The required Open Space for the development is approximately 4.96 acres. The developer is proposing 13.95 acres of dedicated open space. The developer is also proposing 1.83 acres of recreation space of which 0.74 acres are required.
- The proposed 220 lots will generate approximately 2,105 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.

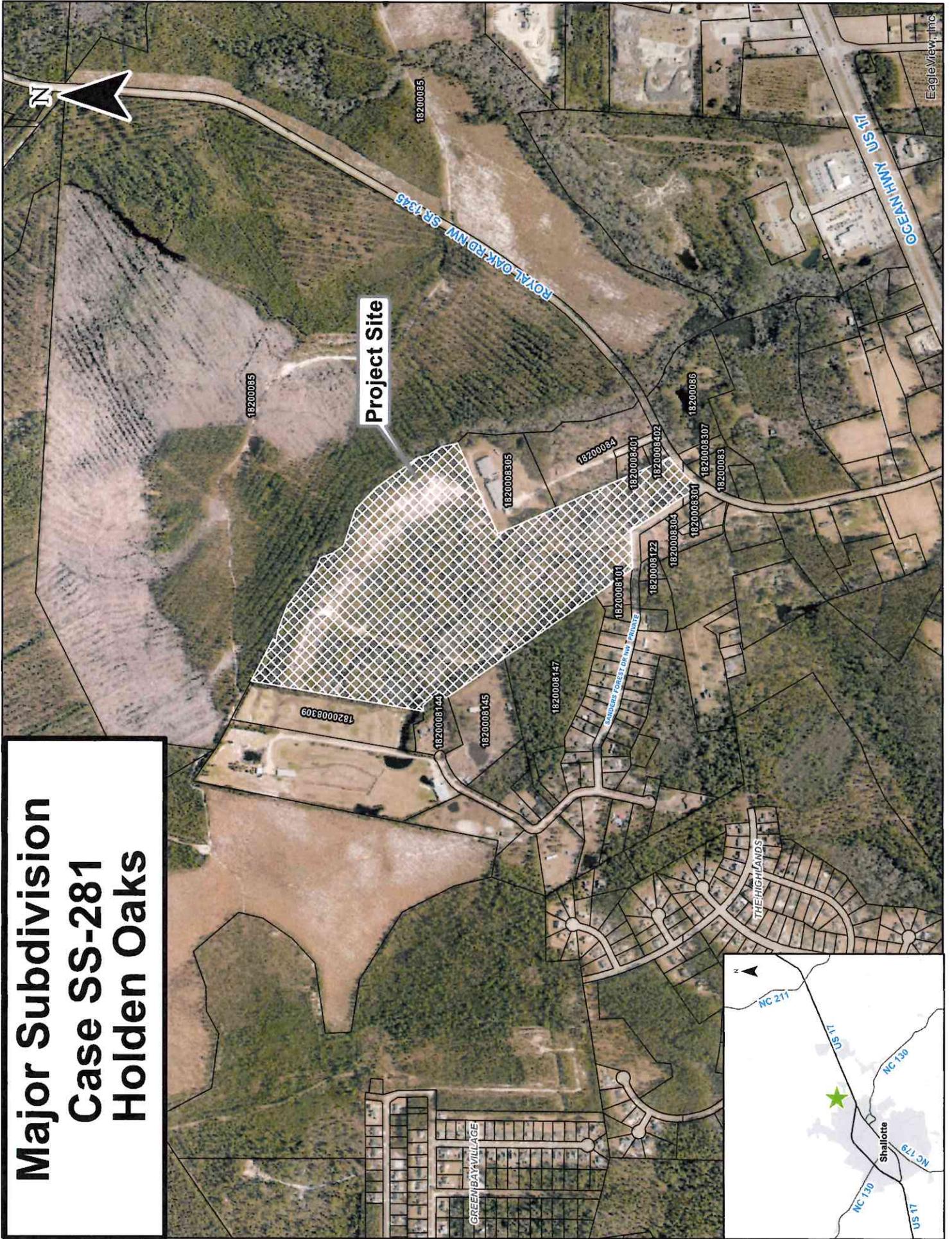
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 13.95 acres of open space where as 4.96 acres are required.
 2. The developer is proposing 1.83 acres of recreation space where as 0.74 acres are required.
 3. A 15-foot peripheral buffer is proposed.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on August 2, 2022.

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

Staff recommends approval based on the following conditions:

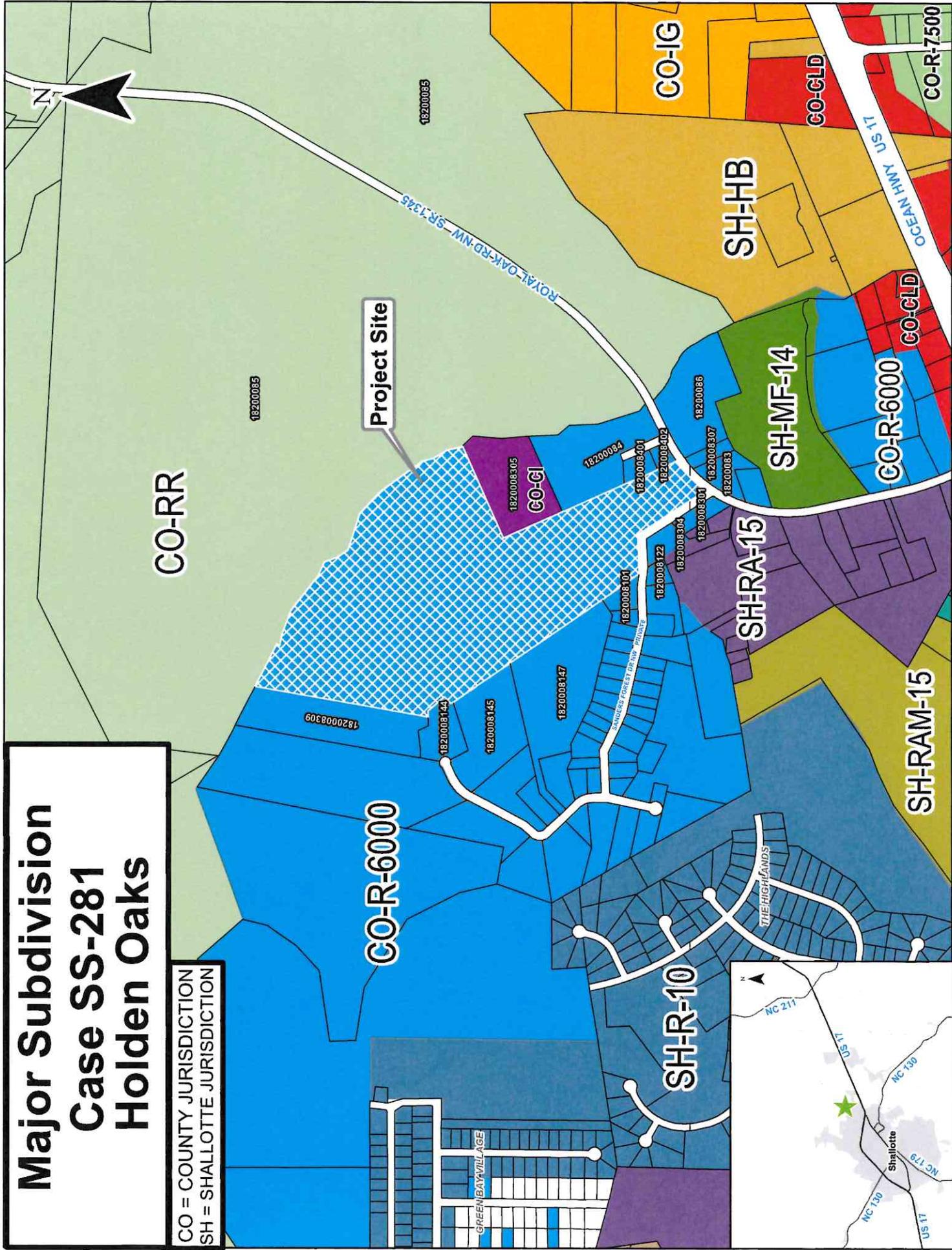
1. That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick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

Major Subdivision Case SS-281 Holden Oaks



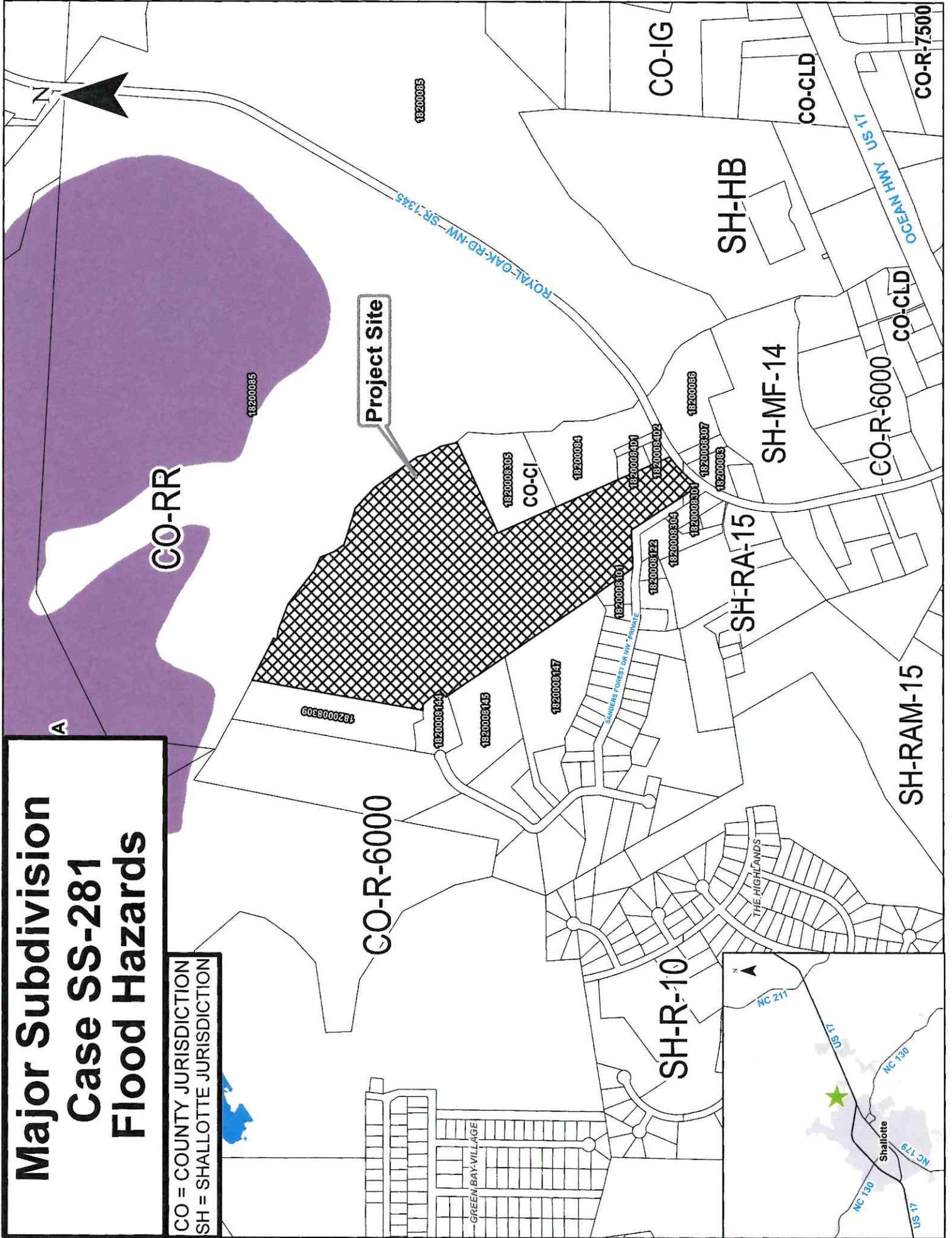
Major Subdivision Case SS-281 Holden Oaks

CO = COUNTY JURISDICTION
SH = SHALLOTTE JURISDICTION



Major Subdivision Case SS-281 Flood Hazards

CO = COUNTY JURISDICTION
SH = SHALLOTTE JURISDICTION





BRUNSWICK COUNTY PLANNING DEPARTMENT

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August 3, 2022

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

**RE: Holden Oaks Major Subdivision
File # SS-281**

Dear Ms. Hussey,

The Technical Review Committee (TRC) at their August 2, 2022 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please indicate the full perimeter buffer area. It appears as though there more buffer than the indicated 15' as shown on the plan. In addition, please indicate that there is a minimum 0.6 opacity buffer adjacent to the CI zoned property.
- Please specify the recreational uses of each area indicated as recreation space. Please relocate the narrow strips of recreation space as these do not appear to be practical for recreational use.
- Please provide documentation that Sanders Forest Road is a publicly maintained street. If the road is private, a road maintenance agreement would be required to be secured with the owner of the street.
- Please provide the average lot size.
- Please revise General Note #1 this project is to be a Major Subdivision and not a Planned Development.
- Please show the stream buffer on the site plan.
- Please indicate the mail kiosk location.
- Please note that the roads are to be private and maintained by the HOA.
- Please note that a minimum of 2 driveway parking spaces per lot will be provided.
- Please show where sidewalks will be provided.
- Please note that a TIA will be required.
- Please indicate that the stormwater system shall be designed to accommodate the 25-year storm event.
- Please note that a neighborhood meeting is highly recommended per UDO Section 9.2.

Comments from Stormwater

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

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



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

- Engineering has already received a submittal and have approved the plans; the plans have been submitted to NCDEQ for permitting as well as NCDOT.
- Existing 12" watermain on Royal Oak Rd for connection.
- Existing 24" forcemain on Hwy 17 for connection.

Comments from Flood Plain Administrator

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

- The premises does not presently have any mapped SFHA's located upon it. There is a watercourse that flows through the property that appears to only be encroached upon by roadway crossings and open space. The issue will be addressed by 404 Wetlands Identification and permitting and Brunswick County Stormwater Ordinances.

Comments from Fire Code Official

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

The following are preliminary fire TRC comments for the development application received.

- Revise master plan sheet. General notes. Add a note stating "Project to be built to county specifications for water and sewer. A utility plan must be submitted and approved by engineering and Code administration/Fire Marshal. "
General Comments:
- 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 review the "Development / Subdivision Fire approval Guidance document located at the following link.
<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>
- Final plat will require fire approval.
- 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 August 12, 2022.

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

Sincerely,

Marc A. Pages
Brunswick County Principal Planner



Major Subdivision

Application and Checklist

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

For Office Use Only

File # SS-261 Invoice # 541013
 Date Received: 7/14/22
 Northwest Jurisdiction YES NO

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

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

Property Owner	Name	Donleigh Properties LLC	Phone	
	Address	386 Brookgreen Drive	Fax	
	City, St, Zip	Lumberton, NC 28358	Email	

Applicant or Representative	Name	Lennar Carolinas, LLC	Phone	704-975-0887
	Address	700 N.W. 107th Avenue Suite 400	Fax	
	City, St, Zip	Miami, FL 33172	Email	gabe.ebner@lennar.com

Property Information	Address	Approximately 0.45 miles along Royal Oak Rd NW in a northeasterly direction from the intersection of Royal Oak Rd NW and Ocean HWY W (US HWY 17)	
	Tax Parcel(s)	18200008306	
	Acreage	70.8	
	Current Zoning		
Public Utilities Available?		Water	Sewer

Project Information	Project Name	Holden Oaks	
	Project Description	see attached narrative	
	Modification or Expansion Of Existing Subdivision?	Yes	No
	Single Family Acres		
	Commercial Acres		
Number of Lots		150	

Authorization	Property Owner Signature		Date	<u>7-8-22</u>
	Applicant/Representative Signature	 <small>7/14/2021</small> <small>Gabe Ebner</small>	Date	<u>07/14/22</u>

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

CASE SS-281

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
18200083	HAWES MARY T		455 COUNTY ROAD 161	STREETMAN	TX	75859
1820008304	BENTON WILLIAM M		2531 SANDERS FOREST	SHALLOTTE	NC	28459
1820008307	WILLIAMSON AMANDA K		220 ROYAL OAK ROAD NW	SHALLOTTE	NC	28470
18200086	INMAN ALLEN L ET	INMAN SHAINA	3089 HOLDEN BEACH RD SW	SUPPLY	NC	28462
1820008305	TONKING HENRY B JR ETUX	TONKING MARY LOU	826 DEVONSHIRE WAY	SUNNYVALE	CA	94087
18200084	TONKING HENRY B JR ETUX	TONKING MARY LOU	826 DEVONSHIRE WAY	SUNNYVALE	CA	94087
1820008122	DEBOISE DEANNA & JOSEPH BRIAN STEVE		2577 SANDERS FOREST DRIVE	SHALLOTTE	NC	28470
1820008309	CAROL S PETREA YOUTH GOLF FOUND INC		PO BOX 1820	SHALLOTTE	NC	28459
1820008101	RIDER DARLENE BLACK AND	RIDER HEATHER M	2584 SANDERS FOREST RD NW	SHALLOTTE	NC	28470
1820008401	HERRERA JORGE V		PO BOX 2068	SHALLOTTE	NC	28459
1820008147	MILIAN JOHNNY ETUX	MILIAN BEVEL LYNN	6809 WALNUT PARK LN	HAYMARKET	VA	20169
1820008144	DAME RONALD L ET	DAME JUNE A	448 TARKLIN COURT	SHALLOTTE	NC	28470
18200085	BRUNSWICK TIMBER LLC		PO BOX 1288	MOBILE	AL	36633
1820008301	BENTON WILLIAM EDISON (LT)	C/O WILLIAM M BENTON	2531 SANDERS FOREST DR NW	SHALLOTTE	NC	28470
1820008145	ODOM ALBERT R ET	ODOM TERESA R	444 TARKLIN CT	SHALLOTTE	NC	28470
1820008402	GLISSON VIVIAN G (LT)	C/O GLISSON LEWIS J ETA	235 ROYAL OAK RD NW	SHALLOTTE	NC	28470

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1820008306	DONLEIGH PROPERTIES LLC	386 BROOKGREEN DR	LUMBERTON	NC	28356

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	LENNAR CAROLINAS LLC	700 N.W. 107TH AVENUE SUITE 400	MIAMI	FL	33172

SITE INFORMATION TABLE

OWNER: WAYNE J. SMITH
 20 THOMASBORO RD SW
 CALABASH, NC 28467

PARCEL: R-6000
 70.83 AC

PROPOSED: R-6000
 DEVELOPMENT STANDARDS

MINIMUM LOT AREA: 6,000 SF
 MINIMUM LOT WIDTH: 60'

SETBACKS REQUIRED:
 FRONT: 25'
 REAR: 5'
 SIDE: 5'
 STREET SIDE: 5'

DEVELOPMENT SUMMARY:
 LOTS: 220
 AVERAGE LOT AREA: 8,244 SF
 UPLAND AREA: ± 70.7 AC
 WETLAND AREA: ± 0.1 AC
 TOTAL AREA: ± 70.8 AC
 GROSS DENSITY: 3.1
 NET DENSITY: 3.1

OPEN SPACE
 TOTAL REQUIRED: 70.8 x 0.07 = 4.96 AC
 RECREATION: 4.96 x 0.15 = 0.74 AC
 PASSIVE: 4.96 - 0.74 = 4.22 AC

TOTAL PROVIDED:
 RECREATION: 1.83 AC
 PASSIVE: 12.12 AC
 TOTAL: 13.95 AC

DATUM: NAD 83 (2011)
 HAVD BB
 FEMA: X
 ZONE: 3720099D0K
 BRUNSWICK COUNTY

PHASE SUMMARY

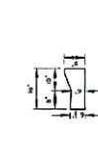
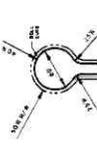
PHASE	LOTS	UPLAND AREA (AC)	WETLAND AREA (AC)	TOTAL AREA (AC)
1	150	452.6	1.01	453.7
2	70	1181	0.08	1181.1
TOTAL	220	170.7	0.01	170.8

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C9	1250.00'	319.12'	596.12'	N 12° 22' 38" E	79° 39' 44"
C10	1250.00'	46.08'	45.99'	N 20° 58' 31" W	17° 29' 30"
C11	1250.00'	144.88'	142.99'	N 50° 41' 52" W	58° 02' 13"
C12	850.00'	383.25'	342.99'	N 32° 32' 13" W	37° 19' 31"
C13	1250.00'	83.38'	81.71'	N 42° 38' 27" W	17° 28' 58"

LINE TABLE

LINE	BEARING	LENGTH
L18	S 71° 12' 18" W	26.08'
L19	S 25° 10' 40" W	75.11'
L20	S 82° 00' 32" W	83.24'



GENERAL INFORMATION
 PROJECT NO: 2022-001
 DATE: 08/10/2022
 CLIENT: WAYNE J. SMITH
 ADDRESS: 20 THOMASBORO RD SW, CALABASH, NC 28467
 COUNTY: BRUNSWICK COUNTY

- GENERAL NOTES**
1. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
 2. WATER SERVICE BY BRUNSWICK COUNTY. PROJECT TO BE DONE PER COUNTY SPECIFICATIONS.
 3. PER COUNTY SPECIFICATIONS.
 4. ALL STREETS ARE INTENDED TO BE IMPROVED WITH A 12' WIDE ASPHALT DRIVEWAY AND A 12' WIDE ASPHALT SIDEWALK. THE DRIVEWAY AND SIDEWALK SHALL BE CONSTRUCTED TO THE PROPERTY LINE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 5. SETBACKS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 6. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION. ALL UTILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 7. THE PROPOSED FOUNDATION SHALL BE CONSTRUCTED TO THE PROPERTY LINE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 8. ALL PUBLIC UTILITY EXCAVATIONS SHALL BE RELOCATED TO THE PROPERTY LINE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 9. ALL STREET LIGHTS TO BE INSTALLED TO THE PROPERTY LINE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 10. THE PROPOSED FOUNDATION SHALL BE CONSTRUCTED TO THE PROPERTY LINE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
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ADJACENT PROPERTY OWNERS

PARCEL	OWNER	AREA	AREA	AREA
1	1000000000	0.50	0.50	0.50
2	1000000000	0.50	0.50	0.50
3	1000000000	0.50	0.50	0.50
4	1000000000	0.50	0.50	0.50
5	1000000000	0.50	0.50	0.50
6	1000000000	0.50	0.50	0.50
7	1000000000	0.50	0.50	0.50
8	1000000000	0.50	0.50	0.50
9	1000000000	0.50	0.50	0.50
10	1000000000	0.50	0.50	0.50

