



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
October 10, 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 September 12<sup>th</sup> Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Planned Development – PD-87

Name: Gilbert Road / Benton Road Tract

Applicant: Norris and Tunstall Engineering

Tax Parcel: 15300018 & 15300017

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

Description: Gilbert Road / Benton Road Tract is a proposed planned development to consist of 153 single family lots and 58 Townhomes on 64.53 acres, creating an overall density of 3.27 dwelling units per acre.

This project was originally denied by the Planning Board on August 8, 2022. Applicant has since revised project plans and resubmitted for the Planning Board's consideration.

B. Planned Development – PD-91

Name: Carmel Village

Applicant: John Ross, Micheaux Resource Management, LLC

Tax Parcels: 1850001707, 1850001508, 18500012

Location: Southport-Supply Road (NC 211) and Zion Hill Road (SR 1114)

Description: Carmel Village is a proposed planned development to consist of 400 single family lots and 167 townhomes on 291.8 acres, creating an overall density of 1.95 dwelling units per acre.

C. Rezoning Z-854

Proposed rezoning of approximately 1.82 acres located at 4664 Todd Road SW (SR 1147) near Shallotte from NC (Neighborhood Commercial) and IG (Industrial General) to IG (Industrial General) for Tax Parcels 21300077 and 2130006402.

LAND USE PLAN MAP AMENDMENT LUM-854:

Request to amend Tax Parcel 21300077 and 2130006402 located off 4664 Todd Road SW (SR 1147) near Shallotte from LDR (Low Density Residential) to Industrial.

D. Text Amendment – Brunswick County Wellhead Protection Overlay District.

To implement a Wellhead Protection Zoning Overlay District within the Unified Development Ordinance by Updating Sections 4.8.8. and 5.2.3.

9) Other Business.

- Town of St. James ETJ (Extra Territorial Jurisdiction) Request.
- Planning Board Case Update.
- Blueprint Brunswick Update.

10) Adjournment.

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

**6:00 P.M. Monday**  
**September 12, 2022**

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

MEMBERS PRESENT

Joy Easley, Vice Chair  
William Bittenbender  
Ron Medlin  
Christopher Wood  
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Eric Dunham, Chair  
Clifton Cheek  
Richard Leary

STAFF PRESENT

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

OTHERS PRESENT

John Hankins  
Micah Jones  
Allison Engelbretson  
Joseph Humphrey  
Lana Humphrey  
Steve Parker  
Robert Balland  
Pete Samsel  
Alan Davis  
Debbie Bjorkman  
Martha Chapman  
Kim Smith

George & Dorothy Uchman  
John Danford  
Brigit Flora  
James Paggioili  
Joe Smith  
Derek Norfleet  
Roger Shew  
Jamison Fair  
Becky Locke  
Tom Lombardi  
Shirley Sullivan  
William Benton

I. CALL TO ORDER.

Ms. Easley called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Eric Dunham, Mr. Richard Leary, and Mr. Clifton Cheek were absent.

IV. CONSIDERATION OF MINUTES FROM THE 08-AUG-22 MEETINGS.

Mr. Bittenbender made a motion to approve the 08-Aug-22 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. NEW BUSINESS.

A. Rezoning Z-852CZ – George & Dorothy Uchman.

Request conditional rezoning of approximately 2.9 acres located at 9831 Blackwell Road SE (SR 1551) near Belville from IG (Industrial General) to RRCZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 0380002002.

LAND USE PLAN MAP AMENDMENT LUM-852CZ:

Request to amend Tax Parcel 0380002002 located at 9831 Blackwell Road SE (SR 1551) near Belville from Industrial to LDR (Low Density Residential).

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

Mr. Combs said staff recommends approval from IG (Industrial General) to RRCZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 0380002002 with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to LDR (Low Density Residential).

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

Mr. George Uchman addressed the Board. Mr. Uchman said the proposed structure will be a hobby shop for him and his son to work on old cars.

Mr. Wood asked the height of the tower on the site? Mr. Combs said the tower is 227' in height. Mr. Wood expressed concerned with the proposed structure being 88' (close proximity to the tower fall zone) from a 227' high tower. Mr. Combs said setback from the tower is based on the zoning district plus an additional 6" for every foot of the tower height, which equates to 138'. er. Ms. Easley clarified that the structure will be 88' as opposed to 138' from the tower and Mr. Combs replied, yes.

Mr. Wood asked who owns the tower? A member of the audience said the tower is owned by American Towers.

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

Mr. Bittenbender made a motion to approve Tax Parcel 0380002002 from IG (Industrial General) to RRCZ (Rural Low Density Residential Conditional Zoning) with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map and the motion carried 3 to 2 with Mr. Wood and Ms. Easley opposing.

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

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

There was no public opposition.

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

There was no public opposition.

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

B. Planned Development – PD-83

Name: East Lake Planned Development  
Applicant: Criteria Engineering and Criteria Development  
Tax Parcel(s): 0360000701, 0350004104, and a portion of 02800001  
Location: Malmo Loop Road NE (SR 1417) and Colon Mintz Road NE (SR 1416)  
Description: East Lake is a proposed planned development consisting 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.

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;
- Individual driveways shall be restricted on the collector road south of the northernmost traffic circle down to the local road adjacent to the proposed 1.23-acre park; and
- Add Tax Parcels 0350004102 and 0350004101 to the site data table on the site plan.

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

Mr. Micah Jones, representative for Criteria Engineering and Criteria Development, addressed the Board. Mr. Jones concurred with the Staff Report. He stated that they are proposing approximately 5,000 units and a wetland delineation has been completed. He further stated that there were concerns of stormwater and traffic at the neighborhood meeting. Mr. Jones said they are amenable to over designing their stormwater system and traffic will be addressed through the Traffic Impact Analysis (TIA) and potential road improvements will have to be address as required by the North Carolina Department of Transportation (NCDOT). Mr. Jones projected that the project completion will be approximately 15 years, depending on market conditions.

Ms. Easley asked if the single family lots are in the unstudied AE flood zone area? Mr. Jones said he is uncertain of the number of single family lots in the AE flood zone area. He stated that the base flood elevations will be identified during the flood study and flood zones will be noted.

Mr. Wood asked if the property is surrounded by water and Mr. Jones concurred. Mr. Wood felt the project should meet the 100-year storm event and Mr. Bittenbender concurred. Mr. Jones said they would agree to that condition.

Mr. Steve Parker addressed the Board. Mr. Parker said this property was an ammunition terminal and the property is extremely wet. Mr. Parker said the proposed area for a school will be the responsibility of the taxpayers and not the developer. He felt that the roads cannot handle this

project as well as the Malmo Loop Tract Planned Development (PD-72), which is proposed across the street.

Ms. Lana Humphrey addressed the Board. Ms. Humphrey said the roads are currently washed out. Ms. Humphrey was concerned with stormwater runoff that will be generated from this project and she pointed out that several areas will be affected by the water that is discharged from this site. Ms. Humphrey was concerned with wildlife being displaced and coming up to residential homes because they no longer have a safe habitat. She felt that development should be put on hold until infrastructure is in place to handle new development. She was also concerned with potential accidents as result of the additional traffic in the area that will be generated from this project.

Mr. Joseph Humphrey, resident of Colon Mintz Road, addressed the Board. Mr. Humphrey said he has witnessed retention ponds failing on different occasions. He was concerned with the potential for additional flooding to the area as a result of the proposed development. Mr. Humphrey expressed concern with current contaminated waters in the area and the potential for additional contamination that will likely be generated for this project. Mr. Humphrey said he is opposed to the proposed development.

Mr. Pete Samsel addressed the Board. Mr. Samsel was opposed to the proposed development because there is not enough infrastructure in the area to support this project and/or Malmo Loop Tract Planned Development (PD-72). He felt that the children will have to deal with flooding issues during their adult life.

Mr. Roger Shew addressed the Board. Mr. Shew said this area is extremely wet. Mr. Shew felt that there will be difficulty with ingress and egress in the area if this project is approved. He felt that the County should take a step back or pause on approving development until the flooding issues and other community issues have been resolved.

Mr. Wood asked Brigit Flora her opinion on the issues in the area previously expressed by members of the community? Ms. Flora said as long as the project meets the Brunswick County Stormwater Ordinance, the project can be approved. Ms. Easley asked Ms. Flora if her office inspects stormwater ponds? Ms. Flora said they inspect stormwater ponds once the engineer certifies that the stormwater pond is designed per the plan submitted and a final inspection is conducted, in addition to annual inspections to ensure the stormwater pond is still in compliance and maintained properly. Ms. Easley asked Ms. Flora if they do inspections when someone complains about a stormwater issue and Ms. Flora replied, yes.

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

Ms. Easley made a motion to deny East Lake Planned Development (PD-83) based on the significant wetlands on the site and flooding in the area from historical data voiced by neighboring property owners and the representative for the developer was unable to disclose the percentage of the site in the unstudied A flood zone, which could cause some base flood elevation issues with the layout of the project and the motion was unanimously carried.

Ms. Easley reminded the audience that the developer can file an appeal to the Brunswick County Board of Commissioners or resubmit the plan with revisions to the Planning Board for consideration.

C. Planned Development – PD-89

Name: Ocean Isle Mixed Use Planned Development  
Applicant: Paramounte Engineering  
Tax Parcel(s): 22900008 and a portion of 24400007  
Location: Beach Drive SW (NC 179) and Hale Swamp Road SW (SR 1154)  
Description: Ocean Isle Mixed Use is a proposed planned development consisting 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.

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

Ms. Allison Engelbretson, representative for Paramounte Engineering, addressed the Board. Ms. Engelbretson briefly discussed a PowerPoint presentation (attached) regarding this project. She said this project is close to the Ocean Isle Beach Airport runway. The project is bisected by Jinnys Branch and there is a floodway that runs through the site as illustrated in orange on the plan. There will not be a road connection through the floodway or any of the floodplain areas. She stated that they have to provide 2 points of entry for each project side and they are proposing the apartments and the amenities (playground, dog parks, clubhouse, and pool) associated with the apartments have access off NC 179. She pointed out the other points of entry and amenities in those areas. Ms. Engelbretson said they are keeping all of the flood zone areas open, excluding a small impact with a building in the 500-year flood area. She further stated that they have to meet a fire requirement in a wetlands area, which is very minuscule. Phase 2 is a mixture of uses, which includes a commercial (storage units with RV and boat storage) component, clubhouse, leasing office, townhomes and duplexes.

Mr. Robert Balland, Professional Engineer for Paramounte Engineering, addressed the Board. Mr. Balland said the development side is on higher land and not near the floodways. He stated that they can meet the 100-year storm event. He further stated that the downstream culvert issue is being addressed by NCDOT, according to his knowledge. Mr. Balland said they will provide 2 pump stations, gravity sewer is on Hale Swamp Road SW (SR 1154), and there is a 12" water main off Hale Swamp Road SW (SR1154).

Mr. Derek Norfleet addressed the Board. Mr. Norfleet was concerned with flooding in the area and he felt that the proposed development will only compound the current flooding issues in the

area. He felt that Goose Creek Road SW (SR 1155) has not been taking into consideration regarding potential flooding from the proposed development. Mr. Norfleet also expressed concern with his property value if there are rental units on the site. He said Goose Creek Road SW (SR 1155) has been closed for approximately 1 month by NCDOT while they work to repair it. He proceeded to say NCDOT is excavating part of the road by Bricklanding Golf Course. Mr. Norfleet said if the bridge is not repaired or replaced, there will be a problem with evacuation from the area. He felt that a traffic study should be completed for Goose Creek Road SW (SR 1155).

Mr. Joe Smith addressed the Board. Mr. Smith was concerned with the additional traffic that will be generated from this project because Goose Creek Road SW (SR 1155) is currently being used as a cut-through. He was also concerned with the wetlands on the site and the potential of endangering wildlife and shellfish in the area.

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

Mr. Wood made a motion to approve Ocean Isle Mixed Use Planned Development (PD-89) with the noted conditions presented in the Staff Report and added the condition that the project be designed to the 100-year storm event and the motion was unanimously carried.

D. Planned Development – PD-90

Name: Southport Meadows Planned Development  
Applicant: Timmons Group  
Tax Parcel(s): A portion of 22100004  
Location: Long Beach Road SE (NC 133) and River Road SE (NC 87)  
Description: Southport Meadows is a proposed planned development consisting of 128 single family lots and 120 townhomes on 160.39 acres creating an overall density of 1.55 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. Jamison Fair, representative for Pulte Homes, addressed the Board. Mr. Fair concurred with the Staff Report. He said the TIA has been completed and approved and the recommendations

from the report have been incorporated into the plan. He stated that no development will be in the flood zone.

Mr. Alan Davis addressed the Board. Mr. Davis said this area floods during storms and there is usually standing water on the property. He stated that there is a ditch in the area where water is not flowing properly. He presumed that they built a road extremely high as an effort to drain the property.

Ms. Becky Locke addressed the Board. Ms. Locke said there will be stormwater runoff to Dutchman Creek from this lot and this area cannot handle more homes. She said there is not enough roads in the area to handle the additional traffic that will be generated by this development.

Ms. Debbie Bjorkman, resident of River Mist Subdivision, addressed the Board. She, too, was concerned with stormwater runoff and suggested the project be designed to a 100-year storm event.

Mr. Tom Lombardi addressed the Board. He asked where the entrances will be to the project and Mr. Fair identified those areas. Mr. Lombardi said there is water currently flowing to ponds in River Mist Subdivision and Mr. Fair identified the proposed retention ponds on the site. Mr. Fair said the subject property is approximately 1,000' from River Mist Subdivision.

Ms. Martha Chapman addressed the Board. Ms. Chapman said there are 3 houses at the end on J Swain Blvd and J Swain Blvd is supposed to go through this development. She reiterated that there is standing water in the area. She asked Mr. Fair where the retention ponds will be on the subject site and Mr. Fair identified 5 proposed retention ponds on the site. Ms. Chapman was also concerned with traffic that will be generated by this project as there is currently congestion in the area.

Ms. Shirley Sullivan, resident of River Mist Subdivision, addressed the Board. Ms. Sullivan was concerned with the growth rate numbers that was used for the TIA study. She felt that the growth rate numbers were probably based on the State 2% growth rate, whereas, the County is growing at 4% or greater. She felt the numbers should be doubled if the growth rate was based off the State growth rate percentage to get the real traffic impact. Ms. Sullivan was concerned with whether or not J Swain Blvd is going through the subject property.

Mr. Batton asked Mr. Pages if the developer is asking to extend J Swain Blvd and Mr. Pages replied, no. Mr. Batton clarified that J Swain Blvd is not part of the project approval. Ms. Sullivan said there are homeowners concerned about J Swain Blvd because their properties will be impacted. Mr. Batton said NCDOT will have to address that matter.

Ms. Kim Smith, resident of Wescott Estates, addressed the Board. Ms. Smith asked if the retention ponds will drain to Dutchman Creek and Mr. Fair replied, yes. She said Wescott Estates was flooded during Hurricane Florence and she was opposed to the development.

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

Mr. Wood made a motion to approve Southport Meadows Planned Development (PD-90) with the noted conditions presented in the Staff Report and added the condition that the project be designed to a 100-year storm event and the motion was unanimously carried.

E. Major Subdivision – SS-281

Name: Holden Oaks  
Applicant: Lennar Carolinas, LLC  
Tax Parcel(s): 1820008306  
Location: Royal Oak Road NW (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 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 major subdivision application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Major Subdivision approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements; and
- If Sanders Forest Drive NW is to be used as an active access to the property, a road maintenance agreement must be secured prior to construction.

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

Mr. John Danford, representative for Thomas and Hutton, addressed the Board. Mr. Danford said there is an existing creek that runs through the property that feeds into the Shallotte River. He stated that they are proposing a green space around the creek that will be accessible to the residents of subdivision.

Mr. William Benton addressed the Board. Mr. Benton said owns Tax Parcels 1820008304, 18200008301 and 18300082 on the other side of Sanders Forest Drive NW. He said he normally repair Sanders Forest Drive after a storm event. He was concerned with stormwater runoff on his property and whether or not Sanders Forest Drive NW will be utilized as a secondary road. He further stated that Royal Oak Road NW (SR 1345) is a dangerous road and vehicles have ended up on his property from traffic accidents because this portion of Royal Oak Road NW (SR 1345) in on a blind curve.

Mr. Danford re-addressed the Board. He provided the Board with a copy of the deed (attached) granting an easement and perpetual right-of-way to Sanders Forest through Holden Oaks (previously owned Bobby and Carolyn Long) to gain access Royal Oak Road NW (SR 1345). He stated that the property owners in Sanders Forest have been responsible for Sanders Forest Road NW, which is not in the best condition. Mr. Danford agreed that a road maintenance agreement should be secured prior to construction because they would like to use Sanders Forest Drive NW

full time to gain access to Holden Oaks Major Subdivision. He recognized that the road will have to be improved.

Mr. Benton was concerned with Royal Oak Road NW (SR 1345) being improved in this area. Mr. Danford said they will comply with NCDOT's approval criteria. Mr. Pages said NCDOT will require a driveway permit and possibly an updated permit for Sanders Forest, which will likely be when NCDOT require improvements to the intersection of Royal Oak Road NW (SR 1345) and Sanders Forest Drive NW.

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

Mr. Bittenbender made a motion to approve Holden Oaks Major Subdivision (SS-281) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

#### VIII. OTHER BUSINESS.

- Planning Board Development Information and Related Resources

Ms. Dixon addressed the Board. She stated that staff provided the Board with copies of the Development Information and Related Resources prior to the meeting that includes the Transportation Improvement Plan, informational list of key departments/agencies, projects the Planning department is currently working on, major subdivisions and planned developments.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that PD-84 (RiverSea PD Modification) was appealed to the Board of Commissioners and PD-87 (Gilbert/Benton PD) opted the resubmit their plan to the Planning Board as a modification, which will be on the 10-Oct-22 agenda. Both projects were denied at the 08-Aug-22 Planning Board meeting.

- Blueprint Brunswick Update.

Ms. Dixon addressed the Board. She stated that there will be a community meeting on 25-Oct-22 at 6:00 p.m. at the Supply Senior Center and up to 3 Planning Board members can attend so anyone interested should contact Ms. Dixon. If more than 3 members are interested in attending, the Chair can assist staff with deciding which 3 Board members can attend.

Ms. Easley asked staff to provide a larger map of the projects for consideration so the information is more readable and the other Board members agreed.

#### IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION  
\*\*\*REVISED\*\*\***

Application No. PD-87

Applicant: Norris and Tunstall Engineering

Project Name: Gilbert Road/Benton Road Tract Planned Development

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

Parcel Numbers: 15300018 & 15300017

Zoning District: R-7500 (Medium Density Residential)

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

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

Proposed Use: Gilbert Road / Benton Road Tract is a proposed planned development to consist of 153 single family lots and 58 Townhomes on 64.53 acres, creating an overall density of 3.27 dwelling units per acre.

This project was originally denied by the Planning Board on August 8, 2022. Applicant has since revised project plans and resubmitted for the Planning Board's consideration. The revisions to the site plan include pulling all lots outside and further back from the AE and Shaded X Flood Zone Boundary, Conversion of 58 lots to townhomes, increase in open space, and rearrangement of internal road circulation.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as MDR (Medium Density Residential) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
  1. **Water and Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
-

- The required Open Space for the development is approximately 12.9 acres. The developer is proposing 32.6 acres of dedicated open space. The developer is also proposing 9.95 acres of recreation space of which 1.93 acres are required.
- The proposed 211 lots will generate approximately 1,800 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 39.18 acres of open space where as 12.9 acres are required.
  2. The developer is proposing 5.95 acres of recreation space where as 1.93 acres are required.
  3. The stormwater system shall be designed to accommodate the 100-year storm event.
  4. All proposed lots will be located outside of the AE and Shaded X Flood Zones.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on 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-87 Gilbert Rd/ Benton Rd Tract

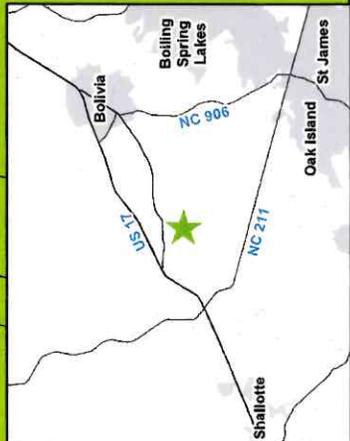
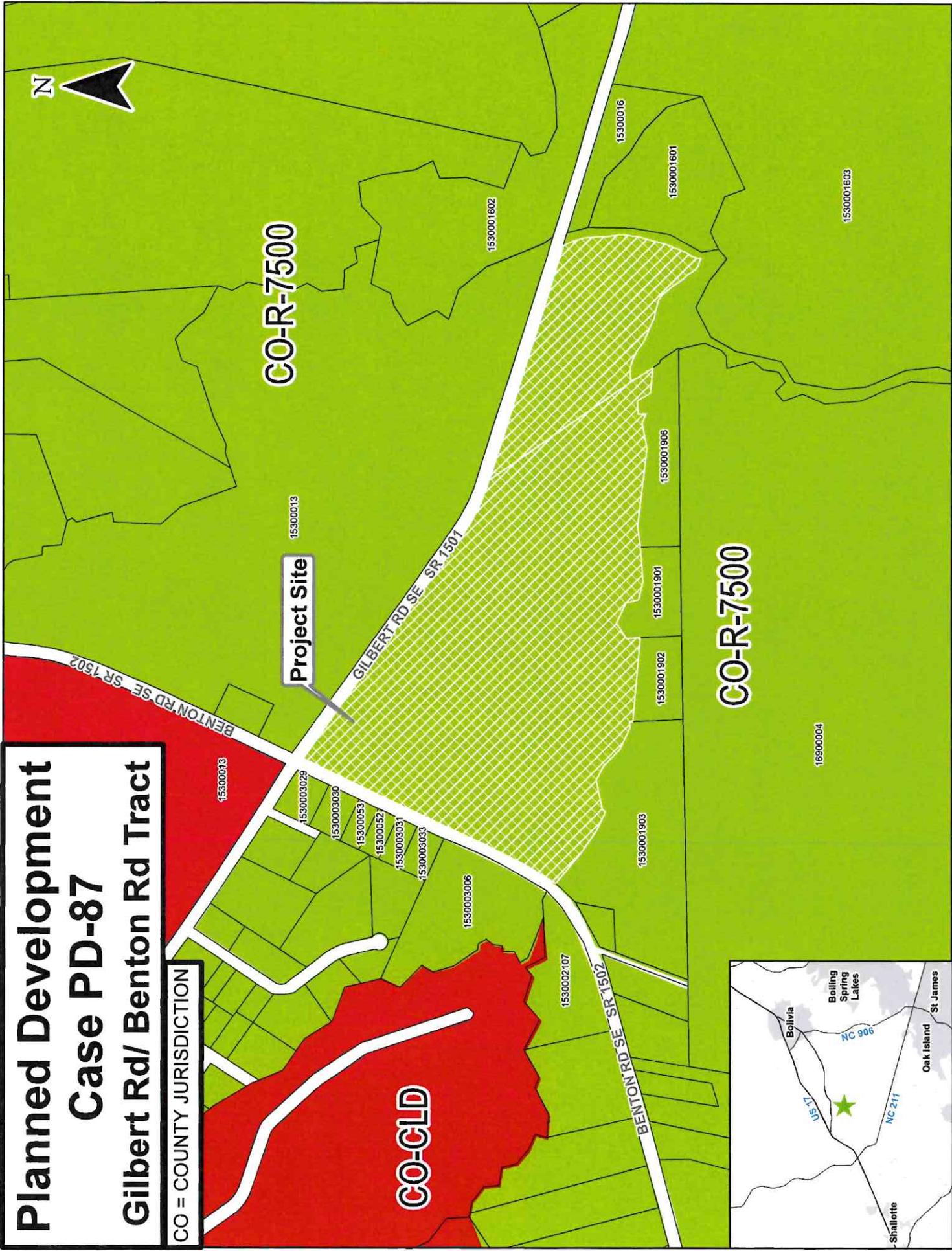
CO = COUNTY JURISDICTION

CO-CLD

CO-R-7500

CO-R-7500

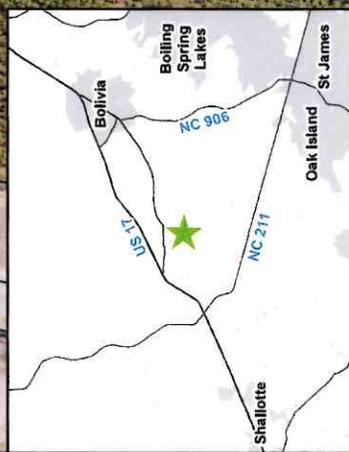
Project Site





EagleView, Inc.

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







NTH 21216



# Planned Development (PD)

## Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>RJ 87</u>	Invoice # <u>539398</u>
Date Received: <u>6/17/22</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

Property Owner	Name	Elbert Anderson	Phone	
	Address	5224 Clear Run Drive Wilmington, NC 28403	Fax	
	City, St, Zip		Email	

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

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

Project Information	Project Name	Gilbert Road/ Benton Road Tract	
	Modification or Expansion Of Existing PD?	Yes	No
	Single Family Acres	64.53	Lots <sup>153</sup> / <sub>209</sub>
	Multi-Family Acres	0	Townhomes <sup>58</sup> / <sub>0</sub> Units
Commercial Acres	0		

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

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

July 5, 2022

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

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

Dear Mr. Norris,

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

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

### Comments from Planning:

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

- Please consider removing the lots from the AE flood zone and converting this area to open/recreation space.
- Connect two cul-de-sacs to comply with link/node requirements.
- There does not appear to be any accessible or usable recreation space. Please address.
- Please label all open space areas and recreation space areas.
- Please label the peripheral buffer.
- Please indicate the street buffer and width.
- Please note the pump station location.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

### Comments from Stormwater

Brigit Flora – 910-253-2405 – [brigit.flora@brunswickcountync.gov](mailto:brigit.flora@brunswickcountync.gov)

- A State Erosion Control Permit will be required for clearing and/or grading.
- Project will require both state and county stormwater permits.
- The notes indicate that the stormwater system will be designed to accommodate the 100-year 24-hour storm at a minimum which is encouraged for this site.

### Comments from Flood Plain Administrator

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

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



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

### Comments from Engineering

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

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

### Comments from Fire Code Official

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

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

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

Note 1: Final plat will require fire approval.

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

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

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



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Sincerely,

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

Marc A. Pages  
Brunswick County Principal Planner

Neighborhood Meeting 07/22/22 5 pm

Sign in

	Name	Phone #	Address
1	Josh & Lisa Crook	910-443-5348	270 Green Ridge Trail
2	Alyssa & Sean LaMora	518-522-6099 518-522-6099	250 Green Ridge Trail
3	Terry Boloff	910-880-1067	751 Benton Rd
4	Tim Brown	910-712-1581	530 Benton Rd
5	Eric A. Hill	910-231-9488	1910 Gilbert Rd
6	Cristine Beasley	910-477-2826	350 Benton Rd
7	Jeremy James	910-477-2825	Bolivia
8	Kris & Stephanie Pelton	269-757-1325 910-616-5050	655 Gilbert Rd
9	Norma Ingram	910-540-1891	281 June Bug Trail
10	Sara & Jamie Orrack	910-540-4832	493 Gilbert Rd
11	Mark Hewett	910-488-1030	260 Green Ridge Trail
12	Elizabeth Jones	910-209-3364	1102 Gilbert Rd
13	Debbie Barthelomew	910-279-1842	1135 Gilbert Rd

Summary

An overview of the project was given then questions were fielded from the community for roughly 1.5 hrs. The project was discussed thoroughly. The main topics of discussion were as follows:

- Flooding – several adjacent parcels flooded extensively during the last major hurricane
- Stormwater – stormwater design standards & impact on ecosystem
- Wetlands – no wetlands are proposed to be disturbed with this site
- Traffic – a TIA has been completed & is under review by NCDOT
- Impact on schools – no negative input from the school board thus far
- Planning & approval process – how the process works, when the board meeting is and that it is open to the public
- Required permits – planning board, state & county stormwater, state erosion control, state water & sewer, NCDOT driveway
- Alternative project types such as a lower density option
- Infrastructure - utilities & streets

# CASE PD-87

## ADJACENT PROPERTY OWNER(S)

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

## OWNER(S)

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

## APPLICANT(S)

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-91

Applicant: John Ross, Micheaux Resource Management, LLC

Project Name: Carmel Village Planned Development

Property Location: Southport-Supply Road (NC 211) and Zion Hill Road (SR 1114)

Parcel Numbers: 1850001707, 1850001508, 18500012

Zoning District: R-7500 (Medium Density Residential) and R-6000 (High Density Residential)  
R-7500 Density Maximum – 5.8 Dwelling Units per Acre  
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 also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”*

Surrounding Zoning **North:** RR (Rural Residential), CLD (Commercial Low Density), R-6000 (High Density Residential)  
**South:** R-6000 (High Density Residential) and R-7500 (Medium Density Residential)  
**East:** SBR-6000  
**West:** RR and R-7500

Proposed Use: Carmel Village is a proposed planned development to consist of 400 single family lots and 167 townhomes on 291.8 acres, creating an overall density of 1.95 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial, and vacant land. The Virginia Williamson Elementary School is also directly adjacent to the project site (Tax Parcel 1850001505).
- The Future Land Use Map denotes this area as Low Density Residential and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary. The developer is also proposing a 30 street buffer on both sides of Zion Hill Road and along the Southport-Supply Road frontage with the existing vegetation preserved.

- The required open space for the development is approximately 69.7 acres. The developer is proposing 214 acres of dedicated open space. The developer is also proposing 66.8 acres of recreation space of which 10.4 acres are required.
- The proposed project will generate approximately 4,798 vehicle trips per 24-hour weekday volume. 218 of the residential units will have access onto Zion Hill Road. The remaining 349 lots will have access onto Southport-Supply Road. 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 214 acres of open space where as 69.7 acres are required.
  2. The stormwater system will be constructed to meet the 25-year storm event.
  3. Sidewalks are proposed on one side of internal streets.
  4. A pedestrian sidewalk shall be placed on the west side of Zion Hill Road from the Winding River boundary to the elementary school property.
  5. A 30' street buffer along Zion Hill Road is proposed rather than the minimum 20' street buffer. All existing vegetation within the buffer shall be preserved.
  6. Of the 122.4 acres of wetlands on the site, 109.2 acres is to be placed in a Conservation Easement.
  7. Pedestrian trails shall be installed connecting the different phases separated by wetlands for better connectivity and walkability.
  8. The existing fencing installed on both sides of Zion Hill Road shall be preserved and maintained by the developer and HOA.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- No portions of the site are in an AE flood zone. A small portion of the site fronting Southport-Supply Road is located in a Shaded X Flood Zone but no development is proposed in that area.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on September 22, 2022.
- TRC was held on August 30, 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.

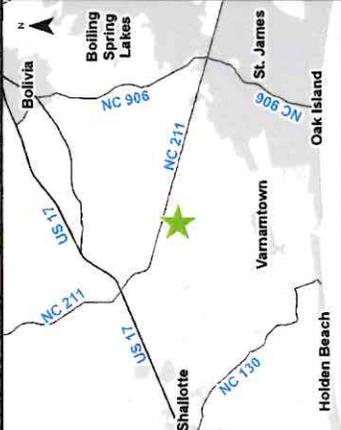
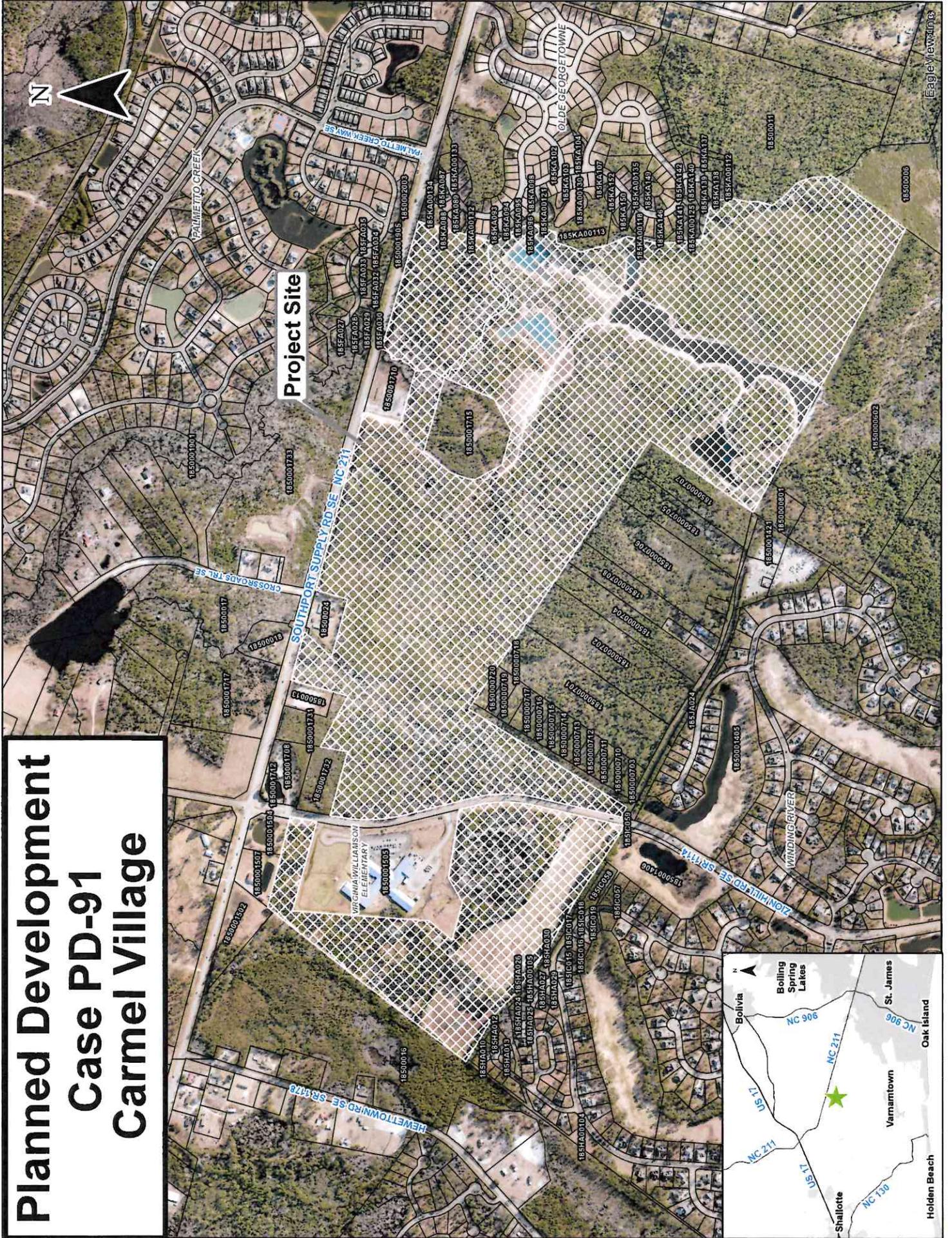
Staff recommends approval based on the following conditions:

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. A road Connection shall be required across the wetlands connecting Road A and Road C in Phase 1 of the development.
5. The Road A connection to Zion Hill Road shall be limited to a right-in/right-out or emergency use only to reduce potential conflicts with school traffic. The developer shall coordinate with NCDOT for exact design and layout.
6. A pedestrian crosswalk with signage shall be installed across Zion Hill Road to accommodate school walkers. The developer will coordinate with Brunswick County Schools and NCDOT to determine exact location and configuration of the crosswalk.
7. Label the future connection to Calvin Frink Drive shall be for emergency use only and will be gated.



# Planned Development Case PD-91 Carmel Village

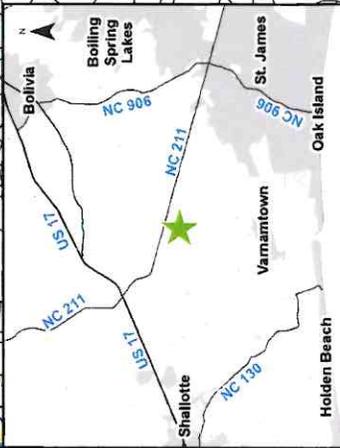
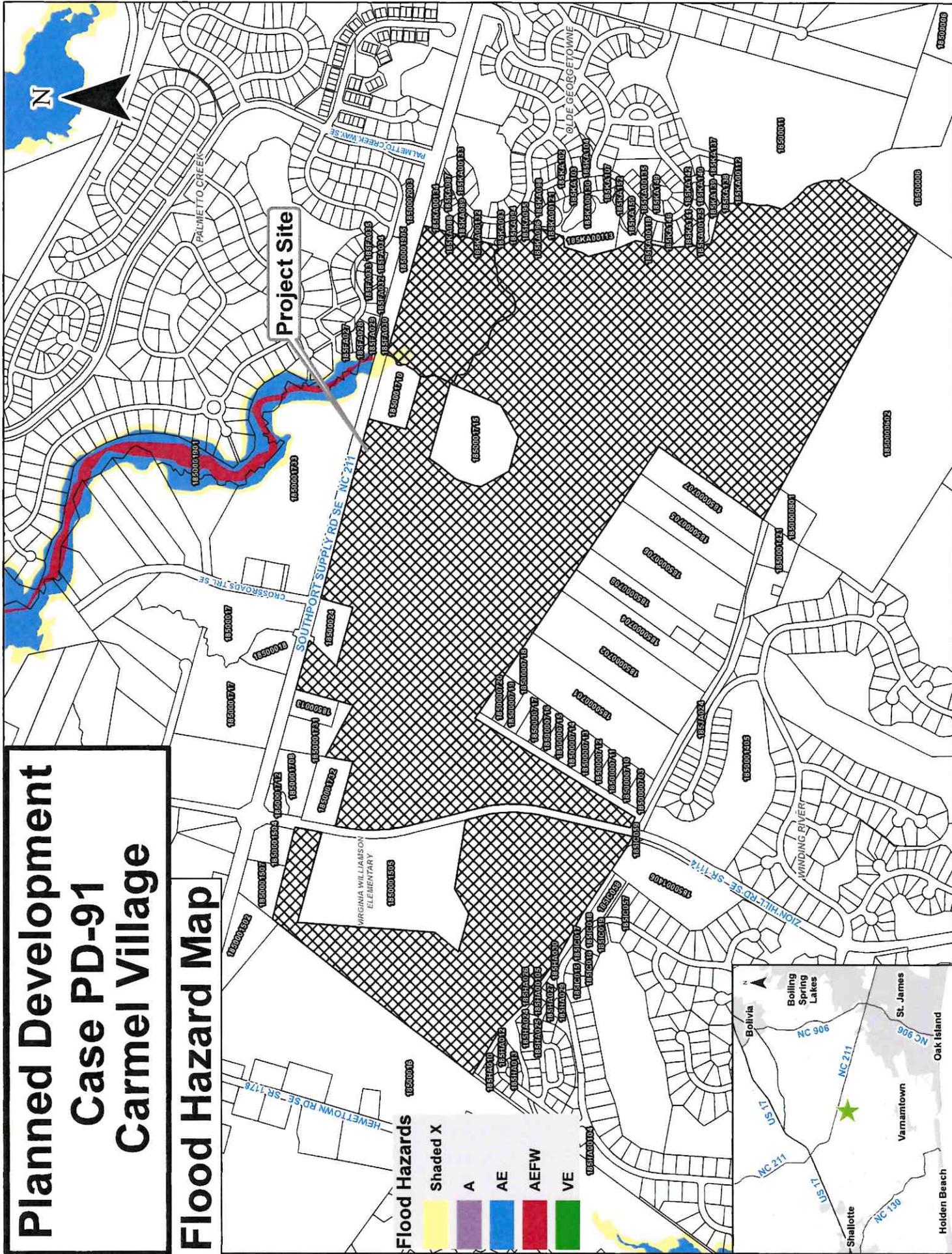
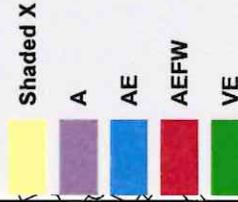


EagleView, Inc.

# Planned Development Case PD-91 Carmel Village

## Flood Hazard Map

### Flood Hazards







American Engineering Associates  
8008 Corporate Center Drive, Suite 110  
Charlotte, NC 28226  
704.375.2438  
Info@american-ea.com

**Summary of Voluntary Community Meeting**  
**For a Planned Development by Micheaux Resource Management, LLC**

**Petitioner:** Micheaux Resource Management, LLC

**Municipality:** Brunswick County

**Property:** ±291.8-acre site located south of the intersection at Highway 211 and Zion Hill Road

On September 22, 2022, from 5:30 PM to 7:00 p.m. at Lockwood Folly Park, Picnic Shelter #3, 430 Green Swamp Road, Supply, North Carolina, 28462, the Petitioner conducted a voluntary community meeting to present its proposed planned development. Written notice of the meeting, which is attached hereto as **Exhibit A** was provided by US mail on September 12, 2022, to the individuals and organizations set out on **Exhibit B**.

**I. Overview of Petitioner’s Presentation.**

John Ross with Micheaux Resource Management started the meeting by welcoming the participants to the meeting and thanking them for attending the community meeting. He then introduced the petitioner’s other representative at the meeting—Sara Shirley from American Engineering. Marc Pages with Brunswick County Planning was also in attendance to address questions related to County process.

Sara Shirley then took over leading the meeting and provided the following information during the presentation.

The approximately 291-acre site is located off Highway 211 at the intersection with Zion Hill Road. Existing zoning is R-7500 and SBR-6000, with the intent to develop the site as a planned development. The neighborhood will include a total of 567 homes, 167 of which are townhomes (single-family attached) and 400 single-family detached homes. Sara presented a full site plan and rendering of the neighborhood, highlighting the buffering of environmental features and perimeter of the site, explained the size of the lots and building setbacks and provided an overview for planned amenities and exceptional design standards.

Marc Pages provided the date for Planning Board as well as clarification of the process and Sara opened the meeting for questions.

**II. Summary of Questions/Comments and Responses:**

Comments from community members generally focused on:

- Traffic and entrances onto Zion Hill Road
- County Process questions
- Connection to and capacity of Virginia Williamson Elementary School
- County Infrastructure
- Stormwater mitigation
- Environmental questions
- Aesthetic Discussions

**Traffic and Entrances:**

Participants asked about existing traffic in the area and if a traffic impact analysis (TIA) would be required. They inquired about what was included on a TIA and if the counts considered the summer tourist season, impact on school related traffic

### Aesthetic Discussions:

Emphasis was put on what the homes would look like and who would be the end users for the homes; rental vs home ownership discussions, and if a Homeowner's Association (HOA) would be put into place for the neighborhood. Questions were asked about builders for the neighborhood. Questions regarding timing of construction, and phasing for project were also asked. Residents asked if the neighborhood would be gated and what the exact amenity package would be for the project. Questions regarding whether the existing white picket fence would remain, and if the project would have monumentation signage. Neighbors asked if the development team could provide examples of other projects on which they've worked. Residents also raised fears on property values.

The team emphasized that all construction would meet State Building Codes, and anything beyond is not required – home equity provisions as per NC State law protect the rights of all residents to choose to live either in rental or owned properties. The team confirmed an HOA would be in place for the neighborhood, and the neighborhood would be a multi-year build out. Multiple regional and national homebuilders have approached the development team, and specific decisions for builders would be determined after the planned development process. The team also explained that the amenity package would be determined at time of site plan submittal, and areas have been reserved to include the necessary infrastructure for amenities once determined. The initial amenity package includes trails throughout the neighborhood connecting disparate cul-de-sacs and sidewalk along Zion Hill Road for further greenway extension/expansion. The white picket fence will remain and the project will have its own monument signage to differentiate the project from Winding River. The development team has provided examples of other neighborhoods to planning staff.

**Exhibit B**

Name1	Name2	Address1	Address2	City	State	ZipCode
1205 ENTERPRISES LLC		557 RIVERWOOD DR SE		BOLIVIA	NC	28422-7995
ALPERT JEFFREY R	ALPERT DONNA S	PO BOX 289		SUPPLY	NC	28462-0289
ANDERSON VINCENT CARL		4810 E BLUE JAY AVE		ORANGE	CA	92869-1923
BLUE SKY TOWERS LLC		PO BOX 723597		ATLANTA	GA	311139-0597
BRINSFIELD ORVILLE JAMES	BRINSFIELD SUSAN	380 BLOSSOM TREE LANE		BOLIVIA	NC	28422
BROWN JANICE F	C/O WHITNEY B BROWN	1909 23RD ST SE	APT 141B	WASHINGTON	DC	20020-4569
BROWN WILLIAM R	BROWN TINA M	376 CYPRESS RIDGE DR SE		BOLIVIA	NC	28422-8970
BRUNSWICK COUNTY BOARD OF EDUCATION		35 REFERENDUM DR NE		BOLIVIA	NC	28422-7578
BRUNSWICK ELECTRIC MEMBERSHIP		P O BOX 826		SHALLOTTE	NC	28459
BURTON WHITE OLIVIA	BURTON WHITE GREGORY L	1443 NEW SUN DR SE		BOLIVIA	NC	28422-4901
BUTLER JOSEPH	BUTLER SHARON	374 CYPRESS RIDGE DR SE		BOLIVIA	NC	28422-8970
C/O PREMIER MANAGEMENT CO	OLDE GEORGETOWNE ASSOCIATION	PO BOX 34212		CHARLOTTE	NC	28234-4212
CLEMMONS JUNE L	MOORE NANCY L	1255 SOUTHPORT SUPPLY RD SE		BOLIVIA	NC	28422
CNGC LLC		106 S SAINT JOHNS DR		CAMP HILL	PA	17011-4146
COHAN BRIAN J	COHAN TAMMY LYNN	382 CYPRESS RIDGE DR SE		BOLIVIA	NC	28422
COLE DONALD J	DEBORAH A REV LIV	4348 LOBLOLLY CIRCLE		SOUTHPORT	NC	28461
CROSSWIND PROPERTIES LLC		2550 CAPITOL DR STE 105		CREEDMOOR	NC	27522-9450
DAVIS HARRIET FRANK		12 OLIVEAR CT		GREENSBORO	NC	27406
DEL GUIDICE JOHN A	DEL GUIDICE CONSTANCE L	209 COMLY RD APT I25		LINCOLN PARK	NJ	07035-1171
DILORENZO FRANK		50 LEONARD ST	APT 308	BEACON	NY	12508-3444
ESTUPINAN MICHELLE TRUSTEE	MOORE J K TRUSTEE	1613 SKYE DR		CHAPEL HILL	NC	27516
EXUM ROBERT C G	EXUM KIMBERLY H	PO BOX 1967		WILMINGTON	NC	28402
FRINK AUDRIS J		1522 PLUMSTEAD RD		CHARLOTTE	NC	28216
FRINK CURTIS G	FRINK JWANTANA G	516 N LORD ST		SOUTHPORT	NC	28461-3436
FRINK PATRICE L		114 W. BROWN		SOUTHPORT	NC	28461
GARDNER HELEN E		2988 BROWN RD SE		BOLIVIA	NC	28422
GARDNER ROSA		3017 BROWN RD SE		BOLIVIA	NC	28422
GREEN MARY E	GREEN FLOYD	PO BOX 12253		MIAMI	FL	33101-2253
H&H CONSTRUCTORS OF FAYETTEVILLE LLC		2919 BREEZEWOOD AVE #400		FAYETTEVILLE	NC	28303-5501
HARDISON BUILDING INC		PO BOX 809		WRITSVILLE BCH	NC	28480-0809
HARGITT E PORRY H	HARGITT DONNA L	3 SADDLE RIDGE TRL		ALEXANDRIA	KY	41001-9105
HESSLER CYNTHIA I		1764 CAPRA CT SE		BOLIVIA	NC	28422-0701
HEWETT ROBERT HEIRS	HEWETT GEORGE HEIRS	670 HEWETTOWN ROAD	% BERNEST HEWETT	BOLIVIA	NC	28422
JOHNSON CHRISTOPHER MARQUISE		299 CAROLINA FARMS BLVD		CAROLINA SHOR	NC	28467-2386
JOYNER LARRY W SR		1616 LEANING PINE ROAD		BOLIVIA	NC	28422
JOYNER RICHARD	JOYNER LARRY	1624 LEANING PINE RD SE		BOLIVIA	NC	28422
KG PLAZA LLC		8620 RIVER RD		WILMINGTON	NC	28412-3334
LEE MARTHA F	LEE JOHN C	101 N 7TH ST	C/O DR LATONYA NIANG	LOUISVILLE	KY	40202-2924
MCCOLLAN JAMES	MCCOLLAN PRISCILLE	1668 LEANING PINE RD SE		BOLIVIA	NC	28422
MCMULLAN PARTNERS LLC		PO BOX 895		SHALLOTTE	NC	28459-0895
METTS HARTFORD		303 NE 187TH ST APT 707		MIAMI	FL	33179-4503
MONROE JOE HRS		2153 SUNSET HARBOR RD SE		BOLIVIA	NC	28422
MYERS MARILYN A		12445 W ELLSWORTH PL		LAKEWOOD	CO	80232-5250
MYLES EMMA JANE		PO BOX 10162		SOUTHPORT	NC	28461-0162
NC AGRICULTURAL FOUNDATION INC		BOX 7645		RALEIGH	NC	27695
PAOLICELLI FRANK J	PAOLICELLI BARBARA	382 BLOSSUM TREE LANE SE		BOLIVIA	NC	28422
PETERSON JASON DUANE		516 OLD CHARLESTON DR SE		BOLIVIA	NC	28422-6000
RHH LAND INVESTORS LLC		2919 BREEZEWOOD AVE # 5400		FAYETTEVILLE	NC	28303-5501
ROBINSON NORRIS		2987 BROWN RD SE		BOLIVIA	NC	28422-7535
SHADE LLC THE		168 ENGLEWOOD CT SE		BOLIVIA	NC	28422-8360
SHADE LLC THE		1094 SOUTHPORT SUPPLY RD SE		BOLIVIA	NC	28422-7670
SJP DISCOVERY RENTAL LLC		3495 HASKELL LN SE		SOUTHPORT	NC	28461-9130
SUPPLY MISSIONARY BAPTIST CHURCH INC		PO BOX 15		SUPPLY	NC	28462
VAHSEN VIKKI J		1175 WOODBRIDGE LN SE		BOLIVIA	NC	28422-8969
VANCE HOLDING LLC		5218 MARINA CLUB DR		WILMINGTON	NC	28409-4101
VARRASSE JOHN	VARRASSE DEBRA	101 BERGEN STREET		LAWRENCEVILLE	NJ	08648
VOICE JEFFREY MICHAEL	VOICE NORA LEANN	390 BLOSSOM TREE LN SE		BOLIVIA	NC	28422-8993
WARD LORI		125 ARCTIC RIDGE WAY		HOLLY SPRINGS	NC	27540-7082
WILLIFORD STEVEN		187 CLUBHOUSE RD		SHALLOTTE	NC	28468
WINDING RIVER PLANTATION COMMUNITY		1640 GOLEY HEWETT RD	ASSOCIATION INC	BOLIVIA	NC	28422
WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD	SUITE 108	WILMINGTON	NC	28403-5737



# Planned Development (PD)

## Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)  
 \$880 (City of Northwest Jurisdiction)  
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>AD-91</u>	Invoice # <u>543923</u>
Date Received: <u>8/12/22</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

Property Owner	Name	MOORE NANCY L & CLEMMONS JUNE L	Phone	
	Address	1255 SOUTHPORT SUPPLY RD SE	Fax	
	City, St, Zip	BOLIVIA, NC 28422-7689	Email	

Applicant or Representative	Name	John Ross Micheaux Resource Management, LLC	Phone	704-301-0461
	Address	PO BOX 1561	Fax	
	City, St, Zip	Monroe, NC 28111	Email	johnhrosspe@gmail.com

Property Information	Address	
	Tax Parcel(s)	1850001707 of 1850001808, 18500012
	Acreage	224.57 acres
	Current Zoning	SBR-6000
Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer	

Project Information	Project Name	
	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	see attached conceptual plan	

Authorization	Property Owner Signature	<u>Nancy L Moore</u> <u>June L Clemmons</u>	Date	
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>8/9/2022</u>

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

Parcel #1 of 3



## BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422  
www.brunswickcountync.gov/planning • (910)253-2025

August 31, 2022

American Engineering  
Sara Shirley  
8008 Corporate Center Drive, Suite 110  
Charlotte, NC 28226

**RE: Carmel Village Planned Development  
File # PD-91**

Dear Ms. Shirley,

The Technical Review Committee (TRC) at their August 30, 2022 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please remove the term "Rezoning" from the site plan since this is a Planned Development approval and not a rezoning.
- Please indicate how the development will accommodate the existing access easement to the cell tower parcel.
- Please provide better trail/pedestrian connectivity between the portions of the development separated by wetlands.
- Please provide a stubout to Calvin Frink Drive.
- Please note the street and peripheral buffer widths.
- Please note that existing vegetation within the buffers will be preserved where possible.
- If the townhomes along Zion Hill Road are intended to have their back yards facing that street, please increase the street buffer to 30' wide. Another option would be for these townhomes to be rear-loaded and front Zion Hill Road. If that is preferred the street buffer may remain at 20'.
- Please indicate a sidewalk/greenway along Zion Hill Road from the school property line to the Winding River property line.
- Please provide a typical street and cul-de-sac detail.
- Please consider placing the substantial wetlands in the eastern portion of the property in a conservation easement.
- Please provide phasing lines.
- Please provide the street side (corner) setback for the townhomes.
- Please note on the plan that this property is within a ½ mile of a Voluntary Agricultural District.
- Please note that a neighborhood meeting is highly recommended per UDO Section 9.2.



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### Comments from Stormwater

Brigit Flora – 910-253-2405 – [brigit.flora@brunswickcountync.gov](mailto: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](mailto:amy.aycock@brunswickcountync.gov)

- Existing 12" watermains on Zion Hill Rd & Hwy 211 available for connection.
- Existing 10" high pressure sewer forcemain on Zion Hill Rd & 16" high pressure forcemain on Hwy 211 available for connection.
- Proposed water and sewer mains not shown on proposed plan –
  - Please review our Brunswick County Design Manual (on our website) before submittal to Engineering for plan review.
  - Can request a sewer analysis and hydrant flow test before submittal to Engineering (forms on our website).
  - When submitting to Engineering, include one set of plans including all associated Brunswick County Detail Sheets, relevant Brunswick County Technical Specifications, signed state permits (NCDEQ & NCDOT).
- Fire hydrants required at subdivision entrances and every 800' in single family homes, every 400' in multi-family sections (minimum).
- Pump station site odor control may be required.
- NCDOT Encroachment required – Primary & Secondary and/or CA.

### Comments from Fire Code Official

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

- Revise sheet 2 of 3. General Site Notes Item 5. Replace emergency Management with Brunswick County Code Administration/Fire Marshal.
- Need to provide road detail.
- Phasing?
- General Comments:
  1. 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.
  2. 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.
  3. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

<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 September 9, 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

# PD-91

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1850001710	BRUNSWICK ELECTRIC MEMBERSHIP	ATTN: ROBERT LEAVITT	P O BOX 826	SHALLOTTE	NC	28459
1850001901	NC AGRICULTURAL FOUNDATION INC		BOX 7645	RALEIGH	NC	27695
185000006	MONROE JOE HRS		2153 SUNSET HARBOR RD SE	BOLIVIA	NC	28422
1850000716	DAVIS HARRIET FRINK		12 OLIVEAR CT	GREENSBORO	NC	27406
185000018	MOORE NANCY L		1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
185KA146	ANDERSON VINCENT CARL		4810 E BLUE JAY AVE	ORANGE	CA	92869-1923
1850000703	FRINK AUDRIS J		1522 PLUMSTEAD RD	CHARLOTTE	NC	28216
1850001717	SUPPLY MISSIONARY BAPTIST CHURCH INC		PO BOX 15	SUPPLY	NC	28462
1850000705	MCCOLLAN PRISCILLE ETVIR	MCCOLLAN JAMES	1668 LEANING PINE RD SE	BOLIVIA	NC	28422
185KA104	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		2919 BREEZEWOOD AVE SUITE 400	FAYETTEVILLE	NC	28303-5283
185KA087	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		2919 BREEZEWOOD AVE SUITE 400	FAYETTEVILLE	NC	28303-5283
1850001507	COLE DONALD J & DEBORAH A REV LIV		4348 LOBLOLLY CIRCLE	SOUTHPORT	NC	28461
185JA024	WINDING RIVER PLANTATION COMMUNITY		1640 GOLEY HEWETT RD	BOLIVIA	NC	28422
1850000719	FRINK JWANTANA G		516 N LORD ST	SOUTHPORT	NC	28461-3436
1850001732	SJP DISCOVERY RENTAL LLC		3495 HASKELL LN SE	SOUTHPORT	NC	28461-9130
1850001708	SJP DISCOVERY RENTAL LLC		3495 HASKELL LN SE	SOUTHPORT	NC	28461-9130
1850001712	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
1850001504	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
1850001421	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
185IC059	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
185HA00105	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
185HA00104	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
185KA152	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		2919 BREEZEWOOD AVE #400	FAYETTEVILLE	NC	28303-5501
185KA138	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		2919 BREEZEWOOD AVE #400	FAYETTEVILLE	NC	28303-5501
185KA105	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		2919 BREEZEWOOD AVE #400	FAYETTEVILLE	NC	28303-5501
185KA106	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		2919 BREEZEWOOD AVE #400	FAYETTEVILLE	NC	28303-5501
185KA145	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		2919 BREEZEWOOD AVE #400	FAYETTEVILLE	NC	28303-5501
185KA090	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		2919 BREEZEWOOD AVE #400	FAYETTEVILLE	NC	28303-5501
185KA100	OWNIT LLC		5455 E ELLIS STREET	MESA	AZ	85205
185HA027	HARGITT E FORRY II ETUX	HARGITT DONNA L	3 SADDLE RIDGE TRL	ALEXANDRIA	KY	41001-9105
185HA012	MYERS MARILYN A		12445 W ELLSWORTH PL	LAKEWOOD	CO	80232-5250
1850000713	LEE MARTHA F ET	LEE JOHN C/O DR LATONYA NIANG	101 N 7TH ST	LOUISVILLE	KY	40202-2924
185HA010	VAHSEN VIKKI J		1175 WOODBRIDGE LN SE	BOLIVIA	NC	28422-8969

18500011	RHH LAND INVESTORS LLC	2919 BREEZEWOOD AVE # S400	FAYETTEVILLE	NC	28303-5501
185IC018	BROWN WILLIAM R ETUX	376 CYPRESS RIDGE DR SE	BOLIVIA	NC	28422-8970
185IC016	ALPERT JEFFREY R ETUX	PO BOX 289	SUPPLY	NC	28462-0289
1850000717	FRINK PATRICE L	114 W. BROWN	SOUTHPORT	NC	28461
185HA029	BRINSFIELD ORVILLE ETUX	380 BLOSSOM TREE LANE	BOLIVIA	NC	28422
185HA030	BRINSFIELD ORVILLE JAMES ETUX	380 BLOSSOM TREE LANE	BOLIVIA	NC	28422
1850002003	EXUM ROBERT C G ETUX	PO BOX 1967	WILMINGTON	NC	28402
1850000712	FRINK CURTIS G ETUX	516 N LORD ST	SOUTHPORT	NC	28461-3436
1850000710	FRINK CURTIS G ETUX	516 N LORD ST	SOUTHPORT	NC	28461-3436
1850000715	FRINK CURTIS G ETUX	516 N LORD ST	SOUTHPORT	NC	28461
1850000714	FRINK CURTIS G ETUX	516 N LORD ST	SOUTHPORT	NC	28461
1850001905	EXUM ROBERT C G ETUX	2024 LYNNWOOD DR	WILMINGTON	NC	28403
185IC019	BUTLER JOSEPH ETUX	374 CYPRESS RIDGE DR SE	BOLIVIA	NC	28422-8970
185IC058	DILORENZO FRANK	50 LEONARD ST APT 308	BEACON	NY	12508-3444
185HA011	VARRASSE JOHN ET	101 BERGEN STREET	LAWRENCEVILLE	NJ	8648
185IC015	COHAN BRIAN J ET	382 CYPRESS RIDGE DR SE	BOLIVIA	NC	28472
185KA148	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA141	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA140	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA139	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA147	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA144	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA143	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA142	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA107	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA103	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA102	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA093	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA092	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA091	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA101	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA099	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA096	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA095	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA094	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA088	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA089	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA149	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185KA151	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
1850000720	JOHNSON CHRISTOPHER MARQUISE	299 CAROLINA FARMS BLVD	CAROLINA SHOR	NC	28467-2386

18500017	CLEMMONS JUNE L AND	MOORE NANCY L	1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1850001733	CLEMMONS JUNE L AND	MOORE NANCY L	1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
185HA025	ESTUPINAN MICHELLE TRUSTEE AND	MOORE J K TRUSTEE	1613 SKYE DR	CHAPEL HILL	NC	27516
185HA026	ESTUPINAN MICHELLE TRUSTEE AND	MOORE J K TRUSTEE	1613 SKYE DR	CHAPEL HILL	NC	27516
1850000708	JOYNER LARRY W AND	JOYNER RICHARD	1624 LEANNING PINE RD SE	BOLIVIA	NC	28422
1850000702	JOYNER LARRY W SR ETALS		1616 LEANNING PINE ROAD	BOLIVIA	NC	28422
1850001505	BRUNSWICK COUNTY BOARD OF EDUCATION		35 REFERENDUM DR NE	BOLIVIA	NC	28422-7578
1850000706	GARDNER ROSA		3017 BROWN RD SE	BOLIVIA	NC	28422
18500024	MOORE NANCY L (LT)	* KIMBERLY RAE BRUTON	1255 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7689
185000016	HEWETT ROBERT HEIRS AND	HEWETT GEORGE HEIRS	670 HEWETTOWN ROAD	BOLIVIA	NC	28422
1850001502	VANCE HOLDING LLC		5218 MARINA CLUB DR	WILMINGTON	NC	28409-4101
185KA00129	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00130	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00132	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00133	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00134	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00135	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00125	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00117	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00118	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00113	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00119	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00121	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00112	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00115	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185KA00116	OLDE GEORGETOWNE ASSOCIATION	C/O PREMIER MANAGEMENT CO	PO BOX 34212	CHARLOTTE	NC	28234-4212
185FA030	HARDISON BUILDING INC		PO BOX 809	WRITTSVILLE BCH	NC	28480-0809
185FA027	DELGADO DANIEL ETALS		322 HUBBS AVE	HAUPPAUGE	NY	11788-4309
1850000707	MYLES EMMA JANE ETALS		PO BOX 10162	SOUTHPORT	NC	28461-0162
1850000704	ROBINSON NORRIS ETALS		2987 BROWN RD SE	BOLIVIA	NC	28422-7535
185HA013	BLACKBURN JERE NOEL		197 YACHT WATCH DR	SUPPLY	NC	28462-5051
1850000711	PETERSON JASON DUANE		516 OLD CHARLESTON DR SE	BOLIVIA	NC	28422-6000
1850000718	BROWN JANICE F	C/O WHITNEY BROWN	1909 23RD ST SE APT 141B	WASHINGTON	DC	20020-4569
185HA024	VOICE JEFFREY MICHAEL ETUX	VOICE NORA LEANN	390 BLOSSOM TREE LN SE	BOLIVIA	NC	28422-8993
1850000801	GREEN FLOYD ET	GREEN MARY E ETALS	PO BOX 12253	MIAMI	FL	33101-2253
1850000602	METTS HARTFORD		303 NE 187TH ST APT 707	MIAMI	FL	33179-4503
1850001731	1205 ENTERPRISES LLC		557 RIVERWOOD DR SE	BOLIVIA	NC	28422-7995
18500013	1205 ENTERPRISES LLC		557 RIVERWOOD DR SE	BOLIVIA	NC	28422-7995
185KA150	MCMULLAN PARTNERS LLC		PO BOX 895	SHALLOTTE	NC	28459-0895
1850001405	CNGC LLC		106 S SAINT JOHNS DR	CAMP HILL	PA	17011-4146

1850001406	CNGC LLC		106 S SAINT JOHNS DR	CAMP HILL	PA	17011-4146
185KA097	BURTON WHITE GREGORY L ETUX	BURTON WHITE OLIVIA	1443 NEW SUN DR SE	BOLIVIA	NC	28422-4901
185KA098	EVANS BEN MICHAEL ETUX	EVANS TERRY ANN	1449 NEW SUN DR SE	BOLIVIA	NC	28422-4901
1850000701	GARDNER HOWARD LEE ET	GARDNER HELEN E	2988 BROWN RD SE	BOLIVIA	NC	28422
1850001715	BLUE SKY TOWERS LLC	C/O AMERICAN TOWERS	PO BOX 723597	ATLANTA	GA	31139-0597
185IC017	DEL GUIDICE JOHN A ETUX	DEL GUIDICE CONSTANCE L	209 COMLY RD APT I25	LINCOLN PARK	NJ	07035-1171
185IC057	ECHTER MICHAEL J ETUX	ECHTER VIRGINIA R	1205 PRESERVATION WAY UNIT 101	WILMINGTON	NC	28405-4348
185FA033	WARD NORMAN D JR ETUX	WARD LORI	125 ARCTIC RIDGE WAY	HOLLY SPRINGS	NC	27540-7082
185KA137	HESSLER CYNTHIA J ETALS		1764 CAPRA CT SE	BOLIVIA	NC	28422-0701
185HA028	LEES WILLIAM R JR		PO BOX 1644	WILMINGTON	VT	05363-1644
185FA029	KG PLAZA LLC		8620 RIVER RD	WILMINGTON	NC	28412-3334
185FA028	KG PLAZA LLC		8620 RIVER RD	WILMINGTON	NC	28412-3334
185FA031	KG PLAZA LLC		8620 RIVER RD	WILMINGTON	NC	28412-3334
185FA035	KG PLAZA LLC		8620 RIVER RD	WILMINGTON	NC	28412-3334
185FA034	KG PLAZA LLC		8620 RIVER RD	WILMINGTON	NC	28412-3334
185FA032	KG PLAZA LLC		8620 RIVER RD	WILMINGTON	NC	28412-3334

**OWNER(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1850001508	MOORE NANCY L AND	CLEMMONS JUNE L	1255 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7689
185000012	LASKA H MICHAEL ETUX	LASKA ANNETTE H	901 OLD LENNON RD SE	BOLIVIA	NC	28422-7645

**APPLICANT(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	JOHN ROSS		MICHEAUX RESOURCE MANAGEMENT, LLC	MONROE	NC	28111
			PO BOX 1561			

# REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-854

October 10, 2022

## APPLICATION SUMMARY

The applicant, Fully Loaded Marine, LLC (Derek Treffinger) requests to rezone Tax Parcels 21300077 and 2130006402 from N-C (Neighborhood Commercial) and I-G (Industrial General) to I-G (Industrial General). This rezoning is conventional therefore no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

4664 Todd Road SW (SR 1147) & adjacent parcel

### Tax Parcel

21300077 & 2130006402

### Current Zoning

N-C (Neighborhood Commercial) and I-G (Industrial General)

### Proposed Zoning

I-G (Industrial General)

### Surrounding Zoning

N-C (Neighborhood Commercial) and I-G (Industrial General)

### Current Use

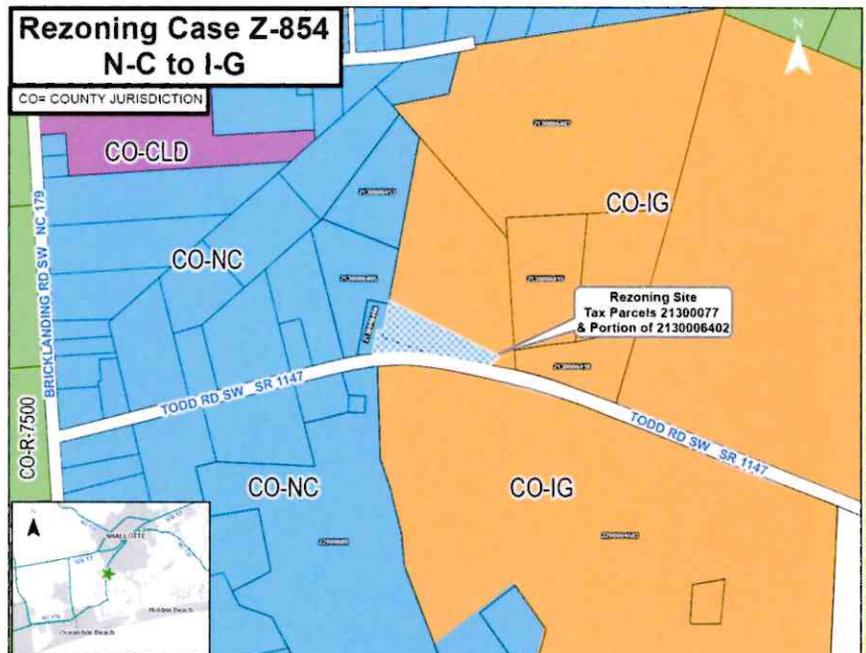
Vacant

### Surrounding Land Uses

Residential, Industrial, Vacant Lands

### Size

1.82 acres



## SITE CONSIDERATIONS

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

**Buffers:** If rezoned to I-G, no uses would require a buffer to adjacent I-G parcels. Where adjacent to N-C parcels that are vacant, a 1.6 opacity (30-foot) buffer would be required. Where adjacent to N-C parcels that contain a use, a 1.0 opacity (80-foot) buffer, would be required.

**Traffic:** There are no capacity deficiencies for this section of Todd Road (SR 1147) or Bricklanding Road (NC 179).

**Utilities:** Water is available from Brunswick County Utilities along Todd Road SW. Sewer is currently not available.

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

**CIP Projects in Area:** Shallotte Park (Potential Relocation), Odell Williamson Municipal Airport expansion.

### NCDOT Road Improvements in Area:

**R-5876** Construct multi-lane expressway – Carolina Bays Parkway – Planning and Design.

**U-6104** US 17 (Shallotte Bypass) to upgrade existing at grade intersection to interchange.

**R-5857** US 17 Business South of Shallotte and US 17 business north of Shallotte to convert intersections to superstreets.

**R-5788** US 17 Wall Street/Shallotte Avenue intersection realignment.

### Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: The site scores a 6 out of 10 for wetlands.
- The rezoning site does lay within a half mile of a Voluntary Agricultural District.

## ANALYSIS

*The I-G District is intended to provide locations for enterprises engaged in a broad range of manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise or equipment. Lands in this District are to be located on or near Major Thoroughfares as identified in the Brunswick County Comprehensive Transportation Plan; to rail service; and to in-place infrastructure such as water, sewer, and/or natural gas.*

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

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-854) proposed from Low Density Residential to Industrial for Tax Parcels 21300077 and 2130006402.

### Applicable CAMA Land Use Policies:

- P.21 Brunswick County will encourage/support the development of clean industries in locations where services can be provided, environmental impacts can be mitigated, surrounding land uses are compatible, and transportation systems can support the development.

## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO IG WITH THE ASSOCIATED LAND USE PLAN AMENDMENT TO INDUSTRIAL FOR TAX PARCELS 21300077 AND 2130006402** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

# Rezoning Case Z-854 N-C to I-G

CO= COUNTY JURISDICTION

CO-CLD

CO-NC

CO-IG

CO-NC

CO-IG

CO-R-7500

Rezoning Site  
Tax Parcels 21300077  
& Portion of 2130006402

2130006403

2130006415

2130006418

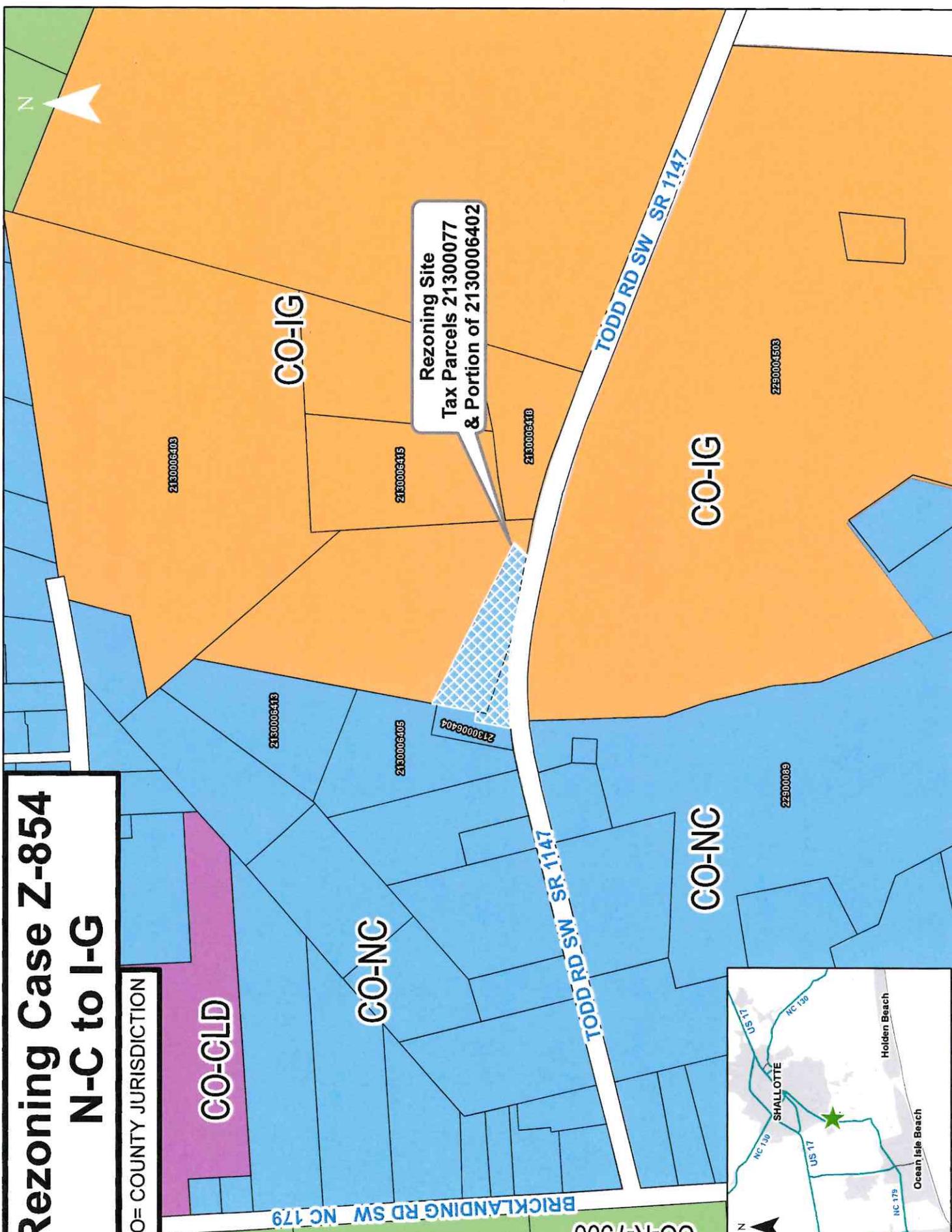
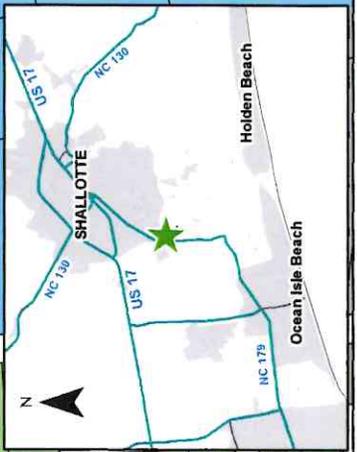
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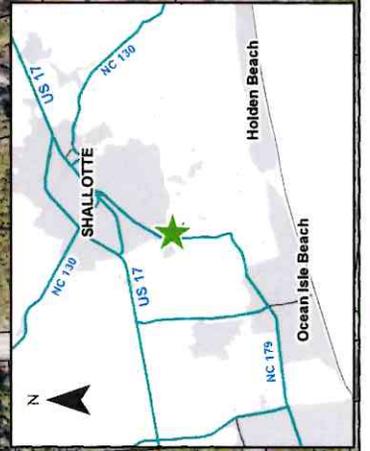
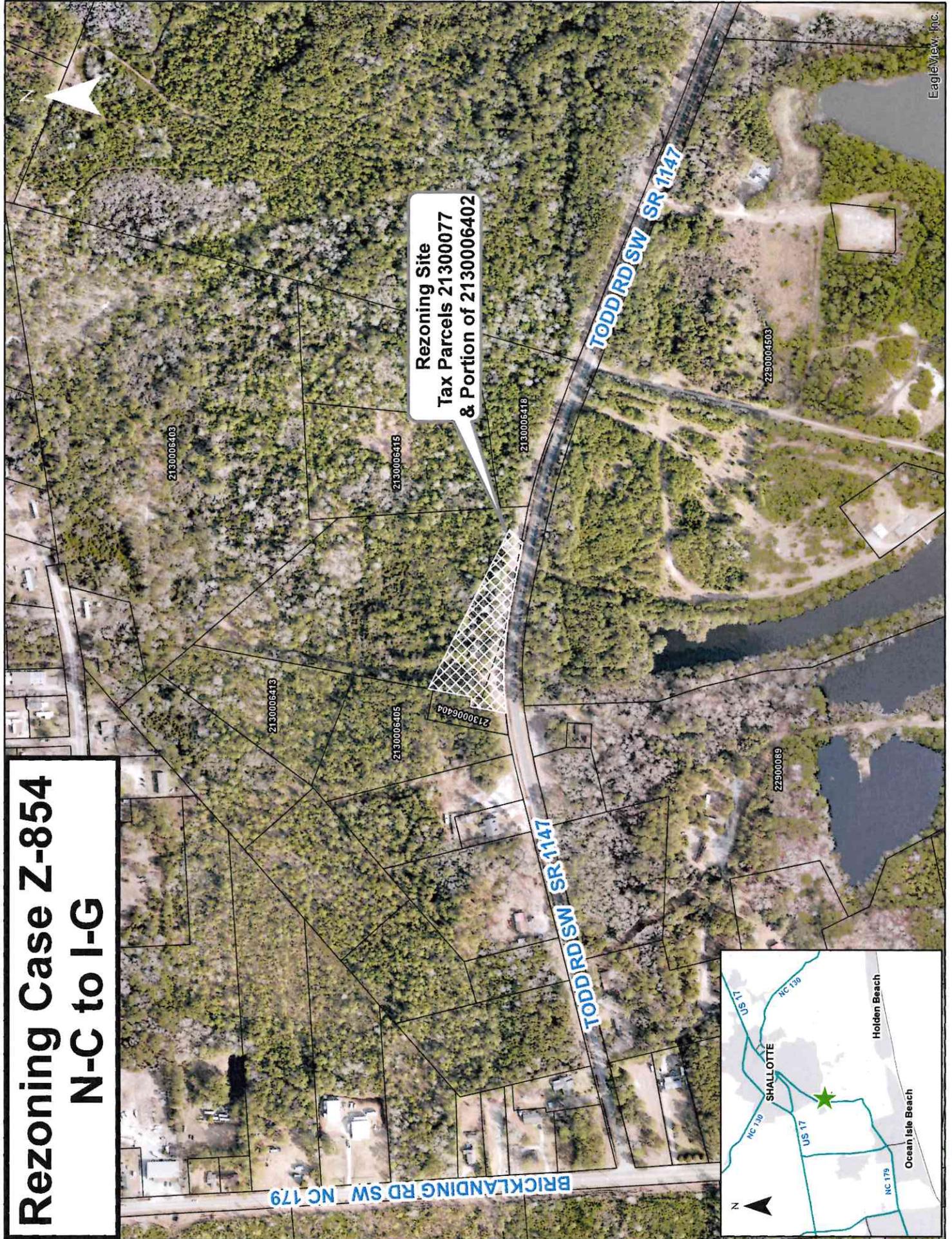
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2130006404

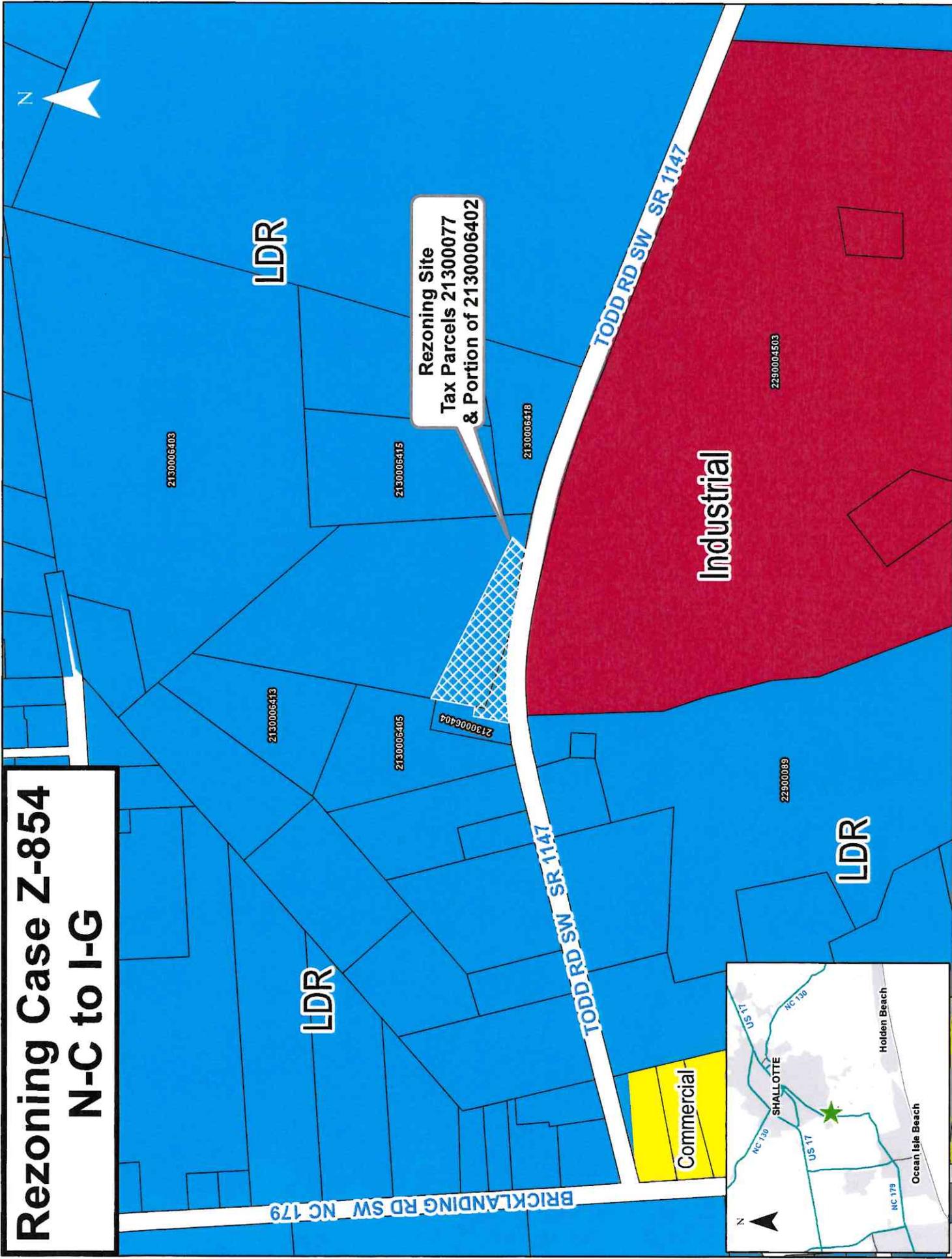
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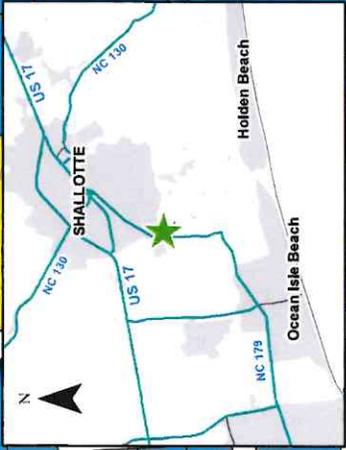
# Rezoning Case Z-854 N-C to I-G



# Rezoning Case Z-854 N-C to I-G



Rezoning Site  
Tax Parcels 21300077  
& Portion of 2130006402





# REZONING APPLICATION

<i>For Office Use Only</i>		Project #
Rezoning Case Z-	854	Invoice # 542590
Date Received 04 Aug 22		
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Folly Loaded Marine, LLC. (Derek Treffinger - Member)	
Mailing Address: 2986 Old Berwick St. SW Shallotte, NC - 28470-6139	
Phone: 704-616-1615	Email: FollyLoadedMarine@gmail.com
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s):	
Mailing Address:	
Phone:	Email:
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: 4664 Todd Road SW, Shallotte NC - 28470	
Parcel Tax ID #(s): 21300077 (Entire Parcel) + 2130006402 (Portion of parcel)	Total Site Acreage: 10.17 Acres (Entire Site) *(1.81 Acres to be rezoned) - See Exhibits
Current Zoning District(s): NC + IG	Proposed Zoning District(s): IG
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.	
<b>NOTE:</b> 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 subject rezoning request would take 1.81 AC of the total tract (10.17 AC) from NC to IG. While the rezoning request is not necessarily consistent with the future land use plan designation (Low Density Residential), the request does match zoning of the tracts to the North, South, and East.

## LAND USE COMPATIBILITY

Future Land Use Map Classification: Low Density Residential

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

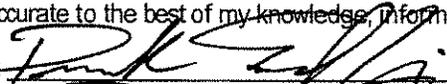
If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

The proposed rezoning request would only affect 1.81 AC of the 10.17 AC. Since parcels to the North, East, and South are already zoned IG, this rezoning would only affect tax parcel 2130006404 (4670 Todd Rd. SW). The current building setbacks, buffering, and screening requirements will more than adequately protect this adjacent tract from potential negative impacts. Additionally, state level environmental permits will further serve to protect neighboring properties.

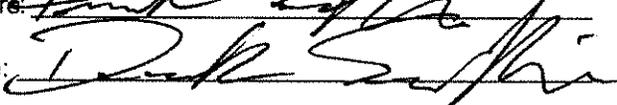
NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA CORE Land Use Plan. If a rezoning request is not consistent then an amendment is required. Planning Staff can assist with this determination.

## APPLICANT/OWNER SIGNATURE

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

Applicant Signature: 

Date: 7-19-22

Owner Signature: 

Date: 7-19-22

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

### Brunswick County Jurisdiction Fees

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> <1.0 acres (\$350)      | <input checked="" type="checkbox"/> 1.0 to <5 acres (\$400) | <input type="checkbox"/> 5.0 to <25 acres (\$450)       |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200)                | <input type="checkbox"/> Conditional Zoning (Add \$200) |

### City of Northwest Jurisdiction Fees

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650)      | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870)     |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200)       | <input type="checkbox"/> Conditional Zoning (Add \$550) |

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

# CASE Z-854

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2290004503	BYRD SCOTT ETUX	BYRD ADRIENNE	950 DONALDSONS WAY SW	SHALLOTTE	NC	28470
2130006403	STAN LANDS DEV INC		P O BOX 150	LONGWOOD	NC	28459
2130006413	FOY GENEVA JOHNSON		1917 DECATHLON DR	VIRGINIA BCH	VA	23453
2130006405	JOHNSON MICHAEL F		311 SUN DRIED CT	DURHAM	NC	27704
22900089	JOHNSON BOBBY W ETALS		4722 TODD RD SW	SHALLOTTE	NC	28470
2130006404	JOHNSON STEVEN LAMAR		4700 TODD RD SW	SHALLOTTE	NC	28470
2130006418	FULLY LOADED MARINE LLC		2986 OLD BERWICK ST SW	SHALLOTTE	NC	28470
2130006415	FULLY LOADED MARINE LLC		2986 OLD BERWICK ST SW	SHALLOTTE	NC	28470

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2130006402	FULLY LOADED MARINE LLC		2986 OLD BERWICK ST SW	SHALLOTTE	NC	28470
21300077	FULLY LOADED MARINE LLC		2986 OLD BERWICK ST SW	SHALLOTTE	NC	28470

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	FULLY LOADED MARINE LLC		2986 OLD BERWICK ST SW	SHALLOTTE	NC	28470



# BRUNSWICK COUNTY PLANNING DEPARTMENT

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

[www.brunswickcountync.gov/planning](http://www.brunswickcountync.gov/planning) • (910)253-2200

## MEMORANDUM

DATE: October 3, 2022

TO: Brunswick County Planning Board

FROM: Kirstie Dixon, Planning Director

RE: **Proposed Wellhead Protection Area Zoning Overlay District**

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The Brunswick County Planning & Public Utilities Departments held a Joint Community Meeting on September 8, 2022, at the St. James Community Center to share information on wellhead protection and get community input. To give you a little background, the Brunswick County Board of Commissioners adopted a Wellhead Protection Plan Policy in December of 2013 to protect the unique water aquifer within the NC 211 Corridor where the Brunswick County Public Utilities has wellheads. Brunswick County has been looking at ways to implement the plan to better protect this important water aquifer. One of the proposed solutions is to implement a zoning district overlay. The Community Meeting allowed discussion and input on implementing a zoning overlay district in the NC 211 Corridor. Staff took the input received from the Community Meeting and drafted a proposed text amendment to the Unified Development Ordinance (UDO) that will implement a Wellhead Protection Area Zoning Overlay District within the NC 211 Corridor. A webpage was created to hold all the pertinent information including a copy of the text amendment and a map.

Link to webpage: <https://www.brunswickcountync.gov/planning/ongoing-projects/proposed-wellhead-protection-zoning-overlay-district/>

**Attached are UDO text amendments (Section 4.8.8. & Section 5.2.3.) that will implement a Wellhead Protection Area Overlay Zoning District within the NC 211 Corridor, maps, and Frequently Asked Questions Sheet.**

## Proposed Wellhead Protection Area Overlay District Text Amendment Section 4.8.8.

09-22-22 **CLEAN DRAFT**

### 4.8.8 WPA: Wellhead Protection Area Overlay

#### A. Purpose and Intent

1. The Brunswick County Board of Commissioners recognizes: (a) that residents of Brunswick County rely on groundwater for a safe drinking water supply, and (b) that certain land uses in Brunswick County can contaminate groundwater particularly in shallow/surficial aquifers.
2. The purpose of the Wellhead Protection Area Overlay District (WPA) is to protect public health and safety by minimizing contamination of the shallow/surficial aquifers, Castle Hayne aquifer, and the Pee Dee aquifer in Brunswick County. It is the intent to accomplish this, as much as possible, by public education and securing public cooperation.
3. Appropriate land use regulations may be imposed, however, which are in addition to those imposed in the underlying zoning districts or in other county regulations.

#### B. Definitions Specific to the WPA Overlay

1. **AQUIFER.** A geological formation, group of formations or part of a formation capable of storing and yielding groundwater to wells and springs.
2. **BEST MANAGEMENT PRACTICES (BMPs).** Measures, either managerial or structural, that are determined to be the most effective, practical means of preventing or reducing pollution inputs from point sources or nonpoint sources of water bodies.
3. **CONFINED ANIMAL FEEDING OPERATION (CAFO).** The concentrated confined feeding or holding of animals or poultry, including, but not limited to horse, cattle, sheep or swine feeding areas, dairy confinement areas, slaughterhouse or shipping terminal holding pens, poultry and egg production facilities and fur farms, in buildings or in pens or lots where the surface has been prepared with concrete, rock or fibrous material to support animals in wet weather or which have wastewater treatment works.
4. **CONTAMINATION.** An impairment of water quality by chemicals, radionuclides, biologic organisms, or other extraneous matter whether or not it affects the potential or intended beneficial use of water.
5. **DEVELOPMENT.** The carrying out of any construction, reconstruction, alteration of surface or structure or change of land use or intensity of use.
6. **FACILITY.** Something that is built, installed, or established for a particular purpose.
7. **FARM PRACTICES.** A mode of operation that is common to farms of a similar nature, reasonable and prudent for the operation of such farms to obtain a profit in money, is or may become a generally accepted method in conjunction with farm use, complies with applicable laws, and is done in a reasonable and prudent manner.
8. **GREY WATER.** All domestic wastewater except toilet discharge water.
9. **HAZARDOUS MATERIAL.** A material which is defined in one or more of the following categories:
  - **Ignitable:** A gas, liquid or solid which may cause fires through friction, absorption of moisture, or which has low flash points. Examples: white phosphorous and gasoline.

- **Carcinogenic:** A gas, liquid, or solid which is normally considered to be cancer causing or mutagenic. Examples: PCBs in some waste oils.
- **Explosive:** A reactive gas, liquid or solid which will vigorously and energetically react uncontrollably if exposed to heat, shock, pressure, or combinations thereof. Examples: dynamite, organic peroxides, and ammonium nitrate.
- **Highly Toxic:** A gas, liquid, or solid so dangerous to man as to afford an unusual hazard to life. Example: chlorine gas.
- **Moderately Toxic:** A gas, liquid or solid which through repeated exposure or in a single large dose can be hazardous to man.
- **Corrosive:** Any material, whether acid or alkaline, which will cause severe damage to human tissue, or in case of leakage might damage or destroy other containers of hazardous materials and cause the release of their contents. Examples: battery acid and phosphoric acid.

10. **PRIMARY CONTAINMENT FACILITY.** A tank, pit, container, pipe, or vessel of first containment of a liquid or chemical.

11. **RELEASE.** Any unplanned or improper discharge, leak, or spill of a potential contaminant including a hazardous material.

12. **SECONDARY CONTAINMENT FACILITY.** A second tank, catchment pit, pipe, or vessel that limits and contains liquid or chemical leaking or leaching from a primary containment area; monitoring and recovery are required,

13. **SHALLOW/SURFICIAL AQUIFER.** An aquifer in which the permeable medial (sand and gravel) starts at the land surface or immediately below the soil profile.

14. **SPILL RESPONSE PLANS.** Detailed plans for control, containment, recovery, and cleanup of hazardous material releases, such as during fires or equipment failures.

15. **TIME-OF-TRAVEL DISTANCE.** The distance that groundwater will travel in a specified time. This distance is generally a function of the permeability and slope of the aquifer.

16. **WELLHEAD PROTECTION AREA.** The surface and subsurface area surrounding a water well, spring or wellfield, supplying a public water system, through which contaminants are reasonably likely to move toward and reach that water well, spring or wellfield.

### C. Delineation of the Wellhead Protection Area

1. **Brunswick County WPA Final Overlay.** The WPA Overlay District was determined using the Aquifer Source Volume (ASV) Method. In North Carolina, the WPA for wells withdrawing water from certain confined aquifers encompasses the area surrounding the well for which the time of travel from the outer edge of the area to the well is 10 years. WPAs based on a 10-year time of travel from their outer edge to the pumping well can be delineated by estimating the volume of the aquifer required to supply 10 years of withdrawals (i.e., the ASV method). When the calculated radius was drawn around each of the fourteen wells, it resulted in Wellhead Protection Areas with significant overlap, so the outer circles were used to draw a large delineation around the whole wellfield. **(NOTE: this is typically within about 1500 feet of the public water supply well. For more detailed information, see the Wellhead Protection Plan Brunswick County, North Carolina adopted by the Brunswick County Board of Commissioners, April 1, 2013).**

i. **Encouraged Uses.** Provided they meet appropriate performance standards outlined in 4.8.8 D. below and are designed to prevent any groundwater contamination.

- a. Parks, greenways, or publicly owned recreational areas.
- b. Necessary drinking water public utilities/facilities.

ii. **Special Uses.** The following uses are permitted only under the terms of a special use permit and must conform to provisions of the underlying zoning district and meet the limited use and performance standards outlined in Section 5.3 and Section 4.8.8 D. below. **(NOTE: see Article 3 Review and Approval Procedures - 3.5 Special Use Permit)**

- a. All uses indicated as a "SUP" in the WPA Overlay District (see Section 5.2.3 Use Table) may be permitted only where approved by the Zoning Board of Adjustment in accordance with Section 3.5 Special Use Permit.
- b. Expansion of existing nonconforming uses to the extent allowed by the underlying district. **(NOTE: see Article 10. Nonconformities).** The Brunswick County Zoning Board of Adjustment shall not grant approval unless it finds such expansion does not pose greater potential contamination of groundwater than the existing use.

iii. **Prohibited Uses.** In general, the following principal uses and/or accessory uses are prohibited within the WPA Overlay District. See Article 5 for principal uses that are permitted by right, permitted subject to limited use and performance standards, or permitted subject to a Special Use Permit.

- a. Garage service and/or Automobile repair/body shop;
- b. Repair, renovation, and remodeling of farm equipment;
- c. Vehicle and heavy equipment sales, service, and rentals;
- d. Boat repair and manufacture as a principal use;
- e. Commercial boating facilities;
- f. Retail sales that include gasoline /fueling facilities and/or truck stops including but not limited to convenience stores, auto centers, vehicle service facilities as an accessory use to a primary retail use;
- g. Laundry, dry cleaning, and carpet cleaning plants;
- h. Cemeteries, mausoleums, columbaria, memorial gardens as a primary use and as accessory uses to places of worship;
- i. Planing Mill/sawmill;
- j. Junkyard, wrecking, or salvage yard;
- k. Public or private waste disposal site, recycling, non-hazardous solid or liquid;
- l. Hazardous materials treatment facility;
- m. Construction and demolition landfill;
- n. Mining Operations, Class I & Class II/gravel pit;
- o. Nurseries and greenhouses;

- p. Confined animal feeding operations, lagoons, spray fields;
- q. Incinerators for the disposal of animal remains;
- r. Underground storage tanks, (except liquid propane gas (LPG) tanks);
- s. Land divisions resulting in high density (>1/acre) septic systems;
- t. Fueling Stations including but not limited to convenience stores with gas/propane sales, and any retail of gas or propane;
- u. This use list is not exhaustive. The uses prohibited by this district represent the state of present knowledge and most common description of said uses in the Brunswick County Unified Development Ordinance (UDO). As other polluting uses are discovered, or other terms of description become necessary, these shall be added to the list of uses prohibited by this district.

iv. **Exemptions.** The following activities or uses are exempt from the provisions of the WPA Overlay District:

- a. The transportation of any hazardous substance through the WPA Overlay District, provided the transporting vehicle is in transit;
- b. The use of any hazardous substance solely as fuel in a vehicle fuel tank or as lubricant in a vehicle;
- c. Retail sales establishments that store and handle hazardous substances for resale in their original unopened containers.
- d. Office supplies that are used solely for the operation of on-site administrative offices, provided such supplies are prepackaged in a form ready for use.
- e. Hazardous substances which are packaged for personal or household use and present in the same form and concentration as packaged for use by the public. The aggregate inventory of such substances shall not exceed 100 gallons or 800 pounds at any time.
- f. Bona Fide Farm
- g. Private Wells

**D. Performance Standards:**

To reduce the impact of development and protect the Brunswick County groundwater resources of the Wellhead Protection Area, the following standards shall apply to all activities within the WPA Overlay District:

1. Developments must control no less than the 3-inch rain event using any of the following enhanced stormwater control measures. Prior to the excavation of ground for the enhanced stormwater control measures, the seasonal high ground-water level must be identified. A minimum distance of two feet between the bottom of the enhanced stormwater control measure and the top of the highest seasonal ground-water level shall be required.

Bioretention cells	Sand filters	Filter strip
Grassed swale	Infiltration devices	Restored riparian buffer
Dry extended detention basin	Permeable pavement systems	Rooftop runoff management
Proprietary systems	Tree box filters	Bioretention cells
Infiltration trenches	Other sub-surface collection methods	

2. Minimize clearing and grading. Retention of "existing vegetation" shall be maximized within the proposed development.
  
3. Use or production of Hazardous Substances in industrial, processing, manufacturing, or commercial operations such as (but not limited to) those noted below shall be prohibited:
  - Metal plating/finishing/fabricating facility
  - Chemical processing/storage facility
  - Electrical/electronic manufacturing facility
  - Battery recycling and reprocessing
  - Machine shop
  - Wood preserving/treating facility
  - Cement/concrete plants
  - Equipment maintenance/fueling areas
  - Injection wells/dry wells/sumps
  - Storage of animal manure
  - Industrial and commercial uses that discharge processed wastewater on-site
  - Paving, roofing, and other construction materials using asphalt and petroleum-based coating and preserving materials
  - Primary and secondary metal industries that manufacture, produce, smelt, or refine ferrous and non-ferrous metals shall be prohibited.
  
4. Due to existing properties involving hydrological and geological factors, including depth to water table, groundwater travel time, soil pH, soil cation exchange capacity, soil composition and permeability, cavernous bedrock, seismic activity, slope, mines, and climate and;
 

Environmental and public health factors, including quality of surface and groundwater, and proximity to public groundwater water supply and watersheds;

Any waste treatment or disposal activity requiring permits under any of the following State regulations shall be prohibited in the WPA Overlay:

  - a) 15A NCAC 13B, Solid Waste Management Permits, primarily landfills
  - b) 15A NCAC 13A, Hazardous Waste Management Permits
  - c) 15A NCAC IE, Construction and Operations of an Oil Refining Facility
  - d) 15A NCAC 5B, Mining Permit
  - e) 15A NCAC 02C, Permit to Drill Exploratory Oil or Gas Well
  - f) 15A NCAC 2H.0900, Pretreatment Permit
  - g) 15A NCAC 2T.101, Waste Not Discharged to Surface Water
    - Limited to items:
      - (d) residual and residue disposal/utilization systems,
      - (e) animal waste management systems, and
      - (f) treatment of contaminated soils
  
5. Excavation creates a pathway for contaminants to enter the aquifer. Earth removal or disturbance including, but not limited to, the removal of soil, loam, sand, gravel, or any other earth material is permitted up to a maximum of 10 feet of historical predevelopment ground surface level.

6. Any subterranean foundation, structure, support, or footings using formulations of known hazardous materials including Chrome-Copper-Arsenate (CCC), pentachlorophenol (PENTA), creosote and related chemicals shall be prohibited.
7. Any industrial or commercial uses requiring fertilizer, pesticide, and petroleum storage, distribution, handling, mixing, and cleaning areas are prohibited. Any industrial or commercial storage or application of Restricted Use Pesticides shall be prohibited.
8. All facilities involving the collection, handling, manufacture, use, storage, transfer, recycling, or disposal of any solid or liquid material or waste having potentially harmful impact on groundwater quality are prohibited.
9. Wood-preserving operations and construction using formulations of Chrome-Copper-Arsenate (CCC), pentachlorophenol (PENTA), creosote and related chemicals shall be prohibited.
10. An acceptable contingency plan for all permitted facilities must be prepared for preventing hazardous materials from contaminating the shallow/surficial aquifer should floods, fire, or other natural catastrophes, equipment failure, or releases occur:
  - a. For flood control, all underground facilities shall include but not be limited to a monitoring system and secondary standpipe above the 100-year flood control level, for monitoring and recovery. For above ground facilities, an impervious dike, above the 100-year flood level and capable of containing 100 percent of the largest volume of storage, will be provided with an overflow recovery catchment area (sump).
  - b. For fire control, plans shall include but not be limited to a safe firefighting procedure, a fire retarding system, effective containment of any liquid runoff, and provide for dealing safely with any other health and technical hazards that may be encountered by disaster control personnel in combating fire. Hazards to be considered are pipes, liquids, chemicals, or open flames in the immediate vicinity.
  - c. For equipment failures, plans shall include but not be limited to:
    - i. Below ground level, removal and replacement of leaking parts, a leak detection system with monitoring, and an overfill protection system.
    - ii. Above ground level, liquid and leaching monitoring of primary containment systems, their replacement or repair and cleanup and/or repair of the impervious surface.
11. For any other release occurring, the owner and/or operator shall report all incidents involving liquid or chemical material to the designated wellhead protection spill coordinator at the Brunswick County Public Utilities office.
12. Since it is known that improperly abandoned wells can become a direct conduit for contamination of groundwater by surface water, all abandoned wells shall be properly plugged according to North Carolina Department of Environmental Quality - Division of Water Resources regulations.

E. *ADD: Wellhead Protection Area Overlay District Map*

Proposed Wellhead Protection Area (WPA) Overlay District  
 Article 5 Permitted Uses  
 5.2 Use Table

5.2.3. Use Table

The following principal uses are permitted by right, permitted subject to limited use standards, or permitted subject to a Special Use Permit. See Section 4.8.2 for Conditional Zoning option. Proposed WPA revisions are noted in red. (SEE LAST PAGE FOR KEY TO USE TABLE)

Use Grouping	Use	RR	R-7500	R-6000	MR-3200	C-LD	N-C	C-I	RU-I	J-G	CP	WPA Overlay District	Standards
Agricultural	All Agricultural uses, except as listed below												
	Agricultural Industry	P				P				P	P	SUP	4.8.8.D
	Agricultural Tourism	L				L			L	P	L		5.3.2.A
	Bona Fide Farms	L	L	L	L	L	L	L	L	L	L	L	5.3.2.B 4.8.8.D
	Farmers Market	P	P			P	P	P	P			P	5.3.2.C
	Farm Stands	P	L			P	P	P	P		P	P	
	Private Stables	P	L	L	L	P	P					SUP	5.3.2.D 4.8.8.D
	Malting house	L											5.3.9
	Landscaping and Horticultural Services	P				P			P			SUP	4.8.8.D
	Nurseries	P					P						
Residential	See 5.5.6 for prohibited temporary uses												
	Single Family Detached	P/PD	P/PD	P/PD	P/PD	L	L	L			P	L	4.15 4.8.8.D
	Zero Lot Line	L/PD	L/PD	L/PD	L/PD	L/PD	L/PD	L				L/PD	5.3.3.L 4.8.8.D
	Traditional	P/PD	PD	PD	P/PD	L/PD	L/PD					L/PD	5.3.3.J 4.8.8.D
	Semi-Attached	P/PD	PD	PD	P/PD	P/PD	P/PD					P/PD	5.3.3.H 4.8.8.D
	Duplex	P/PD	PD	PD	P/PD	P/PD	P/PD					P/PD	4.8.8.D
	Townhouse	PD	PD	PD	L/PD	L	L					L	5.3.3.I 4.8.8.D
	Multifamily		PD	PD	L/PD	L	L	L				L/PD	5.3.3.E 4.8.8.D
	Family Care Home	L	L	L	L	L	L	L				L	5.3.3.A 4.8.8.D
	Mobile Home, Class A	L	L	L	L	L	L	L				L	5.3.3.C.3
Mobile Home, Class B	L	L	L	L	L	L	L				L	5.3.3.C.4	

Article 5 Permitted Uses

5.2 Use Table

Use	RR	R-7500	R-6000	SBR-6000	MR-3200	C-LD	N-C	CA	R-U-I	I-G	CP	WPA Overlay District	Standards
Mobile Home Park	SUP		SUP			SUP	SUP					SUP	5.3.3.D 4.8.8.D
Upper Story Residential	PD	PD	PD	PD	L	L	L	L				L	5.3.3.K
Residential/Personal/Non-Commercial Storage Structures	L												5.3.3.M
Residential or Mixed Use	L	L	L	L	L	L	L					PD	4.3.1 4.8.8.D
Accessory Dwelling Units	L	L	L	L	L	L	L	L	L			L	5Error! Reference source not found.4.2
Multiple principal dwellings on single parcel	L	L	L	L	L	L	L	L				L	5.4.3
All Group Living, except as listed below												P	
Assisted Living Facilities	SUP	SUP	SUP	SUP		L	L					L	5.3.3.G
Boarding House												P	
Group Care Home	SUP	SUP	SUP	SUP		SUP	SUP					SUP	5.3.3.B
Nursing Home Facilities	SUP	SUP	SUP	SUP		L	L					L	5.3.3.F 4.8.8.D
All Home Occupation	L	L	L	L	L	L	L	SUP		SUP		L/SUP	5Error! Reference source not found.4.4
Campground, except as listed below	L				L	L						SUP	5.3.8 4.8.8.D
Government-Operated					L	L					L	SUP	5.3.8.A 4.8.8.D
Nude campground, colony, or resort	SUP					SUP						SUP	5.3.8.B 4.8.8.D
Outdoor RV Resort	L	SUP	SUP		L	L						SUP	5.3.8.C 4.8.8.D

Article 5 Permitted Uses

5.2 Use Table

Use Grouping	Use	RR	R-7500	R-6000	SBR-6000	MR-3200	C-LD	N-C	C-I	RU-H	I-G	CP	WPA Overlay District	Standards		
							Special Use Permit									
Public and Civic Uses																
Community Service	All Community Service, except as listed below						P		P				SUP	4.8.8.D		
5.1.3.A)	Auditorium, Civic Centers, Exposition Centers	L					L					L	SUP	5.3.4.A 4.8.8.D		
Day Care	Day Care Facilities	L	SUP	SUP	SUP	SUP	L	L	L				L	5.3.4.C		
5.1.3.B)	Day Care- In Home	L	L	L	L	L	L	L	L				L	5.3.4.D		
Educational facilities	Educational Facilities	L	SUP	SUP	SUP	SUP	L	L	L		L		SUP	5.3.4.E 4.8.8.D		
5.1.3.C)	University or College	L	L				P		L				SUP	4.8.8.D		
	Vocational and Business Schools	L					L		L	L	L		SUP	5.3.4.N 4.8.8.D		
Social Service facility and	All Social Service Facilities and Emergency Shelters, except as listed below	SUP					SUP	SUP	SUP				SUP	5.3.4.F 4.8.8.D		
Emergency shelter	Temporary Emergency Shelter during state-of emergency	P	P	P	P	P	P	P	P	P	P	P	P			
5.1.3.I)	Correctional Facility										SUP			5.3.4.B		
Government facilities	Government and Community Buildings	L	L	L	L	L	L	L	L	L	L	L	SUP	5.3.4.G 4.8.8.D		
5.1.3.D)	All Medical Facilities, except as listed below						P	P	P				P			
Medical facilities	Hospitals	SUP					L		L				SUP	5.3.4.H 4.8.8.D		
5.1.3.E)	All parks and open areas, except as listed below	P	P	P	P	P	P	P	P	-	P	P	P			
Parks and Open Areas	Amenity Center	L	L	L	L	L	L	L	L			L	L	4.4.4.A 4.5.3.B (for C-LD and NC) 4.7.C (for CP)		
5.1.3.F)	Arboretum and Botanical Gardens	P					P	P	P		P	P	P			
	Cemeteries, mausoleums, columbaria	P	L	L	L	L	P	L	L			L	SUP	5.3.4.I 5.3.4.J 4.8.8.D		
	Individual Burial Sites	L	L	L	L	L	L	L	L	L	L	L	SUP			
	Memorial gardens	P					P		L			P		5.3.4.I		
Passenger terminal	All passenger terminal, except as listed below	SUP							P				SUP	4.8.8.D		
5.1.3.G)	Airport								SUP		SUP		SUP	4.8.8.D		
Place of worship	All Places of Worship	P	P	P	P	P	P	P	P	P	SUP	L	SUP	5.3.4.K 4.8.8.D		
5.1.3.H)																

Article 5 Permitted Uses

5.2 Use Table

Use Grouping	Use	RR	R-7500	R-0000	SBR-6000	MR-3200	C-LD	N-C	C-I	RU-I	I-G	CP	WPA Overlay District	Standards
	KEY: Blank Cell = Not Allowed; "P" = Permitted; "L" = Limited Use Standards (Section 5.3); "SUP" = Special Use Permit													
Utilities	Major Utilities, except as listed below	SUP				SUP	SUP	SUP	SUP	SUP	SUP		SUP	5.3.4.M 4.8.8.D
	Minor Utilities	L	L	L	L	L	L	L	L	L	L		SUP	5.3.4.M 4.8.8.D
1.3.4)	Solar Collector (Accessory)	L	L	L	L	L	L	L	L	L	L	L	L	
	Solar Farm	SUP							SUP	SUP	SUP		SUP	5.3.4.Q 4.8.8.D
	TV/HDTV/AM/FM Broadcast Antennae	SUP					SUP	SUP	SUP	L	L		SUP	5.3.4.L 4.8.8.D
	Wind Farm	SUP							L	L	L		SUP	5.3.4.R 4.8.8.D
	Wind Energy Generator (Accessory)	L	L	L	L	L	L	L	L	L	L	L	SUP	5.4.12 4.8.8.D
	Wireless Telecommunication Facility	L	L	L	L	L	L	L	L	L	L	L	L	5.3.4.O



Article 5 Permitted Uses

5.2 Use Table

Use Grouping	Use	RR	3-7500	3-6000	SBR-6000	MR-3200	C-LD	N-C	C-I	RU-I	I-G	CP	WPA Overlay District	Standards
KEY: Blank Cell = Not Allowed; "P" = Permitted; "L" = Limited Use Standards (Section 5.3); "SUP" = Special Use Permit														
Commercial Uses	Commercial Parking Facility						L		L		L		SUP	4.8.8.D
	Funeral Homes, Crematorium, and Mortuaries						P		P				P L	4.8.8.D
	All Indoor Recreation, except as listed below						P		P				P	
	Adult & Sexually Oriented Business												SUP	5.3.5.A
	Electronic Gaming Operation						SUP						SUP	5.3.5.W
	Military Auxiliary Service Clubs and Halls						L	L	L				SUP	5.3.5.I
	Nightclub, Tavern, or Bar (with alcohol sales)						P	SUP	SUP				SUP	5.3.5.J
	Private Club or Lodge (Private, Nonprofit, Civic or Fraternal)						L	L	L				SUP	5.3.5.M
	Shooting Range, indoor						SUP		SUP				SUP	
	Skating Rinks						P		P				SUP	
Indoor Recreation (5.1.4.B)	Outdoor Advertising Structure						L		L		L		L	8.8.1 4.8.8.D
	Outdoor Recreation, except as listed below													
	Commercial Recreation						SUP	SUP	L		L	L	SUP	5.3.5.D 4.8.8.D
	Racetracks								SUP		SUP		SUP	4.8.8.D
	Golf Courses						L	L	L				L	5.3.5.F 4.8.8.D
	Golf Driving Ranges						P	P					P	
	Hunting Clubs						P							
	Shooting Ranges, outdoor						SUP							
	Bed and Breakfast						P	P	P				SUP	
	Hotel and Motel						L	L	L				L	5.3.5.G 4.8.8.D
Overnight Accommodation (5.1.4.D)	Retreat Center						L	L	L			SUP		
	Planned Development- Commercial or Mixed Use						L	L	L	L	L		PD	4.3.1 4.8.8.D
	Restaurants (5.1.4.F)						L	L	L	L	L		L	5.3.5.O
	Microbrewery						P	P	P	P	P		P	

Article 5 Permitted Uses

5.2 Use Table

Use Grouping	RR	R-7500	R-6000	MR-3200	C-LD	N-C	C-I	RU-I	I-G	CP	WPA Overlay District	Standards
KEY: Blank Cell = Not Allowed; "P" = Permitted; "L" = Limited Use Standards (Section 5.3); "SUP" = Special Use Permit												
5.1.4.K												
Retail Sales and Service (5.3.P)	All retail sales and service, except as listed below											
	Convenience Store	P			P	P	P				P L	4.8.8.D
	Drive Through Facilities			L	P	P	P			L	SUP	5.3.5.X 4.8.8.D
	Flea Markets	SUP			L	L	L	L			L	5.3.5.E
	Kennel	SUP			SUP	SUP	SUP		SUP		SUP	5.3.5.V
	Marital Arts Instructional Schools	P			P	P	P				P	5.3.5.U
	Outdoor Sales or Display Areas, Other Than Mobile and Modular Home Sales Lots, and Vehicle and Heavy Equipment Sales and Rentals.	SUP			L	L	L	L	L		L	5.3.5.K
	Performing Arts Studio				P	P	P				P	
	Personal Service Establishments	SUP		L	L	L	L				L	5.3.5.L
	Retail sales less than or equal to 10,000 square feet	P		L	L	L	L	L		P	SUP	4.8.8.D
	Retail sales more than 10,000 square feet.	L			L	L	L	L	L		SUP	5.3.5.P 4.8.8.D
	Retail sales and service in industrial establishments	SUP			L	L	L	L	L		SUP	5.3.5.Q 4.8.8.D
	Veterinary Establishments, Animal Hospital				L	L	L	L			SUP	5.3.5.U 4.8.8.D
Self-Service Storage Facility (Mini Storage) (5.1.4.H)	Self-Service Storage Facility (Mini Storage) (5.1.4.H)	L			L	L	L	L	P		L	5.3.5.R 4.8.8.D
	Car Wash	L			L	L	L	L			SUP	5.3.5.B 4.8.8.D
	Garage Service and/or Automobile Repair	SUP		SUP	L	L	L	L	L		SUP	5.3.5.T
	Repair, Renovation, and Remodeling of Farm Equipment	SUP			SUP	SUP	L	L	L			5.3.5.N
	Mobile and Modular Home Sales and Service	SUP			SUP	SUP	L	L	L		SUP	5.3.5.H 4.8.8.D
	Vehicle and Heavy Equipment Sales and Rentals	SUP			L	L	L	L	L			5.3.5.S
	Boat repair and manufacture as a principal use						P	P	P			
	Commercial Boating Facilities	P			P	P	P	P	P			
	Commercial marinas and docks				P	P	P	P	P			
	Seafood processing and canning				SUP	SUP			SUP	SUP	SUP	4.8.8.D
	Storage of boats (dry or wet)	SUP			P	P	P	P	P		SUP	4.8.8.D

Article 5 Permitted Uses

5.2 Use Table

Use Grouping	Use	RR	R-7500	R-6000	SBR-6000	MR-3200	CLD	N-C	C-1	RU-I	I-G	CP	WPA Overlay District	Standards
Office														
Professional Offices	All professional office uses, except those listed below	P					P	L	P				P	5.3.6.A
5.1.5)	Banks and Financial Institutions	SUP					P	L	P				P	5.3.6.B
	Temporary Neighborhood Sales Homes,	P	P	P	P	P	P	P	P				P	
Industrial														
	All Heavy Industrial, except as listed below										P		SUP	4.8.8.D
	Animal slaughtering and rendering									P				
	Asphalt Plant										SUP		SUP	4.8.8-D
	Brewery								P		P		SUP	4.8.8.D
	Energy Generating Facility									SUP	SUP			
	Incinerators for the disposal of animal remains	SUP					SUP		L	L	L			5.3.7.D
	Junkyard, salvage, and recycling facility								SUP		SUP			5.3.7.E
Heavy Industrial (5.1.6.A)	L.P. Gas Filling Facility (principal and accessory)	L	L	L	L	L	L	L	L	L	L	L	SUP	5.3.7.K. & 5.3.7.L 4.8.8.D
	Mobile Home Salvage and Storage Yard	SUP							SUP	SUP	SUP		SUP	5.3.7.F 4.8.8.D
	Planing Mill/Sawmill	SUP							P	P				
	All light industrial, except as listed below								P	P	P		SUP	4.8.8.D
	Audio/Video Production and Distribution						P		P	P			P	
	Contractor's office and storage operations	L					L	L	P	P	P		SUP	5.3.7.A 4.8.8.D
	Craft and woodworking shops	L					L	L	L	P	P		SUP	5.3.7.B 4.8.8.D
Planned development/business park (5.1.6.H)	Industrial or Mixed Use								L		L		PD	4.8.8.D
Industrial park (5.1.6.I)	Business Park Uses	PD	PD				PD		P		P		SUP	4.8.8.D
	All Industrial Park Uses								P		P		SUP	4.8.8.D
Research	Research and Development (5.1.6.C)	SUP					P		P		P		SUP	4.8.8.D
	Mining Operations, Class I	SUP							SUP	L	SUP			5.3.7.G
	Mining Operations, Class II								SUP	L	SUP			5.3.7.H
	All Warehousing and Storage, except as follows						SUP		P	P	P		SUP	4.8.8.D

Article 5 Permitted Uses

5.2 Use Table

Use Grouping	Use	RR	R-7500	R-6000	SBR-6000	MR-3200	C-LD	N-C	C-I	RU-I	I-G	CP	WPA Overlay District	Standards
	KEY: Blank Cell = Not Allowed; "P" = Permitted; "L" = Limited Use Standards (Section 5.3); "SUP" = Special Use Permit													
Warehouse and Storage (1.6.E)	Freight Handling Facilities								P		P		SUP	4.8.8.D
Waste related services (1.6.F)	Storage, Above and Below Ground Construction and Demolition Landfill									P				
	Hazardous Materials Treatment Facility									SUP	SUP			
	Public or Private Waste Disposal Site, Recycling Non-hazardous Solid or Liquid								SUP	SUP	SUP			5.3.7.1
Wholesale sales and service (1.6.G)	Wood Waste Grinding Operations								SUP	L	SUP		SUP	5.3.7.J 4.8.8.D
	All Wholesale Sales and Service								P	P	P		SUP	4.8.8.D

**Proposed WPA Overlay District KEY and METHODOLOGY:** All uses highlighted in yellow have been identified as "NOT PERMITTED" uses in the WPA Overlay by Brunswick County Public Utilities.

- The WPA Overlay District in Brunswick County includes the following underlying zoning districts: R-7500, R-6000, C-LD, C-I, I-G
- All permitted uses (including associated accessory uses) in the WPA underlying zoning districts were evaluated for potential threats to groundwater contamination
- While many permitted principal uses appear to be innocuous to groundwater contamination, some permitted accessory uses have the potential to pollute groundwater and include (but not limited to): fuel/gasoline sales, heavy vehicle/truck maintenance and repair, storage of hazardous materials, pesticides, on-site refueling, on-site repair, bulk storage
- A SUP is recommended for all proposed principal uses in the WPA Overlay that may include permitted accessory uses with the potential to pollute groundwater
- Additional "Limited and/or Performance Standards" shall be met as a component of any permit approval in the WPA Overlay District

**Article 5 Permitted Uses**  
**5.2 Use Table**

Key to Permitted Use Table	
Permitted	A "P" in the use table indicates that a use is permitted by right in the respective district. Such uses are also subject to all other applicable requirements of this Ordinance.
Limited	An "L" in the use table indicates that a use may be permitted administratively, subject to additional limited use standards contained in <b>Section 4.4.8, WPA Overlay</b> and Section 5.3, Limited Use Standards. The applicable limited use standards are cross-referenced in the far right column of the use table. Such uses are subject to all other applicable requirements of this Ordinance.
SUP	An "SUP" indicates a use that may be permitted in the respective district only where approved by the Zoning Board of Adjustment in accordance with Section 3.5 Special Use Permit. An "SUP" indicates a use that may be permitted in the respective district only where approved by the Planning Board in accordance with Section 3.5. Uses requiring Special Use Permits are subject to all other applicable requirements of this chapter, including the additional limited use standards contained in Section 5.3, Limited Use Standards, except where such use standards are expressly modified by the approving authority as part of the Special Use Permit approval.
Blank Cell	Not allowed.
"Standards"	Cross-reference to any use standard listed in Section 5.3, Limited Use Standards. Where no cross-reference is shown, no additional use regulations shall apply.

**Proposed WPA Overlay District KEY and METHODOLOGY:** All uses highlighted in yellow have been identified as "NOT PERMITTED" uses in the proposed WPA Overlay recommended by Brunswick County Public Utilities.

- The WPA Overlay District in Brunswick County includes the following highlighted underlying zoning districts: **R-7500, R-6000, C-LD, C-1, I-G**
- All permitted uses (including associated accessory uses) in the WPA underlying zoning districts were evaluated for potential threats to groundwater contamination
- While many permitted principal uses appear to be innocuous to groundwater contamination, some permitted accessory uses have the potential to pollute groundwater and include (but not limited to): fuel/gasoline sales, heavy vehicle/ truck maintenance and repair, storage of hazardous materials, pesticides, on-site refueling, on-site repair, bulk storage
- A SUP is recommended for all proposed principal uses in the WPA Overlay that may include permitted accessory uses with the potential to pollute groundwater
- Additional "Limited and /or Performance Standards" shall be met as a component of any permit approval in the WPA Overlay District

# Brunswick County, NC Wellhead Protection Area



Boiling Spring Lakes

Oak Island

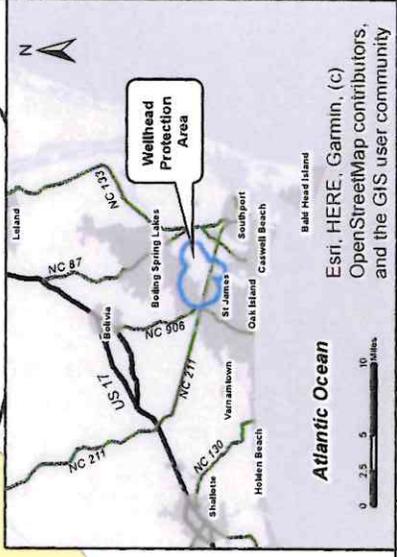
Southport Supply Rd NC 211

St. James

Midway Rd SE NC 906

- Wellhead Protection Area
- Property Lines
- County Jurisdiction
- Town Jurisdictions**
- Boiling Spring Lakes
- Oak Island
- St. James

Brunswick County assumes no legal responsibility for the content of this map nor for the accuracy or use of the data. All map information must be verified by the user.  
 Prepared by the Brunswick County Planning Dept.  
 08/15/2017



Atlantic Ocean

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

# Brunswick County, NC Wellhead Zoning Overlay



Boiling Spring Lakes

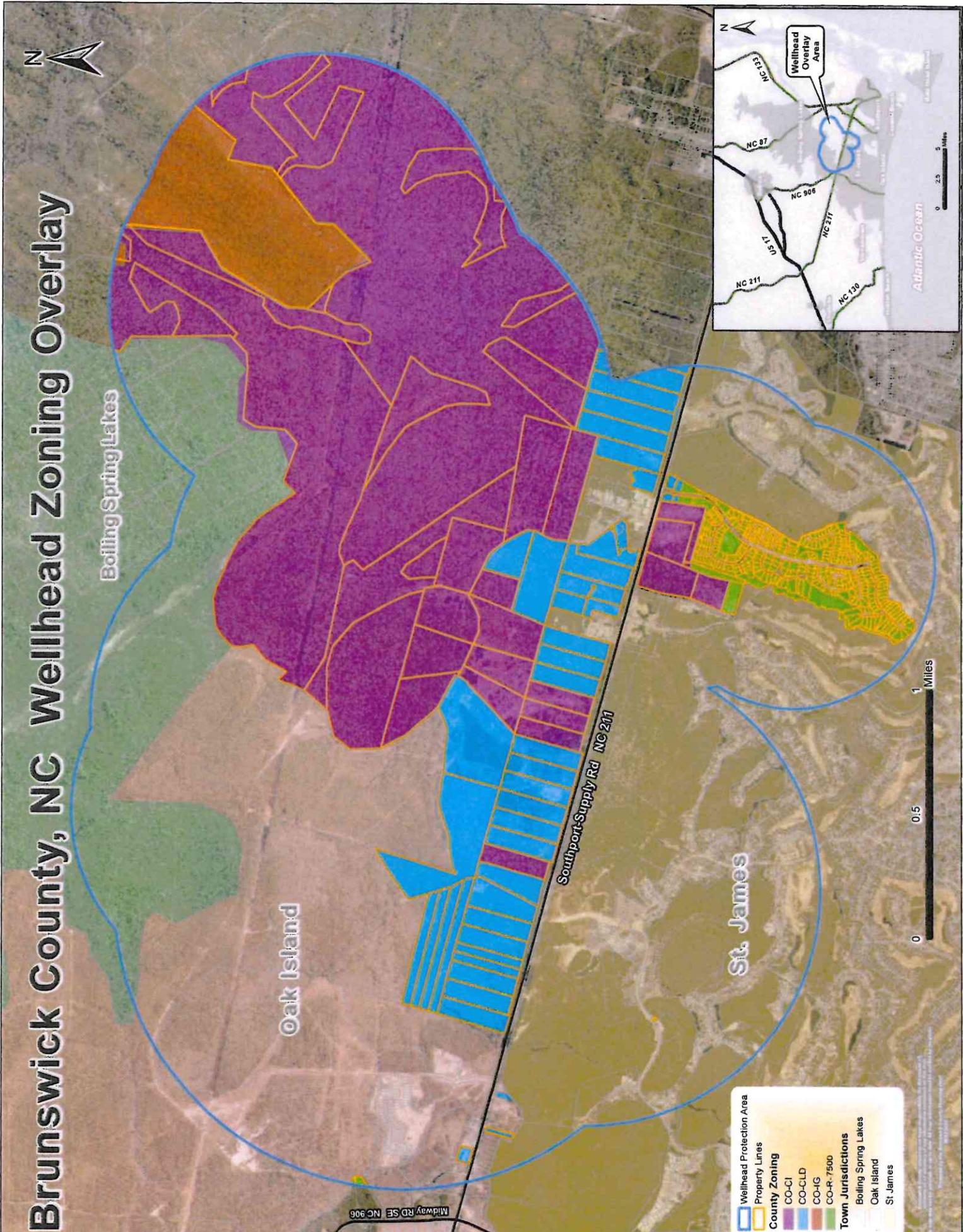
Oak Island

Southport-Supply Rd NC 211

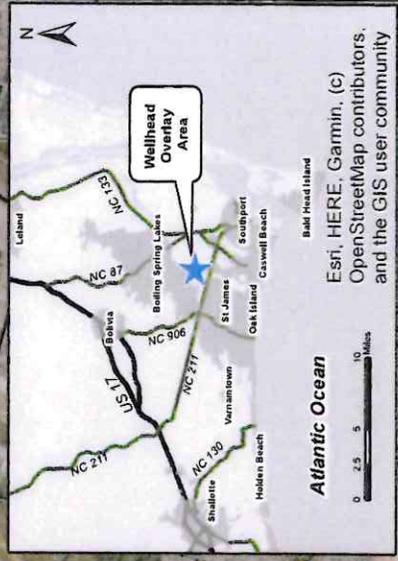
St. James

Midway Rd SE NC 906

	Wellhead Protection Area
	Property Lines
<b>County Zoning</b>	
	CO-C1
	CO-CLD
	CO-IG
	CO-R-7500
<b>Town Jurisdictions</b>	
	Boiling Spring Lakes
	Oak Island
	St. James



# Brunswick County, NC Wellhead Zoning Overlay



County Parcels Within Wellhead Overlay  
 Town Jurisdictions  
 Boiling Spring Lakes  
 Oak Island  
 St. James

Brunswick County is covered by digital photography for the purpose of  
 this map. Any errors in the data are the responsibility of the user.  
 This map may not be accurate to the ground. All map information must be verified by on-site  
 inspection.  
 Prepared by GIS Department, Brunswick County Planning Dept.  
 10/2012



# Brunswick County, NC Wellhead Zoning Overlay 2nd Map

Southport-Supply Rd NC211



 County Parcels Within Wellhead Overlay

0 0.05 0.1 0.2 Miles

Brunswick County assumes no liability for the accuracy or completeness of any information contained on this map. This map may not be accurate or up to date. All map information must be verified by recipient. Prepared by the Brunswick County Planning Dept. 08/29/2022

# Frequently Asked Questions

The following are frequently asked questions regarding the proposed Wellhead Protection Area Overlay District. Questions are listed in no particular order. If your question is not listed here, please contact Kirstie Dixon, Brunswick County Planning Director, at 910-253-2027, or email at [Kirstie.dixon@brunswickcountync.gov](mailto:Kirstie.dixon@brunswickcountync.gov).

- What is a Wellhead Protection Plan?
  - In 2013, the Brunswick County Commissioners adopted the *Wellhead Protection Plan* with specific policies for the protection of the public community well area.
- What is the purpose of this overlay district?
  - The overlay district will provide additional development regulations with the goal of protecting the 14 wellheads serving well over 12,000 customers and the aquifer that the wellheads draw from.
- Will this restrict all commercial activity?
  - No, restrictions on certain uses would apply to businesses whose activities could negatively impact/contaminate the aquifer. All commercial activity would have to comply with all the Wellhead Protection Area Overlay performance standards including enhanced stormwater control measures and a 10 ft depth limitation on excavation, dirt removal, and land disturbance.
- What types of uses will be prohibited?
  - Prohibited uses are proposed for a commercial and industrial uses that could negatively impact/contaminate the aquifer. Prohibited uses could include fueling stations, mining operations, junkyards, cemeteries, dry cleaning, commercial boating facilities, and garage service.
- How does this affect my project that is already approved?
  - Projects that have received all approvals or have been submitted to Brunswick County Planning prior to the adoption of the Wellhead Protection Area Overlay Zoning District would not be affected or have to comply with the Wellhead Protection Area Overlay and can continue. After adoption, all changes or expansions would have to be in compliance with the Wellhead Protection Area Overlay Zoning District. Policies from the Brunswick County Wellhead Protection Plan may affect an decision of projects going through the an approval process.
- Will the adoption of the Wellhead Protection Area Overlay Zoning District by Brunswick County apply to properties within nearby towns?
  - No, the adoption of the Wellhead Protection Area Overlay Zoning District by Brunswick County NOT apply to properties within nearby towns. The County is encouraging Boiling Springs Lake, Oak Island, and St. James, to adopt the a similar ordinance to protect the water quality of the aquifer. The County does not have the ability to REQUIRE the adoption of the ordinance to protect the water aquifer and each jurisdiction has the ability adopt as written, adopt with changes, or not adopt the ordinance.
- When would the County adopt this overlay district?
  - The county took input from area residents and the development community to draft the Wellhead Protection Area Overlay Zoning District. Revisions may occur based on comments received. The revised draft will be brought to the Brunswick County Planning Board for a public hearing and consideration on October 10, 2022 and anticipated to go to the Brunswick County Board of Commissioners for a public hearing and consideration on November 21, 2022.
- Will this restrict signs?
  - Signs will not be prohibited but would have to comply with all the Wellhead Protection Area Overlay performance standards including a 10 ft depth limitation on excavation, dirt removal, and land disturbance.

- How large is the buffer from wellheads?
  - The buffer from each wellhead varies but on average is 1,500 feet.
- Is a multi-story building allowed?
  - Yes, but would have to comply with all the Wellhead Protection Area Overlay performance standards including enhanced stormwater control measures and a 10 ft depth limitation on excavation, dirt removal, and land disturbance.
- Will septic system be allowed?
  - No, new septic systems will not be allowed. Existing septic systems will not be affected.
- How will this impact individual homeowners?
  - Non-commercial use of fertilizers will be allowed.
  - Private wells will not be affected.
  - Existing septic systems will not be affected but new septic systems will not be allowed.
  - Will have to comply with all the Wellhead Protection Area Overlay performance standards when building a new home, shed, or accessory building.
- Will single-family, duplexes, and multi-family be allowed?
  - Yes, residential (single-family, duplexes, and multi-family) will be allowed but will have to comply with all the Wellhead Protection Area Overlay performance standards including enhanced stormwater control measures and a 10 ft depth limitation on excavation, dirt removal, and land disturbance.
- With the additional site requirements, will there be decreased development related fees?
  - Decrease in development related fees are not proposed at this time.
- Where does the authority come from for local governments to have zoning and implement a Wellhead Protection Zoning Overlay?
  - The North Carolina General Statutes (NCGS) in § 160D-701 & 702 grant local government the power to adopt zoning regulations to promote the public health, safety, and general welfare of the community.
- Will the NC 211 widening project currently under construction by NCDOT be allowed under the proposed overlay?
  - Yes, the NC 211 widening project will be able to continue.
- How many acres in unincorporated Brunswick County will be in the wellhead Protection Zoning Overlay?
  - The Wellhead Protection Zoning Overlay will encompass 3,140.8 acres in unincorporated Brunswick County.

### Unincorporated Tax Parcels Within Wellhead Zoning Overlay

Parcel Number	Name1	Name2	Address	City	State	ZipCode
			POST OFFICE BOX 3292	CARY	NC	27519
20400032	PAT NEWTON PROPERTIES LLC		719 WASHINGTON SQ MALL SUITE 11	WASHINGTON	NC	27889
2030002101	SOUTHPORT HOSPITALITY LLC		P O BOX 10879	SOUTHPORT	NC	28461
20400024	CANAL ASSOCIATES LLC		P O BOX 10879	SOUTHPORT	NC	28461
20400023	CANAL ASSOCIATES LLC		P O BOX 10879	SOUTHPORT	NC	28461
2040002201	CANAL ASSOCIATES LLC		P O BOX 10879	SOUTHPORT	NC	28461
20400022	CANAL ASSOCIATES LLC		3905 ST JAMES DRIVE	SOUTHPORT	NC	28461
20400038	SOUTHPORT DEVELOPMENT INC		3905 ST JAMES DR SE	SOUTHPORT	NC	28461
2040003901	SOUTHPORT DEVELOPMENT INC		209 SHORT STREET	SOUTHPORT	NC	28461
20400049	GILBERT SALLY P TRUSTEE		209 SHORT STREET	BREVARD	NC	28712
20400046	GILBERT SALLY P TRUSTEE		865 TIP TOP ROAD	BREVARD	NC	28712
20300044	ALLISON JOHN GARY & A J A MCCALL		865 TIP TOP ROAD	BREVARD	NC	28712
20300043	ALLISON JOHN GARY & A J A MCCALL		865 TIP TOP ROAD	BREVARD	NC	28712
20400041	ALLISON JOHN GARY & A J A MCCALL		PO BOX 1104	BESSEMER CITY	NC	28016
20300042	SOSEBEE TODD		1220 PALMETTO PENINSULA DR	MT PLEASANT	SC	29464
2030004801	COASTAL REALTY & DEVELOPMENT LLC		1220 PALMETTO PENINSULA DR	MT PLEASANT	SC	29464
20300048	COASTAL REALTY & DEVELOPMENT LLC		1220 PALMETTO PENINSULA DR	MT PLEASANT	SC	29464
2030004803	COASTAL REALTY & DEVELOPMENT LLC		1220 PALMETTO PENINSULA DR	MT PLEASANT	SC	29464
2030004802	COASTAL REALTY & DEVELOPMENT LLC		2868 TRAILWOOD DRIVE	SOUTHPORT	NC	28461
20400043	T & T VENTURES INC		8201 E. OAK ISLAND DR	OAK ISLAND	NC	28465
20400029	MIV HOLDING CO LLC		334 BLACKWELL ST STE 300	DURHAM	NC	27701-2476
1440000107	THE NATURE CONSERVANCY		PO BOX 458	GASTONIA	NC	28053-0458
20300026	HAYWOOD EQUITY GROUP LTD PARTNERSHIP		3424 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7952
20400045	T AND G REAL ESTATE SERVICES INC		3424 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7952
20400017	T&G REAL ESTATE SERVICES INC		3424 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7952
20400016	T&G REAL ESTATE SERVICES INC		22 W SALISBURY STREET	WRIGHTSVILLE BCH	NC	28480
20300047	BOSTIC WILLIAM E JR		22 W SALISBURY STREET	WRIGHTSVILLE BCH	NC	28480
20300046	BOSTIC WILLIAM E JR		22 W SALISBURY STREET	WRIGHTSVILLE BCH	NC	28480
2030004501	BOSTIC WILLIAM E JR		3424 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7952
20400047	T & G REAL ESTATE SERVICES INC		CAMPUS BOX 7501	RALEIGH	NC	27695-0001
20400033	NORTH CAROLINA STATE UNIVERSITY FOU		3807 PEACHTREE AVE S-200	WILMINGTON	NC	28403-6725
20400028	ST JAMES SQUARE OF WILMINGTON LLC		5927 LEAWOOD RUN CT	CHARLOTTE	NC	28269-6196
2030001705	FERRELL W EVANS		5609 CALTON DR	RALEIGH	NC	27612-2799
20400015	SEAGLASS ENTERPRISES LLC		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
2050003902	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
2040005402	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
2040005401	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
2040005307	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
2040005306	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
2040005305	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
2040005304	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
2040005303	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
2040005301	UNIQUE PLACES TO SAVE		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
20400053	TRI CITY SOUTHPORT LLC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
20400052	TRI CITY SOUTHPORT LLC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
2040005302	TRI CITY SOUTHPORT LLC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
20400054	TRI CITY SOUTHPORT LLC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
2040005403	TRI CITY SOUTHPORT LLC		PO BOX 249 C/O FINANCE DEPT	BOLIVIA	NC	28422-0249
2190000134	BRUNSWICK COUNTY		22A SALISBURY ST W	WRIGHTSVILLE BCH	NC	28480
20300045	LETS GO CAMPING LLC		4716 HILLTOP RD	GREENSBORO	NC	27407-5217
20400008	HILLTOP HOLDINGS III LLC		736 RIDGECREST LN	ROCKY POINT	NC	28457-7671
20400030	FOWLER OLIVER J AND	FOWLER SHIRLEY	736 RIDGECREST LN	ROCKY POINT	NC	28457-7671
20400037	FOWLER OLIVER J AND	FOWLER SHIRLEY	PO BOX 245	BURGAW	NC	28425
20400031	EAKINS VERNON RAY ETUX	EAKINS BEVERLY	4025 BLUE BANKS LOOP RD	LELAND	NC	28459
18700026	LOPEZ SALOMON DE LA CRUZ ETUX	HERNANDEZ YOLANDA MEJIA AND	4809 DUNDEE PL	RALEIGH	NC	27612-3008
20400050	JOHN & PAULINE COMPOS LIVING TRUST AND	WALTER HILL & ASSOCIATES INC	222 E MEADOW RD	EDEN	NC	27288-3416
20400058	HARBOR DEV CORP & D R DEV CORP		PO BOX 433	OAK ISLAND	NC	28465-6854
20400025	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465-6854
20400040	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465-6854
20400039	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465-6854
20400020	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465-6854
20400019	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465-6854
20400018	HARBOR DEVELOPMENT CORP ETALS		4019 EXECUTIVE PARK BLVD	SOUTHPORT	NC	28461-8026
2040002503	GENERATIONS CHURCH		4748 TRACE CT	SOUTHPORT	NC	28461-8706
20400044	BANNISTER CHARLES HEIRS		150 SANTIAGO DR	JUPITER	FL	33458-2721
20400014	JONES HOLDING NC LLC		150 SANTIAGO DR	JUPITER	FL	33458-2721
20400013	JONES HOLDING NC LLC		150 SANTIAGO DR	JUPITER	FL	33458-2721
20400012	JONES HOLDING NC LLC		150 SANTIAGO DR	JUPITER	FL	33458-2721
20400011	JONES HOLDING NC LLC		150 SANTIAGO DR	JUPITER	FL	33458-2721
20400010	JONES HOLDING NC LLC		150 SANTIAGO DR	JUPITER	FL	33458-2721
20400009	JONES HOLDING NC LLC		150 SANTIAGO DR	JUPITER	FL	33458-2721
20400048	JONES HOLDING NC LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
20400006	EVOLVE AT ST JAMES LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408-2785
20400007	EVOLVE AT ST JAMES LLC		P O BOX 10879	SOUTHPORT	NC	28461
20400059	ST JAMES DEVELOPMENT CO LLC		3923 HARMONY CIRCLE	SOUTHPORT	NC	28461
204NA018	ROOD CAROL L TRUSTEE		4096 TEA OLIVE LANE	SOUTHPORT	NC	28461
204NA038	GECK JUDITH ANN TRUSTEE		P O BOX 826	SHALLOTTE	NC	28459
20400002	BRUNSWICK ELECTRIC MEM CORP		4083 COUNTRY GARDEN LN SE	SOUTHPORT	NC	28461
204NA024	HOWELL MARTHA W		4042 BRICK PATH LANE	SOUTHPORT	NC	28461
204NA046	KUHN MARY ELLEN S TRUSTEE		3905 ST JAMES DR	SOUTHPORT	NC	28461
2200002733	ST JAMES MAINTENANCE INC		3685 WILLOW LAKE DRIVE	SOUTHPORT	NC	28461
220CC026	SMITH WENDY J		3925 MEETING PLACE LN SE	SOUTHPORT	NC	28461
220CH004	ROLLINGS JAN J		3701 TIGER LILY COURT SE	SOUTHPORT	NC	28461
220FG005	TAYLOR KARL S JR TRUSTEE		3724 CINNAMON FERN DRIVE	SOUTHPORT	NC	28461
220FD011	GRACE HELENEA ELIZABETH		3708 TURKEY OAK COURT SE	SOUTHPORT	NC	28461
220FI049	JACKSON KENNETH					

220GA007	IETTO DOMENICK F		15 BANEURBY	ALISO VIEJO	CA	92656
220GA008	SOLE JILL		3869 TIMBER STREAM DR	SOUTHPORT	NC	28461
220GA049	SNODGRASS JANET L		3890 TIMBER STREAM DR SE	SOUTHPORT	NC	28461
220FE009	COMMINS RAYMOND & JOANNE TRUSTEE		3709 WILLOW LAKE DRIVE	SOUTHPORT	NC	28461
220CB019	MCANDREWS THOMAS J III		3822 WINDING VINE WAY SE	SOUTHPORT	NC	28461
220FG010	HARRIS PAMELA B & GAIL A GOSSAGE		3680 SABLE PALM LANE	SOUTHPORT	NC	28461
220CH003	CANO LOIS SOOY		3927 SE PEPPERBERRY LANE	SOUTHPORT	NC	28461
220GA011	LITTLE ARNOLD M		3857 TIMBER STREAM DRIVE	SOUTHPORT	NC	24401
220CC014	NEFF SANDY S		1832 OLD GREENVILLE RD	STAUNTON	VA	28461
220CA008	FEATHERSTON ELIZABETH		3913 PEPPERBERRY LN SE	SOUTHPORT	NC	28461
220FI019	STALZER ROBERTA L		3717 POND PINE COURT	SOUTHPORT	NC	28461
220FI038	SCOVILLE DAVID B ETUX	SCOVILLE MARY L	3604 BUTTON BUSH COUT SE	SOUTHPORT	NC	28461
220FI035	COMMERFORD LEON III AND	DOPPKE KAREN M	3707 TURKEY OAK CT SE	SOUTHPORT	NC	28461
220FG009	SOTTILE JOSEPH JAMES ETUX	SOTTILE MARILYN D	3684 SABLE PALM LANE	SOUTHPORT	NC	28461
220CB033	WALLACE DAVID A ETUX	CHASE WALLACE AUDREY L	3881 WHITE BLOSSOM CIRCLE	SOUTHPORT	NC	28461
220CC002	BECK GAIL ANN ET	EDWARDS LARISSA LYNN	3853 WATERLILY LANE	SOUTHPORT	NC	28461
220FI026	SELLERS LARRY LEE ETUX	SELLERS CAROL BISHOP	3703 POND PINE CT	SOUTHPORT	NC	6775
204NA023	RIVERO WILLIAM ETUX	RIVERO KAREN	78 OLD RIDGE ROAD	NEW MILFORD	CT	28461
220CD001	VERONESI ROCCO T ETUX	VERONESI NANCY J	3901 SAGEWOOD PATH	SOUTHPORT	NC	28461
220G8001	SOUTHEAST BRUNSWICK SANITARY DIST		4240 COMMITTEE DRIVE	SOUTHPORT	NC	28461
220CC001	EAST FAMILY REV LIVING TRUST		3851 WATERLILY LN	SOUTHPORT	NC	28461
220CH008	PETTMAN MYRINA C ETVIR	PETTMAN STEVEN E	3909 MEETING PLACE LANE	SOUTHPORT	NC	28461
220FI031	AYERS ANN H ETVIR	AYERS HAROLD G	3731 CINNAMON FERN DRIVE	SOUTHPORT	NC	28461-9023
220GA047	DELAIR RONALD H		3870 TIMBER STREAM DRIVE	SOUTHPORT	NC	28461-9023
220GA045	DELAIR RONALD H		3870 TIMBER STREAM DRIVE	SOUTHPORT	NC	28461-8188
220FI039	ROMANO JOSEPH P ETUX	ROMANO SARA Q	3606 BUTTON BUSH CT	SOUTHPORT	NC	28461-9254
220CH017	MAHER MARIE B AND	RYAN ALEXIS	3926 MEETING PLACE LN	SOUTHPORT	NC	28461-8315
220CB017	CASAMASSINA ROBERT ETUX	CASAMASSINA LISBETH	3830 WINDING VINE WAY	SOUTHPORT	NC	28461-8477
204NA036	VON DAHM LORI F		4084 TEA OLIVE LANE SE	RALEIGH	NC	27603-1739
220GA022	SECU RE INC		119 N SALISBURY ST	NEW WINDSOR	NY	12553-8941
220FI018	DIAZ JOSEPH W ETUX	DIAZ ANNE	10 DUTCHMAN DR	SOUTHPORT	NC	28461-8476
204NA026	VICKI SPENCER TRUST		4071 COUNTRY GARDEN LN	SOUTHPORT	NC	28461-8222
220FI008	MARULLI FAMILY REV TRUST		3718 CINNAMON FERN DR	HOLBROOK	MA	2343
204NA052	B ZENAS ROAD REALTY TRUST		8 ZENAS ROAD	SOUTHPORT	NC	28461-9254
220CH016	RAYNOR RYAN		3922 MEETING PLACE LN	SOUTHPORT	NC	28461-8477
204NA035	ROSENDAHL MATTHEW ETUX	ROSENDAHL VICTORIA	4080 TEA OLIVE LN	SOUTHPORT	NC	28461-8476
204NA025	MILLER SCOTT ETUX	MILLER BARBARA	4075 COUNTRY GARDEN LN	SOUTHPORT	NC	28461-8019
220CB030	BRADY DIANE L		3861 WHITE BLOSSOM CIR	SOUTHPORT	NC	28461-8167
220FG014	RIEKEN WILLIAM C ETUX	RIEKEN CAROL A	3672 SABLE PALM LN	SOUTHPORT	NC	28461-8222
220FI001	HARRISON ROSCOE FRANKLIN AND	HARRISON BETTY JEAN	3702 CINNAMON FERN DR	SOUTHPORT	NC	28461-9023
220GA020	SHOW DON DEWEY ETUX	SHOW JUDY MAHESS	3825 TIMBER STREAM DR	EDEN	NC	27288-3416
20400005	BRUNSWICK ENVIRONMENTAL PLANNING		222 E MEADOW RD	SOUTHPORT	NC	28461
2040000502	ST JAMES MAINTENANCE INC		3905 ST JAMES DR SE	SOUTHPORT	NC	28461-8188
220FI042	WHITE JAY C ETUX	OZZELLO LYNN J	3612 BUTTON BUSH CT	SOUTHPORT	NC	28461-8188
220FI037	DYDA ERNEST J ETUX	DYDA RUTH I	3802 BUTTON BUSH CT	SOUTHPORT	NC	28461-9023
220GA024	SEIPEL JAMES DAVIS ETUX	SEIPEL JACQUELINE SLEITH	3828 TIMBER STREAM DR	SOUTHPORT	NC	28461-8315
220CB023	MCKNIGHT DAVID R ETUX	MAHER DOLORES J	3819 WINDING VINE WAY	SOUTHPORT	NC	28461-8186
220FI015	ASHMORE NORMAN D ETUX	ASHMORE ELLA	3722 POND PINE CT	SOUTHPORT	NC	28461-9023
220GA004	JONES DOUGLAS K ETUX	JONES LORI P	3885 TIMBER STREAM DR	SOUTHPORT	NC	28461-8479
204NA063	MACLEAN AMY		3814 HARMONY CIR	SOUTHPORT	NC	28461-8187
220FI036	NORRIS KENNETH R ETUX	NORRIS BRENDA K	3703 TURKEY OAK CT	SOUTHPORT	NC	28461-8481
220CA007	HILGER BRENDA	MEDLIN FRANCES	3917 PEPPERBERRY LN	SOUTHPORT	NC	28461-8479
204NA013	MEDLIN JAMES B ETUX		3885 HARMONY CIR	SOUTHPORT	NC	28461
220CC032	LINLEE LLC & SMITHS MILL LLC		3851 WATERLILY LANE	SOUTHPORT	NC	28461
204NA030	MCKNIGHT MARY J (LT)		4094 COUNTRY GARDEN LANE	SOUTHPORT	NC	28461-8186
220FI028	HOFFMAN KATHRYN		3704 POND PINE CT	SOUTHPORT	NC	28461-9023
220GA050	MARTINKO STEPHEN J ETUX	MARTINKO TERESA M	3894 TIMBER STREAM DR	SOUTHPORT	NC	28461-8186
220FI025	ROMMEL JOSEPH L ETUX	ROMMEL JOYCE	3705 POND PINE CT	SOUTHPORT	VA	20176-5005
220FE007	FRANCO BARBARA MURRAY ETVIR	FRANCO JOHN GERRIT	13550 VILLAGE GREEN DR	LEESBURG	NC	28461-8188
220FI041	BOONE PAUL D AND	BOONE CAROLE M	3610 BUTTON BUSH CT	SOUTHPORT	NC	28461-8361
220GA032	DEGUISEPPI PAUL J ETUX	DEGUISEPPI PATRICIA A	4291 OAK CREEK LN	SOUTHPORT	NC	28461-9023
220GA017	JAHNES ROBERT O ETUX	JAHNES ANN B	3833 TIMBER STREAM DR	SOUTHPORT	NC	21771-3720
220GA034	WIEBER CRAIG P		1824 FLORENCE RD	MOUNT AIRY	MD	28461
220CA011	AGOVINO JOSEPH W ETUX	AGOVINO KATHRYN LAWLE	3901 PEPPERBERRY LANE	SOUTHPORT	NC	28461-8019
220CB035	DUMKE CHARLES F ETUX	FERRARIS CELIA ANN	3897 WHITE BLOSSOM CIR	SOUTHPORT	NC	28461
220CB034	BENDER WILLIAM ET	BENDER MONICA M	3893 WHITE BLOSSOM CIRCLE	SOUTHPORT	NC	28461-8167
220FG015	GYARMATHY MICHAEL J ETUX	GYARMATHY ANNE	3668 SABLE PALM LANE	SOUTHPORT	NC	28461-7936
220FH001	CALLAGHAN MICHAEL ETUX	CALLAGHAN SARA	3702 CALLA LILY CT	SOUTHPORT	NC	28461
220FE010	PATEL NIRALI		3711 WILLOW LAKE DRIVE	SOUTHPORT	NC	28461-8187
220FI048	OLSZEWSKI DAWN	SCHRODER KERRI S	3704 TURKEY OAK CT	SOUTHPORT	NC	28461-8480
204NA056	FARR DENNIS F ETUX	NELSON ROBIN B	4090 HONEY LOCUST WAY	SOUTHPORT	NC	28461
220CC008	NELSON RODNEY C ETUX	FULTON CHERYL J	3802 WATERMARK CIR	SOUTHPORT	NC	28461-9023
220GA051	FULTON ROBERT H III ETUX	RICHARDSON NANCY R	3898 TIMBER STREAM DR	SOUTHPORT	NC	28461-8477
204NA037	RICHARDSON BRIAN H ETUX	SAUSVILLE LINDA	4092 TEA OLIVE LN	SOUTHPORT	NC	28461-7789
220CC025	DAUME HAROLD C ETUX	FAHERTY DOROTHY	3681 WILLOW LAKE DR	SOUTHPORT	NC	28461-9012
220CC003	FAHERTY RONALD ETUX	REA NANCY L	3855 WATERLILY LN	SOUTHPORT	NC	28461-8479
204NA047	REA ROBERT T ETUX	BALDWIN BRIAN	3884 HARMONY CIR	SOUTHPORT	NC	28461-8133
220CD007	BALDWIN VICTORIA L ETVIR	WOOLDRIDGE AMY B	3913 SAGEWOOD PATH	SOUTHPORT	NC	28461
220GA021	WOOLDRIDGE MATTHEW AND	BASSETT LYNN J	3821 TIMBER STREAM DR	SOUTHPORT	NC	28461-8479
204NA054	BASSETT RALPH H ETUX	BEHREND S KATHLEEN M	3850 HARMONY CIR	SOUTHPORT	NC	28461-9023
220GA043	BEHREND S ROBERT D ETUX	MAVROUDIS MICHELLE R	3862 TIMBER STREAM DR	SOUTHPORT	NC	28461-7918
220FE006	MAVROUDIS MICHAEL P ETUX	MAVROUDIS MICHELLE R	3703 WILLOW LAKE DR	SOUTHPORT	NC	28461-7918
220FE005	MAVROUDIS MICHAEL P ETUX		3703 WILLOW LAKE DR	SOUTHPORT	NC	28461-8133
220CD006	HAWLEY SYLVIA C	HATCH LISA M	3911 SAGEWOOD PATH	SOUTHPORT	NC	28461-8222
220FI006	HATCH THOMAS J ETUX	SPINE MARCIA W	3712 CINNAMON FERN DR	SOUTHPORT	NC	28461-7918
220FE008	SPINE BERNARD E ETUX	KARIMI DAVOOD	3707 WILLOW LAKE DR	SOUTHPORT	NC	28461-8478
204NA044	KARIMI ERNESTINA AND	VESCI LINDA	4026 BRICK PATH LN	SOUTHPORT	NC	28461-8188
220FI043	VESCI FRANK ETUX	ANDRADE SOARES ARLENE F	3614 BUTTON BUSH CT	SOUTHPORT	NC	28461-8133
220CD005	SOARES EDDIE ETUX	DIGUISEPPE ALISON S	3909 SAGEWOOD PATH	SOUTHPORT	NC	28461-7936
220FH004	DIGUISEPPE RAYMOND M ETUX		3706 CALLA LILY CT	SOUTHPORT	NC	28461-7936

220FH003	DIGUISEPPE RAYMOND M ETUX	DIGUISEPPE ALISON S	3706 CALLA LILLY CT	SOUTHPORT	NC	28461-7936
220GA036	MCGOVERN JOSEPH A ETUX	MCGOVERN DEBORAH J	7718 E EVANSTON CT	SEVERN	MD	21144-1096
220CH014	ISENHOUR HOMES LLC		3411 HEALY DR STE A	WINSTON SALEM	NC	27103-1409
204NA001	REGISTER ERIC L ETUX	REGISTER LAURIE	3804 HARMONY CIR	SOUTHPORT	NC	28461-8479
220FI034	KARAHUTA JOHN DAVID ETUX	KARAHUTA MARY LOU	3709 TURKEY OAK CT	SOUTHPORT	NC	28461-8187
204NA003	BOBER RICHARD ETUX	BOBER LAURIE	3807 HARMONY CIR SE	SOUTHPORT	NC	28461-8187
220FG019	WYRICK LOU ANNE AND	GILES CYBILL	3693 SABLE PALM LN	SOUTHPORT	NC	28461
204NA032	GALLAGHER PAUL V ET	GALLAGHER BARBARA J	4093 TEA OLIVE LN	SOUTHPORT	NC	28461
220FE001	SMITH MICHAEL S ETUX	SMITH JACQUELINE S	3693 SABLE PALM LN	SOUTHPORT	NC	28461-8315
220CB016	SAUER DAVID KEITH ETUX	SAUER HANSINE DABBS	3834 WINDING VINE WAY	SOUTHPORT	NC	28461-8222
220FI052	BURBY JULIAN ANTHONY ETUX	BURBY JEANNE EHLEEN	3703 CINNAMON FERN DR	OAK ISLAND	NC	28465-5326
204NA021	LLOYD DAVID E ET	LLOYD JAMIE P	4507 E YACHT DR	FRISCO	TX	75033-4759
220FG008	KAMO GARIMA ETVIR	KAMO RAMNIK	2668 WEST CREEK DR	PINEHURST	NC	28370-0083
2200002777	ARBOR CREEK COMMUNITY ASSN INC		PO BOX 83	PINEHURST	NC	28370-0083
220FI00103	ARBOR CREEK COMMUNITY ASSN INC		PO BOX 83	PINEHURST	NC	28370-0083
220FI00102	ARBOR CREEK COMMUNITY ASSN INC		PO BOX 83	PINEHURST	NC	28370-0083
220FI00101	ARBOR CREEK COMMUNITY ASSN INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002716	ARBOR CREEK COMMUNITY ASSN INC	PENNINGTON DEBORAH J	3722 CINNAMON FERN DR	SOUTHPORT	NC	28461-8222
220FI010	PENNINGTON JOHN B JR ETUX		PO BOX 83	PINEHURST	NC	28370-0083
220000338	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
20400067	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
20400066	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
20400065	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
20400064	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
20400063	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002724	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002738	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002737	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002702	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002752	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002749	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002747	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002742	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
220CD00101	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
2200002739	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
220CB036	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370-0083
204NA022	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	FAIRFAX	VA	22030-3513
220GA00101	ARBOR CREEK COMMUNITY ASSOC INC		4132 ADDISON RD	SOUTHPORT	NC	28461-8478
220FI002	WHITE SUSAN B		4043 BRICK PATH LN	SOUTHPORT	NC	28461-8167
204NA039	JANKOWSKI FRANK	ROBSON KATHLEEN A	3681 SABLE PALM LN	WHITEVILLE	NC	28472
220FG017	ROBSON DOUGLAS A ETUX		PO BOX 281	SOUTHPORT	NC	28461-8315
220CA001	SUCCESSIVE PROPERTIES LLC	SURRIDGE CAROLE B	3853 WINDING VINE WAY	SOUTHPORT	NC	28461-8479
220CB026	SURRIDGE ROBERT W ETUX	STAHLMAN JOCELYN ELIZABETH	3803 HARMONY CIR	SOUTHPORT	NC	28461-8315
204NA004	PORTER DAVID WILLIAM ETUX		3846 WINDING VINE WAY	SOUTHPORT	NC	28461-8481
220CB013	CHARRON JENNIFER	IDELSON MATTHEW JAMES	3950 PEPPERBERRY LN	SOUTHPORT	NC	28461-8481
220CH030	IDELSON DIANA MELISA ETVIR	IDELSON MATTHEW JAMES	3950 PEPPERBERRY LN	SOUTHPORT	NC	28461-8186
220CH029	IDELSON DIANA MELISA ETVIR	CUMMINGS PATRICIA ANN	3709 POND PINE CT	SOUTHPORT	NC	28461-8222
220FI023	CUMMINGS GEORGE GREGG ETUX	MORGAN CHARLES DIGNAM	3714 CINNAMON FERN DR	SOUTHPORT	NC	28461-8478
220FI007	KOYL ROXANNA MARIE ETVIR		4035 BRICK PATH LN	SOUTHPORT	NC	28461-8479
204NA040	NOEL RENEE	BENISTATI NINA	3869 HARMONY CIR	SOUTHPORT	NC	28461-8479
220CA005	SCHMITT RONALD L ETUX	BENISTATI NINA	3869 HARMONY CIR	SOUTHPORT	NC	28461-9012
204NA011	SCHMITT RONALD L ETUX	LEE SHANNON W	3854 WATERLILLY LN	SOUTHPORT	NC	28461-8479
220CC031	LEE GRAYSON S ET		3870 HARMONY CIR SE	SOUTHPORT	NC	28461-8479
204NA050	RUCHO PAUL	SIEGEL CAROLYN PAIGE	3878 HARMONY CIR	SOUTHPORT	NC	28461-7789
204NA048	SIEGEL ROBERT LAWRENCE ETUX	PRESLEY DEBORAH L	3680 WILLOW LAKE DR	SOUTHPORT	NC	28461-9023
220CC017	PRESLEY MARION E JR ETUX	KANDA DIANE LEE	3827 TIMBER STREAM DR	SOUTHPORT	NC	28461-8479
220GA019	KANDA RICHARD ETUX	BAUR MARY O	3855 HARMONY CIR SE	SOUTHPORT	NC	28461-8133
204NA009	BAUR SCOTT R AND	RIEGER KAREN H	3919 SAGEWOOD PATH	HORSHAM	PA	19044-2442
220CD009	RIEGER ROBERT B AND	SEVERNS GALE D	235 FAIR OAKS AVE	SOUTHPORT	NC	28461-8132
220FG011	SEVERNS WILLIAM G ET	DILOSSI BARBARA A	3910 SAGEWOOD PATH	SOUTHPORT	NC	28461-8479
220CD011	DILOSSI JOSEPH D ETUX	* RUDOLPH PATRICIA ANN	3866 HARMONY CIR SE	SOUTHPORT	NC	28461-8167
204NA051	RUDOLPH PAUL MICHAEL (LT)		3695 SABLE PALM LN	SOUTHPORT	NC	28461-8479
220FG006	HILLS FAMILY TRUST THE	HUMMEL KATHY E	3865 HARMONY CIR	SOUTHPORT	NC	28461-8481
204NA010	HUMMEL JAMES W ET		3957 PEPPERBERRY LN	SOUTHPORT	NC	28461-8479
220CH019	CARLSON PATRICIA D	RAILEY LINDA	3833 HARMONY CIR SE	SOUTHPORT	NC	28461
204NA007	RAILEY JAY AND	BENNETT LESLEY	3706 CINNAMON FERN DRIVE	SOUTHPORT	NC	28461
220FI003	BENNETT DANIEL ETUX	BYRUM SHARON	3906 MEETING PLACE LANE	SOUTHPORT	NC	28461
220CH012	BYRUM DONALD ETUX	HARTLAUB JEANETTA A	3616 BUTTONBUSH COURT	SOUTHPORT	NC	28461
220FI044	HARTLAUB BAY H ETUX	MINTON SANDRA F	4089 HONEY LOCUST WAY	SOUTHPORT	NC	28461-7789
204NA061	MINTON WILLIAM A JR ETUX	THOMASON SANDRA J	3695 WILLOW LAKE DR	SOUTHPORT	NC	28461-8222
220FE002	THOMASON RON E ETUX	DUNKERLEY STEPHEN	3729 CINNAMON FERN DR	WILMINGTON	NC	28405-4234
220FI032	DUNKERLEY VICKI E ETUX	HUBBARD PATRICIA E	1201 GREEN BAY CIR	SOUTHPORT	NC	28461-8222
220GA012	HUBBARD DONALD R ETUX		3711 CINNAMON FERN DR	SOUTHPORT	NC	28461-7789
220FI050	NOVAK CHERYL LYNN ETALS	SHEA CHERYL ANN	3664 WILLOW LAKE DR	SOUTHPORT	NC	28461-9011
220CC021	SHEA BRENDAN J ETUX	PERDUE ROBERT L	3800 WATERMARK CIR	SOUTHPORT	NC	28461-9023
220CC009	PERDUE AMY S ETVIR	LINTZ CAROL S	3837 TIMBER STREAM DR	SOUTHPORT	NC	28461-8167
220GA016	LINTZ KEITH J ETUX	FANNIN ELIZABETH C	3692 SABLE PALM LN	SOUTHPORT	NC	28461
220FG007	FANNIN NOEL L ETUX	BAUMANN HEATHER N	3815 WINDING VINE WAY	SOUTHPORT	NC	28461
220CB022	BAUMANN JEFFERY R ETUX	KENNEDY JANICE A	3664 SABLE POND LANE SE	SOUTHPORT	NC	28461
220FG016	KENNEDY JAMES M JR ETALS	MAXWELL NATALIE	3689 SE WILLOW LAKE DR	SOUTHPORT	NC	28461
220CC028	MAXWELL HERBERT F III ETUX	CURSON TERESA A	3858 TIMBER STREAM DRIVE	SOUTHPORT	NC	28461
220GA042	CURSON ALAN B ETUX	PERRIN NANCY	3832 TIMBER STREAM DR SE	SOUTHPORT	NC	28461
220GA041	CURSON ALAN B ETUX	SMITH LORI A	4297 OAK CREEK LANE	SOUTHPORT	NC	28461
220GA025	PERRIN KENNETH ETUX	FLORENCE AMELIA	3622 BUTTONBUSH COURT SE	SOUTHPORT	NC	28461-7918
220GA029	SMITH ROBERT D ETUX	TOLAR SANDRA	3708 WILLOW LAKE DR	SOUTHPORT	NC	28461-7918
220FI047	FLORENCE DONALD ETUX	TOLAR SANDRA	3708 WILLOW LAKE DR	SOUTHPORT	NC	28461
220CC011	TOLAR NATHANIEL D ETUX	HORNING EDNA DIANE	4294 PAVILLION COURT	SOUTHPORT	NC	28461-8133
220CC012	TOLAR NATHANIEL D ETUX	IRVINE LUANN	3915 SAGEWOOD PATH	SOUTHPORT	NC	28461-8133
220CC016	HORNING WALTER D JR ETUX					
220CD008	IRVINE ROBERT H ETUX					

220CC019	KIRBY EDWARD R ETUX	KIRBY DEBORAH SCHOCH	3672 WILLOW LAKE DR	SOUTHPORT	NC	28461
220FH013	DONCOURT WALTER G ETUX	DONCOURT MARY R	3716 POND PINE COURT SE	SOUTHPORT	NC	28461
220CH009	CURTIS JAMES F ETUX	CURTIS SHARYN	3905 MEETING PLACE	SOUTHPORT	NC	28461
220GA028	NYLANDER ALAN ETUX	NYLANDER BARBARA	3844 TIMBER STREAM DR	SOUTHPORT	NC	28461
220CH031	DURKEE LANCE D ETUX	DURKEE DEBORAH O	3966 PEPPERBERRY LANE	SOUTHPORT	NC	28461
220CH026	DURKEE LANCE D ETUX	DURKEE DEBORAH O	3966 PEPPERBERRY LANE	SOUTHPORT	NC	28461
220CB032	POOLT GEORGE C ETUX	POOLT BARBARA LOBER	3867 WHITE BLOSSOM CIRCLE	SOUTHPORT	NC	28461
220FG002	HANRAHAN NOEL E ETUX	HANRAHAN SUSAN E	3707 TIGER LILY COURT	SOUTHPORT	NC	28461
220GA009	JOHNSTON JERRY L ETUX	JOHNSTON KERRY J	3865 TIMBER STREAM DRIVE	SOUTHPORT	NC	28461
220CD003	PEPPER LESLIE C JR ETUX	PEPPER LOUISE H	3905 SAGEWOOD PATH	SOUTHPORT	NC	28461
220CH007	SMITH LANCE C ETUX	SMITH BARBARA DONGU	3913 MEETING PLACE LANE	SOUTHPORT	NC	28461
220FG018	STRINGER GARY MICHAEL ETUX	STRINGER CAROLYN	3689 SABLE PALM LANE SE	SOUTHPORT	NC	28461
220GA015	STRYKER MICHAEL ETUX	STRYKER JUDITH	3841 TIMBER STREAM DR SE	SOUTHPORT	NC	28461
220CD010	TERRY DONALD J SR ETUX	TERRY PATRICIA L	3918 SAGEWOOD PATH	SOUTHPORT	NC	28461
220GA010	SMITH ANDREW N ETUX	SMITH NANCY J	3861 TIMBER STREAM DR SE	SOUTHPORT	NC	28461
220CB027	SMITH ROBERT R JR ETUX	SMITH THERESA B	3857 WINDING VINE WAY	SOUTHPORT	NC	28461-8167
220FG020	AYERS JOHN JR ETUX	AYERS MARY	3697 SABLE PALM LN	SOUTHPORT	NC	28461
220FI051	WALKER JAMES H ETUX	WALKER MARY W	3707 CINNAMON FERN DR SE	SOUTHPORT	NC	28461
220FI012	HUEBNER JASON WILLIAM ETUX	HUEBNER AMY KRISTEN	3712 PINE POND CT	SOUTHPORT	NC	28461
220FI014	CHATHAM WILFORD H ETUX	CHATHAM CAROL C	3718 POND PINE COURT	SOUTHPORT	NC	28461
204NA031	GRACE WILLIAM P ETUX	GRACE VIRGINIA M	4097 TEA OLIVE LANE	SOUTHPORT	NC	28461
220CC005	CASTEEN TONY S ETUX	CASTEEN MONICA M	3808 WATERMARK CIRCLE	SOUTHPORT	NC	28461-8186
220FI029	VAZQUEZ RAFAEL ETUX	VAZQUEZ LYDIA	3706 POND PINE CT	SEVERN	MD	21144-4401
220GA035	STAKEM CHRISTOPHER JOSEPH ETUX	STAKEM MARIANNE DAWN	1424 BRIARWOOD PL	SOUTHPORT	NC	28461-9023
220GA044	GEIGER RICHARD (LT) ETUX	TRUSTEES (LT)	3866 TIMBER STREAM DR	MIDLOTHIAN	VA	23112-1565
204NA062	METZGAR TIMOTHY EDWARD ETUX	METZGAR CYNTHIA	10000 BRIGHTSTONE DR	SOUTHPORT	NC	28461-8315
220CB020	BELL JEFFREY LYNN AND	HORTON KATHLEEN ANN	3818 WINDING VINE WAY	LEWIS CENTER	OH	43035
204NA033	BABSON HAROLD C ET	BABSON PATRICIA B	3240 WATERFORD DR	SOUTHPORT	NC	28461
220CC027	HOGUE WILLIAM E ET	HOGUE KAY R	3687 WILLOW LAKE DRIVE	SOUTHPORT	NC	28461
204NA043	BRYANT LEONARD R ET	BRYANT KAY W	4020 BRICK PATH LN	SOUTHPORT	NC	28461
220CB010	FOSNAR JOHN F ET	FOSNAR MILDRED	3858 WINDING VINE WAY	LUMBERTON	NC	28358
220CC018	CHANG WALLACE ET	CHANG MERLE	209 WATERFORD CIRCLE	SOUTHPORT	NC	28461
220CB009	COHEN ROBERT W ET	COHEN TERESA S	3868 WHITE BLOSSOM CIRCLE	SOUTHPORT	NC	28461
220CB005	DOSTMANN HERBERT ET	DOSTMANN CATHY E TRUSTEE	3882 BLOSSOM CIRCLE	SOUTHPORT	NC	28461
220CC013	SCHROEDER JOHN M ET	SCHROEDER PATTY J	3692 WILLOW LAKE DRIVE	SOUTHPORT	NC	28461
220GA037	PIERSON OREN ROBERT ET	PIERSON DEBORAH A	4290 OAK CREEK LN	SOUTHPORT	NC	28461
220CB018	RAMSEY GERALD ET	RAMSEY CAROL	3826 WINDING VINE WAY	SOUTHPORT	NC	28461
204NA060	GORSLINE DOUGLAS ET	GORSLINE PATRICIA	4081 HONEY LOCUST WAY	SOUTHPORT	NC	28461
220CB011	POLLARD ERNEST ET	POLLARD LINDA	3850 WINDING VINE WAY	SOUTHPORT	NC	28461
220CB006	KURAS THOMAS F ET	KURAS MARGARET C	3878 WHITE BLOSSOM CIRCLE	FLUSHING	NY	11354
204NA002	MORIARTY GERARD P ET	MORIARTY THERESA A	33-43 154 TH ST	SOUTHPORT	NC	28461
220GA031	PADON THOMAS W ET	PADON ROSEANNE	4293 OAK CREEK LANE	SOUTHPORT	NC	28461
220CC022	PAGNINI FREDERIC ET	PAGNINI PATRICIA	3660 WILLOW LAKE DR	SOUTHPORT	NC	28461
220GA014	GAWRYCZIK EUGENE ET	GAWRYCZIK CONNIE	3845 TIMBER STREAM DR SE	SOUTHPORT	NC	28461
220GA001	WOODCOCK RICHARD L ET	WOODCOCK JUDITH A	3897 TIMBER STREAM DR SE	SOUTHPORT	NC	28461
204NA005	JANKOWSKI WILLIAM M ET	JANKOWSKI DOREEN	3813 HARMONY CIRCLE SE	SOUTHPORT	NC	28461
204NA014	KOOGER JACOB ET	KOOGER MONICA A	3895 HARMONY CIRCLE	SOUTHPORT	NC	28461
220CB002	PHILLIPS EARL R ET	PHILLIPS MARY ANN T	3894 WHITE BLOSSOM CIR	SOUTHPORT	NC	28461-8188
220FI040	COUNSELMAN CHERI		3608 BUTTON BUSH CT	SOUTHPORT	NC	27607-5196
220CH021	GREENHAWK CORP INC		1330 SUNDAY DR STE 105	RALEIGH	NC	27607-5196
220CH006	GREENHAWK CORP INC		1330 SUNDAY DR STE 105	RALEIGH	NC	27607-5196
220CH005	GREENHAWK CORP INC		1330 SUNDAY DR STE 105	RALEIGH	NC	27607-5196
220CH028	GREENHAWK CORP INC		1330 SUNDAY DR STE 105	RALEIGH	NC	27607-5196
220CH023	GREENHAWK CORP INC		1330 SUNDAY DR STE 105	RALEIGH	NC	27607-5196
220CH025	VANDERZEE WILLIAM A JR ETUX	VANDERZEE PATRICIA A	3970 PEPPERBERRY LN	SOUTHPORT	NC	28461-8481
220CC015	NARDECCHIA LARRY J JR ETUX	NARDECCHIA LORAIN	3688 WILLOW LAKE DR	SOUTHPORT	NC	28461-7789
220CB031	KEN KOPCHAK AND SONS CONSTRUCTION LLC		1713 OXFORD RD	WILMINGTON	NC	28403-7131
204NA034	CICIO STEFANI AND	TUKEY KEVIN	4081 TEA OLIVE LN	SOUTHPORT	NC	28461-8481
220CH022	LISA RENE PRICHARD LIVING TRUST THE		3969 PEPPERBERRY LN	SOUTHPORT	NC	28461-8479
204NA049	WHEELING SUSAN TYREE		3874 HARMONY CIR SE	SOUTHPORT	NC	28461-8479
220FG003	FERRIS JEAN W ET	FERRIS MARK E	39 STRAWBERRY HILL RD	MADISON	CT	06443-2075
220GA002	BELL JENNIFER K AND	BELL KELLY A	3893 TIMBER STREAM DR	SOUTHPORT	NC	28461-9023
220CA009	HUTCHISON ROY CAROL ETUX	HUTCHISON ROSEMARY ANDERSON	6426 ROLLING MEADOWS LN	FAYETTEVILLE	NC	28306-4536
220CH002	CHRISTIAN RICHARD T ETUX	CARUS CHRISTIAN MICHELE M	3924 PEPPERBERRY LN	SOUTHPORT	NC	28461-8481
220CC024	GIBNEY DALE PORTER		3679 WILLOW LAKE DR	SOUTHPORT	NC	28461-7789
220CB001	BOLOZ JOSEPHINE D		3896 WHITE BLOSSOM CIR	SOUTHPORT	NC	28461-8186
220FI017	SCHMIDT GINA L		3721 POND PINE CT	SOUTHPORT	NC	28461-9023
220GA006	NEWCOMER DONALD B JR ETUX	NEWCOMER DOROTHY L	3877 TIMBER STREAM DR	SOUTHPORT	NC	28461
2040000501	ST JAMES MAINTENANCE INC		3905 ST JAMES DR SE	SOUTHPORT	NC	28461-8478
204NA042	RUSH MARK L ETUX	RUSH CYNTHIA LOU	4021 BRICK PATH LN	SOUTHPORT	NC	28461-9023
220GA018	HLAVAC THOMAS J ETUX	HLAVAC ARLENE R	3829 TIMBER STREAM DR	SOUTHPORT	NC	28461-8186
220FI016	CARMICHAEL WILLIAM C ET	CARMICHAEL KATHY D	3723 POND PINE CT	SOUTHPORT	NC	28461-8186
220CA004	KITTER SHERRI F AND	WILSON EMMILY F	3916 PEPPERBERRY LANE	SOUTHPORT	NC	28461-8188
220FI045	KATHLEEN C FLEMING REVOCABLE TRUST		3618 BUTTON BUSH CT	HOWARD	PA	16841
220FH002	MCCLARRIN JEFFREY L AND	MCCLARRIN PATRICIA E	230 PONDEROSA DRIVE	SOUTHPORT	NC	28461-8476
220CB015	POULTER WAYNE B ETUX	POULTER SUSAN E	4095 COUNTRY GARDEN LN	SOUTHPORT	NC	28461-9023
220GA040	STEVENS FRANKLIN MALES ETUX	STEVENS JOY SMITH	3850 TIMBER STREAM DR	STERLING	VA	20164-3430
204NA029	MCMANUS BRUCE ANTHONY ETUX	MCMANUS RAE POWELL	1120 S WILLIAMSBURG CT	OAK ISLAND	NC	28465-6961
220GA039	HOWELL EARL G ETUX	HOWELL YUTHATHIP R	108 SE 2ND ST	SOUTHPORT	NC	28461
220CC007	WELCH JUDY NICHOLS		3804 WATERMARK CIR	SOUTHPORT	NC	28461-9254
220CH015	SOUTHER MARTIN E ETUX	SOUTHER REBECCA H	3918 MEETING PLACE LN	SOUTHPORT	NC	28461-8480
204NA058	POWLES DANIEL EDWARD ETUX	POWLES PATRICIA MARIE	4071 HONEY LOCUST WAY	DURHAM	NC	27703-7848
220CC010	CARTER NANCY M		1111 BELVINS TRACE DR	SOUTHPORT	NC	28461-8481
220CH018	JAMES JUDY B		3951 PEPPERBERRY LN	SOUTHPORT	NC	28461-9254
220CH010	WATKINS JOHN CRAIG ETUX	WATKINS PENNY HORNAYK	3901 MEETING PLACE LN	SOUTHPORT	NC	28461-8480
204NA055	SCOTT DARIA		4094 HONEY LOCUST WAY	SOUTHPORT	NC	28461
204NA045	KRUBACK NEIL M ET		4034 BRICK PATH LANE SE	WILMINGTON	NC	28403-7131
220GA026	KEN KOPCHAK & SONS CONSTRUCTION LLC		1713 OXFORD RD	BROCKTON	MA	02302-2425
220CC030	CARDINAL RENE R		65 DONNA ST	SOUTHPORT	NC	28461-8484
204NA020	JAMES & BRIDGET ROSENSTOCK JOINT REV		3939 HARMONY CIRCLE	SOUTHPORT	NC	28461-8484

220CB01101	CHARLES & KATHLEEN ARNONE LIVING TRUST ETALS		209 BEAVER DAM RD	MONTGOMERY	NY	12549-2849
220FI030	WEPPLER MAUREEN C		3708 POND PINE CT	SOUTHPORT	NC	28461-8186
220CB007	CHRISTENSEN KIM HOWELL ETUX	CHRISTENSEN KATHLEEN MARY	3874 WHITE BLOSSOM CIR	SOUTHPORT	NC	28461-8019
220CC029	EWAN HARLAND L ET	EWAN GERALDINE M	3691 WILLOW LAKE DRIVE	SOUTHPORT	NC	28461
220CH011	WELLS WILLIAM ETUX	WELLS JOANNE TRUSTEES	3902 MEETING PLACE	SOUTHPORT	NC	28461
220FI033	DORRIEN MICHAEL K ETUX	DORRIEN JEANETTE	3727 CINNAMON FERN DRIVE	SOUTHPORT	NC	28461
220FI022	BONITA A KINZIE REVOCABLE LIVING TRUST THE		3711 POND PINE CRT SE	SULLIVANS IS	SC	29482-0382
220CD004	HUNTER KAREN A ETIVR	HUNTER JEFFREY W	PO BOX 382	SOUTHPORT	NC	28461-8133
220CD002	ULEVICH BERNARD ETUX	ULEVICH KELLY	3903 SAGEWOOD PATH	SOUTHPORT	NC	28461-8019
220CB00301	SCHULEIN NANCY		3886 WHITE BLOSSOM CIR	SOUTHPORT	NC	28461-8481
220CA003	ALBRIGHT WILLIAM UMSTEAD JR		3912 PEPPERBERRY LN	SOUTHPORT	NC	28461-8167
220FG013	THORNTON GLENDA M		3676 SABLE PALM LN	SOUTHPORT	NC	28461-8481
220CA006	KUNZ TIMOTHY J ETUX	SERRA SHARON A	3921 PEPPERBERRY LN	SOUTHPORT	NC	28461-8484
204NA017	DEUTSCH LIVING TRUST THE		3917 HARMONY CIR SE	SOUTHPORT	NC	28461-8478
204NA041	BERMAN GLORIA J		4027 BRICK PATH LN	SOUTHPORT	NC	28461-8361
220GA038	NAZDROWIE LLC		4292 OAK CREEK LN	SOUTHPORT	NC	28461-8476
204NA027	MAISTO GINGER RIDER		4074 COUNTRY GARDEN LN	SOUTHPORT	NC	28461-8476
204NA064	RIVERO WILLIAM L ETUX	RIVERO KAREN M	4095 COUNTRY GARDEN LN	SOUTHPORT	NC	28461-8498
220GA027	FREEDMAN LAWRENCE J ETUX	FREEDMAN BARBARA A	4956 LONG BEACH RD SE STE 14 PMB 336	SOUTHPORT	NC	28461-8186
220FI020	KING JON DAVID		3715 POND PINE CT	SOUTHPORT	NC	28461-8186
220FI024	PRITCHETT JODEE		3707 POND PINE CT	SOUTHPORT	NC	28461-8186
220FI021	PODLT JAMES B		3713 POND PINE CT	SOUTHPORT	NC	28461-8479
204NA008	PITTS RICHARD E		3847 HARMONY CIR SE	SOUTHPORT	NC	28461-8484
204NA016	MCPHERSON HUGH D III ETUX	MCPHERSON JACALYN J	3911 HARMONY CIR SE	SOUTHPORT	NC	28461-8222
220FI005	GOLDFUSS JACQUELINE A		3710 CINNAMON FERN DR	SOUTHPORT	NC	28461-8481
220CH001	CASLER ANNE		3928 PEPPERBERRY LN	SOUTHPORT	NC	28461-8186
220FI027	PATTERSON JOHN		3702 POND PINE CT	SOUTHPORT	NC	28461-8484
204NA015	VISCOMI PHILLIP A ETUX	VISCOMI KATHLEEN A	3903 HARMONY CIR SE	OCEANSIDE	CA	92054-4111
220GA048	SINGER MICHAEL		710 LEONARD AVE	WAXHAW	NC	28173-6027
220FH005	SHOLLEY LAURA L ET	SHOLLEY KIM JAMES	5405 TUSCANY DR	SOUTHPORT	NC	28461-8479
204NA053	GOEWEY PETER S ET	GOEWEY JUNE F	3856 HARMONY CIR SE	SOUTHPORT	NC	28461-8188
220FI046	BURT ROBERT L ETUX	BURT JANE E	3620 BUTTON BUSH CT	SOUTHPORT	NC	28461-7789
220CC020	POTENTE JOSEPH A ETUX	POTENTE ELIZABETH	3668 WILLOW LAKE DR	SOUTHPORT	NC	28461-8481
204NA006	FISCHER GLORIA K		3821 HARMONY CIR SE	FAIRFIELD	CT	06825-2325
204NA019	LEFEBVRE MICHAEL		72 MOHICAN HILL RD	SOUTHPORT	NC	28461-8019
220CB003	FRANK ROBERT W ETUX		3890 WHITE BLOSSOM CIR	SOUTHPORT	NC	28461-8315
220CB024	BAUMANN FAMILY IRREVOC TRUST THE		3831 WINDING VINE WAY	SOUTHPORT	NC	28461-9023
220GA023	DUNKLE KATHRYN		3826 TIMBER STREAM DR	SOUTHPORT	NC	28461-8481
220CA002	BACZYNSKI FAMILY LIVING TRUST THE		3908 PEPPERBERRY LN	SOUTHPORT	NC	28461-9097
220FG001	BRUCE ARTHUR		3709 TIGER LILY CT	SOUTHPORT	NC	28461-8491
220CC004	SORENSEN FOREST AVENUE LLC		4340 LOBLOLLY CIR SE	SAN FRANCISCO	CA	94127-1533
204NA057	NAPI ECEK JOHN M ET	NAPI ECEK MARY ANNE	97 SAN PABLO AVE	SYKESVILLE	MD	21784-9502
220GA003	APPLEFELD BRIAN E ETUX	APPLEFELD DENISE	3813 BEAMERS CT	SHANGHAI	NC	20000
220FG004	SEPSENWOL BENJAMIN	ROOM 302	HONG KOU DISTRICT B 16, 510 EAST WENSHUI RD	SOUTHPORT	NC	28461-9024
220CH020	JP DRAKE INC		4002 EXECUTIVE PARK BLVD STE 200	SOUTHPORT	NC	28461-8222
220FI004	STONE BLAIR DOUGLAS JR ETUX	STONE PAMELA	3708 CINNAMON FERN DR	SOUTHPORT	NC	28461-7789
220FE003	SURETTE PAUL L ETUX	SURETTE MARY ANN	3697 WILLOW LAKE DR	SOUTHPORT	NC	28461-8481
220CA010	MILLER MARGARET JEAN		3905 PEPPERBERRY LN	CAROLINA BCH	NC	28428-2338
220CB021	TABIT CLINTON C ET	TABIT SHERRY L	PO BOX 2338	WILMINGTON	NC	28403-7406
20400061	ARBOR CREEK COMMUNITY ASSOC INC		1628 DOCTORS CIR	WILMINGTON	NC	28401-7406
20400062	ARBOR CREEK COMMUNITY ASSOC INC		1628 DOCTORS CIR	SOUTHPORT	NC	28461-8315
220CB025	BROWN PAULETTE GIBSON		3843 WINDING VINE WAY	SOUTHPORT	NC	28461-7789
220CC023	MUNDORF NANCY S		3665 WILLOW LAKE DR	WILMINGTON	NC	28411-8040
220CH013	THORNTON JULIA ELLEN		4795 TUPELO DR	SOUTHPORT	NC	28461-8019
220CB028	REESER ALFRED LEE ETUX	REESER NANCY ELAINE	3864 WHITE BLOSSOM CIR	TROUTMAN	NC	28166-8593
204NA028	SEDBERRY DAVID ETUX	SEDBERRY DENISE	597 STILLWATER RD	LEWISTON	NY	14092-1475
220FG012	MORAN PETER R ETUX	MORAN JOANNE M	4807 OAKRIDGE LN	SOUTHPORT	NC	28461-9012
220CC033	KOVAR CYRILL R ETUX	KOVAR JESSICA G	3850 WATERLILY LN	SOUTHPORT	NC	28461-8019
220CB008	TCB FAMILY TRUST		3870 WHITE BLOSSOM CIR	OAK ISLAND	NC	28465-6854
220GA030	JONES MICHAEL TODD ETUX	JONES MEREDITH	PO BOX 477	SOUTHPORT	NC	28461-9023
220GA005	TRIBELHORN ROGER W (LT) ETUX	TRIBELHORN (LT) ETALS	3881 TIMBER STREAM DR	WILMINGTON	NC	28403-7131
220GA013	KEN KOPCHAK & SONS CONSTRUCT LLC		1713 OXFORD RD	WILMINGTON	NC	28403-7131
220FE004	KEN KOPCHAK AND SONS CONSTRUCTION LLC		1713 OXFORD RD			

## Unincorporated Tax Parcels Adjacent to Wellhead Overlay

Parcel Number	Name	Name 2	Address	City	State	Zip
20400034	KDA INVESTMENTS INC		380 HAMILTON DR SE	BOLIVIA	NC	28422-7792
20500031	BRUNSWICK ELECTRIC MEMBERSHIP CORP		PO BOX 826	SHALLOTTE	NC	28459
2040005308	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
20500039	TRI CITY SOUTHPORT LLC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
20400035	PANNULLO VINCENZO ETUX	URREA ALBA	1728 W BEACH DR	OAK ISLAND	NC	28465-7339

### Incorporated Tax Parcels Adjacent to Wellhead Overlay

Parcel Number	Name1	Name2	Address	City	State	ZipCode
1880002503	STATE OF NORTH CAROLINA	C/O STATE PROPERTY OFFICE	1321 MAIL SERVICE CENTER	RALEIGH	NC	27699
1720000205	STATE OF NORTH CAROLINA	PROPERTY CONTROL SECTION	PO BOX 629	RALEIGH	NC	27602
2030002701	INGRAM RICHARD CLAY		PO BOX 2548	SANFORD	NC	27331
20400060	ST JAMES DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
2200002762	ST JAMES DEVELOPMENT CO LLC		P O BOX 10879	SOUTHPORT	NC	28461
1880001501	MEREDITH COLLEGE INC	% JO ALLEN	3800 HILLSBOROUGH ST	RALEIGH	NC	27607
2030002403	QUAINTANCE INC		6934-8 BEACH DRIVE	OCEAN ISLE BEACH	NC	28469
2030002503	TWO ELEVEN LLC		4115 HOLLY STREET	LORIS	SC	29569
2030002502	LIMPOPO LLC		P O BOX 411	SHALLOTTE	NC	28459
2030002707	C L SMITH CONSTRUCTION INC		3391 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
220FJ004	HICKMAN EDWARD C		PO BOX 118	DAVIDSONVILLE	MD	21035-0118
1880000305	RICH JAMES BALLARD II		309 HUNTERS RIDGE DR	LEXINGTON	SC	29072-7696
2040002601	SOUTHEAST BRUNSWICK SANITARY DIST		4240 COMMITTEE DRIVE	SOUTHPORT	NC	28461
18800005	MUNDAY SUSAN R ETVIR	MUNDAY JOEL T	5260 PINNACLE POINTE	WINSTON	GA	30187
2040005806	ST JAMES SQUARE OF WILMINGTON LLC		3807 PEACHTREE AVE S-200	WILMINGTON	NC	28403-6725
2030001720	PINE FOREST DEVELOPMENT COMPANY LLC		355 INDUSTRIAL PARK DR	BOONE	NC	28607-3978
2040002502	HARBOR DEVELOPMENT CORP AND	D R DEVELOPMENT CORP	4337 4TH ST SE	SOUTHPORT	NC	28461-8790
2200002736	TROON ST JAMES LLC		15044 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254-8131
220FJ00301	IRWIN EDWARD R AND	IRWIN ALISON L	4461 GOLF COTTAGES DR #1	SOUTHPORT	NC	28461
1880000303	BEVINS DOROTHY	C/o BYRON MICHAEL BEVINS	67 HOUSTON STQ	NITRO	WV	25143-1023
220DI002	DUTTON WILLIAM A JR		10 HEM ST	EAST HADDAM	CT	06423-1374
2030002405	RECHICHAR THOMAS D ETUX	RECHICHAR MARSHA	3259 MOSS HAMMOCK WYND	SOUTHPORT	NC	28461-3567
1880001204	RISING MARCUS WARREN		14510 JAMES B WHITE HWY 5	TABOR CITY	NC	28463-8358
2030002002	COOPER THOMAS G II ETUX	COOPER BOBBIE JACKSON	2980 RIPLEY DR SE	BOLIVIA	NC	28422-7954
20300024	HAWTHORNE AT PINE FOREST APARTMENTS		806 GREEN VALLEY RD # S-311	GREENSBORO	NC	27408-7042
220DI004	CAITO EDWARD ETUX	CAITO ELAINE F	4433 DEVONSWOOD DR	SOUTHPORT	NC	28461-1408
2040002202	TOWN OF ST JAMES		4140 SOUTHPORT SUPPLY RD SE	SAINT JAMES	NC	28461-8880
2040005803	BRUNSWICK COUNTY	C/O FINANCE DEPT	PO BOX 249	BOLIVIA	NC	28422-0249
20400056	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461-8880
18800004	ANDERS DEBORAH G ETVIR	ANDERS STEPHEN	6 SUNNYDALE CIR	SWANNANOA	NC	28778-8232
220FJ003	BAPTISTE MARK S ETUX	BAPTISTE JANICE G	33 SOMERSET DR	MECHANICVILLE	NY	12118-3719
20300049	BRANDT ERIC A ET	BRANDT RUTH T	1032 BELLA COOLA ROAD	LAKE WACCAMAW	NC	28450
220FJ00401	SCHWARTZ FAMILY TRUST THE		4465 GOLF COTTAGE DR UNIT 1	SOUTHPORT	NC	28461-8632
1880001203	HARRELSON TONYA RISING		1349 VINEGAR HILL RD	CLARENDON	NC	28432-8917
20300027	FISHER LYNN L AND	ROBINSON ELIZABETH	209 SANDBURY AVE	GLEN BURNIE	MD	21060-7743
2040005809	3921 EXECUTIVE PARK LLC	ATTN: MARTIN WOZNIAK	3030 MARSH WINDS CIR UNIT 704	SOUTHPORT	NC	28461-8112
2030002501	HOLDEN QUILLA MAE		3439 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
20400026	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465-6854
20400051	EQUITY INVESTMENT ASSOCIATES LLC		11675 RAINWATER DR STE 220	ALPHARETTA	GA	30009-8686
220FJ002	ANTHONY J JR & KATHLEEN A SAVASTANA REV LIV		4460 GOLF COTTAGE DR # 2	SOUTHPORT	NC	28461-8632
2040005812	6144 CAROLINA BEACH RD LLC		27570 MOONCREST DR	CARMEL	CA	93923-8535
2030001704	BOWLING DANIEL B ET	BOWLING ANGELA C	270 W NORTH SHORE RD	SOUTHPORT	NC	28461-8336
220DI003	WILEY JASON A ETUX	WILEY JENNIFER D	4437 DEVONSWOOD DR	SOUTHPORT	NC	28461-1408
2030001701	2780 MIDWAY LLC		PO BOX 1	BURLINGTON	MA	01803-0001
2040002602	EAST COAST INVESTMENTS LLC		222 E MEADOW RD	EDEN	NC	27288-3416
20300019	BASS THOMAS TRUBY HEIRS		2970 RIPLEY DR SE	BOLIVIA	NC	28422-7954
220FJ00201	WARD NANCY K ETVIR	WARD WILLIAM W	242 NEW CANAAN RD	WILTON	CT	06897-3318
22000019	HERRING DAVIS C JR ETALS	C/O CHILDS CARTER J H	7013 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2657
20300025	3449 INVESTMENTS LLC LLC		PO BOX 16709	WILMINGTON	NC	28408-6709
2040002501	GENERATIONS CHURCH		4019 EXECUTIVE PARK BLVD	SOUTHPORT	NC	28461-8026
2040005811	Longbay Investments LLC		PO BOX 3955	WILMINGTON	NC	28406-0955
2040005805	D & N PROPERTIES OF NC LLC		3950 EXECUTIVE PARK BLVD	SOUTHPORT	NC	28461-9040



# BRUNSWICK COUNTY PLANNING DEPARTMENT

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

www.brunswickcountync.gov/planning • (910)253-2200

## MEMORANDUM

DATE: October 3, 2022

TO: Brunswick County Planning Board

FROM: Kirstie Dixon, Planning Director

RE: **Town of St. James Extraterritorial Jurisdiction (ETJ) Request**

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On August 8, 2022, the Town of St. James formally submitted an Extraterritorial Jurisdiction (ETJ) request to the Planning Department. Authority for counties to grant municipalities ETJs are within the North Carolina General Statutes (NCGS). NCGS 160D-202 addresses Municipal Extraterritorial Jurisdiction and provides basic guidelines. For municipalities like the Town of St. James with a population of less than 10,000, an ETJ may extend up to one mile from its corporate limits. The NCGS require county approval if the county enforces zoning and subdivision regulations. Brunswick County adopted the Brunswick County ETJ Expansion Policy to guide the ETJ process in Brunswick County in 1995. The policy exercises the authority for Brunswick County to evaluate and approve all ETJ expansions. Below outlines the submittal requirements, review meeting, Town of St. James public hearing, evaluation criteria, and approval process & timeline of key events as provided in more detail below:

- ***Submittal Requirements***

The policy outlines key items required as a part of the formal submission including the proposed ETJ boundary, documentation addressing the concerns of the municipality and commitment to general development planning and outlining the capability and qualifications to provide land use planning, zoning, subdivision regulation, and building code programs within the proposed ETJ area.

- ***Review Meeting***

The policy requires a Review Meeting to be held with the municipality at least 14-days prior to Planning Board. Two Review Meetings are scheduled one internally and one with the Town of St. James to gain input from Brunswick County employees in various departments. These meetings identify changes/impacts to the level of services and concerns that need to be addressed within this request. *The Review Meeting with the Town of St. James was held on August 29, 2022.*

- ***Town of St. James Public Hearing***

NCGS 160D-202 requires the municipality to hold a public hearing on the ETJ proposal. *The Town of St. James will hold a Public Hearing on the ETJ on November 2, 2022.*

- **Evaluation Criteria**

The policy provides three ETJ evaluation criteria that should be reviewed and evaluated. Below outlines the three criteria:

- 1) *Commitment to General Development Planning.*  
To determine the municipality’s ability to provide services; commitment to good planning; the ability to manage growth and development; comprehensive planning including stormwater planning, transportation planning, infrastructure planning, and capital improvement programming (CIP).
- 2) *Annexation Within Ten Years.*  
ETJ requests should be granted in areas anticipated for annexation within ten years. To determine the municipality's ability to annex within ten years.
- 3) *Evidence of Feasibility for Urban Density Development.*  
To determine if the municipality can accommodate urban development and urban densities while protecting the integrity of the county’s rural areas.

- **Approval Process & Timeline of Key Events**

The policy provides specified time frames and deadlines for key events. For example, the Planning Director must forward the ETJ Expansion Request to the Planning Board for approval no later than 60 days following submission and the Review Meeting must be completed at least 14 days prior to Planning Board. The Town of St. James has requested that Planning Board begin their review October 10, 2022, as opposed to September 12, 2022. Planning Board will receive information on the request at their October 10, 2022, Regular Meeting and then will complete their review, hold a public hearing, and make a formal recommendation at their November 14, 2022 Meeting. It’s anticipated that the Board of Commissioners will hold a public hearing and consider the ETJ Request at their December 5, 2022 Board Meeting.

**TIMELINE OF KEY EVENTS & DATES**

<i>Submittal Date</i>	<i>August 8, 2022</i>
<i>Internal Staff Review Meeting</i>	<i>August 29, 2022</i>
<i>Review Meeting with St. James</i>	<i>August 29, 2022</i>
<i>St. James Public Hearing</i>	<i>November 2, 2022</i>
<i>Planning Board</i>	<i>October 10, 2022 &amp; November 14, 2022</i>
<i>Board of Commissioners</i>	<i>December 5, 2022</i>

**Attached is a copy of the Town of St. James ETJ Request, Review Meeting Summary Memo, Supplemental ETJ Information from the Town of St. James, an email from Jeff Rupp requesting a Change to Schedule, the Town of St. James Map, St. James ETJ Owners & Adjacent Owners List, and a copy of the Brunswick County ETJ Expansion Policy.**



# TOWN of ST. JAMES

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August 8, 2022

Kirstie Dixon  
Planning Director  
Brunswick County Planning  
PO Box 249  
Bolivia, NC 28422

Re: Town of St. James Request for Establishment of an Extra Territorial Jurisdiction (ETJ)

Dear Ms. Dixon,

Pursuant to the Brunswick County ETJ Extension Policy (1995) please find attached the following documents relating to the request of the Town of St. James for the establishment of an ETJ for the Town:

1. Resolution adopted by the St. James Town Council;
2. Map of the Proposed St. James ETJ;
3. List of parcels in the proposed ETJ; and
4. Narrative of the Town's request for the ETJ.

The proposed ETJ encompasses properties that have a unique impact on the future environmental and economic development of the Town of St. James and the immediate area impacting our residents. The Council seeks to guide development in this area to address these impacts.

If you have any questions regarding this request, please do not hesitate to contact me and I look forward to attending your planning commission meeting when this item is heard by the commission.

Respectfully,



Jeffrey E. Repp  
Town Manager

cc: Steve Stone, County Manager



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## TOWN OF ST. JAMES

RESOLUTION # 2022-05

### RESOLUTION REQUESTING THAT THE BRUNSWICK COUNTY COMMISSIONERS APPROVE THE CREATION OF AN EXTRATERRITORIAL JURISDICTION BOUNDARY FOR THE TOWN OF ST. JAMES

WHEREAS, the Brunswick County Commissioners have the authority under N.C.G.S 160A-360 to evaluate and approve extraterritorial jurisdictional (ETJ) requests; and  
WHEREAS, the extraterritorial jurisdiction of a municipality in Brunswick County is the area one-mile beyond the corporate limits in which a town may exercise planning, zoning, and building inspection as in its corporate limits; and

WHEREAS, the Town of St. James is requesting the creation of a ETJ that encompasses sixty (60) parcels with approximately One Thousand and Eight (1,008) acres of mostly commercially zoned land; and

WHEREAS, the area of the ETJ encompasses properties that have a unique impact on the future environmental and economic development of the Town of St. James and the immediate area impacting our residents; and

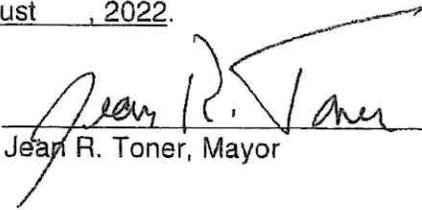
WHEREAS, the Town will be committed to working with the County to incorporate best planning and zoning practices to protect the Castle Haynes aquifer from encroachment and threatening the area drinking water supply, and

WHEREAS, the Town of St. James intends to provide the same level of planning, zoning, and building inspections as it provides lands within its incorporated boundaries to the ETJ area.

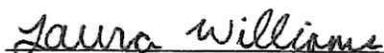
NOW, THEREFORE, BE IT RESOLVED, that the following documents, attached hereto and incorporated herein by reference as required in the Brunswick County ETJ Expansion Policy (1995), are presented by the Town of St. James to the Brunswick County Commissioners for the establishment of the St. James ETJ:

1. ETJ Map.
2. List of Properties by Parcel Number, Zoning Classification & Acreage.
3. Written Narrative addressing the critical concerns of the Town of St. James for the need to create an ETJ.

Adopted this 3<sup>rd</sup> day of August, 2022.

  
\_\_\_\_\_  
Jean R. Toner, Mayor

ATTEST:

  
\_\_\_\_\_

Laura Williams, Town Clerk



OBJECTID	ZCODE	Parcel Number	ACRES
1	CO-CLD	20400014	13.77223571
2	CO-CI	20400008	13.23994772
3	CO-R-7500	2190000101	2.330742497
4	CO-R-7500	2190000156	4.918883794
5	CO-CLD	20400020	13.34355425
6	CO-CLD	20500036	18.25316878
7	CO-CLD	20400013	13.70027432
8	CO-CLD	20400012	13.82658475
9	CO-CLD	20400011	13.83560585
10	CO-CLD	20400010	13.80896746
11	CO-CLD	20400009	13.73863743
12	CO-CLD	20400048	56.4954594
13	CO-CLD	20400007	14.57364293
14	CO-CLD	20400006	17.89823044
15	CO-CLD	20300047	13.38586397
16	CO-CLD	20300046	13.40277282
17	CO-CLD	2030004501	6.678325008
18	CO-CLD	20300045	6.686761719
19	CO-CLD	20300044	13.41110374
20	CO-CLD	20300043	13.37040578
21	CO-CLD	20300042	13.44005471
22	CO-CLD	20300048	13.73990224
23	CO-CLD	2030004801	13.26503426
24	CO-CLD	2030004802	12.09461157
25	CO-CLD	2030004803	12.01302643
26	CO-CLD	20400050	63.21863498
27	CO-CLD	20400019	13.1899101
28	CO-CLD	20400018	13.10782042
29	CO-CLD	2040002201	5.25532584
30	CO-CLD	2040002503	3.691986737
31	CO-CLD	20400024	16.87363547
32	CO-CLD	20400023	12.46766839
33	CO-CLD	20400022	6.428296293
34	CO-CLD	20400039	31.3977117
35	CO-CLD	20400040	14.42821333
36	CO-R-7500	2190000188	13.34005781
37	CO-R-7500	2190000158	30.25620112
38	CO-CLD	20500035	17.95770907
39	CO-CLD	20500034	17.94609903
40	CO-CLD	20500033	17.95724451
41	CO-CLD	20400036	17.94151486
42	CO-CLD	20400035	19.70641431
43	CO-CLD	20400034	19.54655978
44	CO-CLD	20400029	14.76062712
45	CO-CLD	20400033	19.6761603
46	CO-CLD	20400032	19.50214766
47	CO-CLD	20400031	19.73080446
48	CO-CLD	20400030	19.60923351
49	CO-CI	20400037	30.65561515
50	CO-CI	20400017	13.08875796
51	CO-CI	20400016	13.07336329
52	CO-CI	20400015	13.05276633
53	CO-CI	20400038	51.09996502
54	CO-CI	2040003901	13.2105228
55	CO-CI	20400043	29.07761868
56	CO-CI	20400045	20.77227629
57	CO-CI	20400047	17.22328213
58	CO-CLD	20400028	5.503156559
59	CO-R-7500	2190000117	6.261653791
60	CO-CLD	20400025	11.92930861

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1. **Written documentation shall accompany the request and shall address the critical concerns of the municipality, which are being met by the ETJ proposal.**

As the area around the Town of St. James continues to experience significant development pressure, the Town is requesting extraterritorial jurisdiction (ETJ) within the area depicted on the attached map to ensure a cohesive development pattern that meets the expectations of the citizens of St. James who are also Brunswick County residents most directly impacted by future development along the corridor.

Water quality and stormwater management are high priorities for the Town of St. James, as evidenced by an ongoing voluntary Stormwater Monitoring Project and partnership with both Brunswick County and the St. James Property Owners Association (POA) to manage stormwater infrastructure. The Town is willing to extend this partnership through coordinating on the Well Head Protection Overlay project currently being considered by the County and would like the opportunity to further manage stormwater runoff through evaluating the current regulatory provisions within the Town's Unified Development Ordinance (UDO). In particular, the Town is supportive of the regulatory provisions of the proposed Well Head Protection Overlay that may limit the height of future structures, impose limitations on the depth of excavation, establish maximum impervious surface coverage percentages, and prohibit uses which may impair ground water quality.

The Town is committed to pursuing opportunities for managing growth in this developing portion of Brunswick County for the benefit of its residents, recognizing and building upon the work of the Blueprint Brunswick 2040 plan. Providing the Town, the ability to exercise land use controls on the subject parcels will allow more local oversight of this growing commercial corridor, ensuring that the design and intensity of development balances property rights with community desires and needed services. At present, along the NC 211 corridor, all parcels proposed for inclusion in the ETJ have commercial zoning district designation from the County. The Town of St. James envisions this area to have a similar commercial designation, with a priority on the creation of high quality walkable mixed-use development that will serve as a resource for proximal neighborhoods. Commercial activity is somewhat limited at present along this stretch of NC 211 adjacent to the Town of St. James corporate limits. The Town envisions strategies to create viable commercial and retail opportunities to help support the needs of both County and St. James residents.

Housing affordability is an increasing concern throughout the County. Without adequate housing for the County's workforce, it can be difficult to support the tourism and service sector industry which is so vital to the local economy. To help support future affordable housing efforts, the Town envisions the establishment of regulatory provisions to allow for horizontal and vertical mixed use development proposals within the proposed ETJ area along the NC 211 corridor. By locating higher density residential uses in close proximity to retail and services and adequate infrastructure, it can further reduce the cost of construction while also ensuring the housing units have sufficient access to necessary goods and services.

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Should this request for ETJ be received favorably, the Town is committed to a thoughtful process ensuring that the Town's comprehensive plan and development regulations are appropriately applied to the subject properties that encompass the environmental quality and land use considerations most important to local residents.

2. Documentation shall accompany the request outlining the specific commitment to General Development Planning as outlined in Article VI, Section 1:

*"The municipality should demonstrate a commitment to comprehensive planning, preferably including adopted land use and infrastructure planning to include water, sewer, storm water planning, and transportation plans, a capital improvements program (CIP) and funding to implement the CIP, and the implementation of land use regulations such as zoning, subdivision regulations, and building codes. Where such plans have not actually been adopted, a municipality could demonstrate commitment by including service construction in an adopted CIP or completing preliminary engineering studies."*

- a. The Town frequently engages in comprehensive planning, with the most recent full update occurring in 2021:  
[https://www.townofstjamesnc.org/vertical/sites/%7BFCF8D32D-A03D-47D6-AE34-DCA8B6F446F1%7D/uploads/Comprehensive\\_Plan\\_VI.pdf](https://www.townofstjamesnc.org/vertical/sites/%7BFCF8D32D-A03D-47D6-AE34-DCA8B6F446F1%7D/uploads/Comprehensive_Plan_VI.pdf)
  - b. Brunswick County provides water and sewer service within the Town and also has an agreement with the Town to administer its Stormwater Ordinance.
  - c. The Town is actively involved in regional transportation planning, as a member of the Town Council sits on the Cape Fear RPO Transportation Advisory Committee, the Town Manager serves on the Cape Fear RPO RTCC, and the Town participated in both the Brunswick County Comprehensive Transportation Plan and NC 211 East Coast Greenway Feasibility Study.
  - d. While there is no presently adopted Capital Improvement Plan (CIP), the Town is committed to ongoing coordination with the County Utility Department regarding future capital projects or infrastructure expansion which should be appropriately reviewed as part of the development approval process.
  - e. The Town has a Unified Development Ordinance which contains zoning and subdivision regulations: <https://www.townofstjamesnc.org/index.asp?SEC=28FC45FE-C52F-4728-B36C-F78FA7951903>
  - f. Brunswick County provides building inspections for the Town.
  - g. The Town Council and County Commissioners recently entered into an interlocal agreement to undertake a project to jointly fund design and construct capital improvements to the Town's water system to improve chronic water pressure issues within the Town and surrounding area with American Rescue Plan (ARP) monies received by each entity. This includes the area of the ETJ.
3. Outline the capability and qualifications of the municipality to provide land use planning, zoning, subdivision regulation, and building code programs within the proposed ETJ area.

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AUG 08 2022

As mentioned in response to Question 2, the Town proactively engages in comprehensive planning and administers a Unified Development Ordinance containing zoning and subdivision regulations, while partnering with Brunswick County to provide building inspections. Additionally, the Town contracts with the Cape Fear Council of Governments on an as-needed basis to provide additional capacity when complex planning matters arise.



# BRUNSWICK COUNTY PLANNING DEPARTMENT

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

[www.brunswickcountync.gov/planning](http://www.brunswickcountync.gov/planning) • (910)253-2200

## MEMORANDUM

DATE: September 2, 2022

TO: Jeff Repp, Wes Macleod

FROM: Brunswick County Planning

RE: **Town of St. James Extraterritorial Jurisdiction Request – Review Meeting Summary**

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On Monday, August 29<sup>th</sup>, a Review Meeting **was held** with multiple Brunswick County departments with representatives from the Town of St. James (TOSJ) regarding the Town of St. James Extraterritorial Jurisdiction (ETJ) request. This meeting is required per the Brunswick County ETJ Expansion Policy. During this meeting, comments were received from the various departments regarding changes/impacts to the level of services and concerns that need to be addressed to implement the ETJ. Below are the departments comments and a summary of questions/comments.

**ENVIRONMENTAL HEALTH** (Danny Thornton - [danny.thornton@brunswickcountync.gov](mailto:danny.thornton@brunswickcountync.gov) – 253-2252)

No concerns. Will continue to provide services to St. James.

**SOIL AND WATER** (Elliot Swain - [elliott.swain@brunswickcountync.gov](mailto:elliott.swain@brunswickcountync.gov) – 253-2832)

No comment.

**FLOOD** (Jim Paggioli - [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov) – 253-2054)

No change. Will continue floodplain administration for St. James and in proposed ETJ area per MOU agreement.

**CODE ADMINISTRATION** (Kevin Somersett - [kevin.somersett@brunswickcountync.gov](mailto:kevin.somersett@brunswickcountync.gov) – 253-2048)

No change. Will continue building code administration & building inspections for St. James and in proposed ETJ area per MOU agreement.

**FIRE** (Andrew Thompson - [andrew.thompson@brunswickcountync.gov](mailto:andrew.thompson@brunswickcountync.gov) – 253-2041)

No change. Will continue fire code administration & fire investigative services for St. James and in proposed ETJ area per MOU agreement.

**PLANNING AND ZONING** (Gilbert Combs – [gilbert.combs@brunswickcountync.gov](mailto:gilbert.combs@brunswickcountync.gov) – 253-2292)

If the ETJ request is approved, the Planning Department will no longer provide planning, zoning, subdivision services within the ETJ area.

Below are the list of questions (with town responses from the discussion) and general comments/concerns:

- What public buildings located in the gated areas of the Town would the residents in the ETJ have access to?
  - *They technically would not be in the incorporated areas unless there is some extension of the POA. They would have limited access. Anything they would want from a recreational standpoint would be just like anyone else wanting recreational access to St. James.*
  
- How does your ordinance accommodate mixed use development?
  - *Upper story residential dwellings permitted in commercial structures by right in current TOSJ CLD zoning district. Wellhead Protection Overlay could handle prohibition of certain structures. After the county adopts the overlay, TOSJ would adopt same ordinance.*
  
- Are you willing to go ahead and adopt the wellhead protection area overlay zoning district?
  - *We plan to bring it before our bodies of government after the County has adopted.*
  
- Planning Staff has concerns about staffing levels. Does the Town have a contract with the Cape Fear Council of Governments? Can we get a copy? Does/ would the contract cover ALL planning services? What planning/zoning tasks can existing Town staff accomplish? Enforcement? Site inspections? (COG may not do these)
  - *The Town Clerk serves as the zoning administrator. Town staff can handle zoning questions and text amendments. For more complicated items we reach out at our discretion to the COG. We can provide a contract between TOSJ and the COG.*
  - *There are situations where the COG can handle enforcement and site inspections.*
  
- When was the last time a commercial project was approved in the Town? When was the last text amendment brought before the Council?
  - *Generations Church on 211 outside of the POA is a recent project. Some residential developments received final plat approval. Another set of condos currently in progress within St. James corporate limits. The COG assisted the Town in making several text amendments to streamline approval process.*
  
- What is the general process and timeline of your plan or zoning approvals?
  - *Major projects approved by planning board only, 30-45 days starting when an application is determined to be complete.*
  
- Please address your 10-year annexation plan. (required by the ETJ expansion policy)
  - *Local governments had a different set of tools back when this policy was developed and eventually adopted. We would be supportive of voluntary annexations but would not pursue. \*\*staff has asked that a written statement addressing an annexation policy be provided*

Please address the following so that Planning Staff can complete their review:

- Provide a copy of the contract with Cape Fear Council of Governments,
- Provide the proposed zoning of the properties proposed to into the ETJ.
- Provide written documentation of Town of St. James annexation plans in the future.

**COMMUNITY ENFORCEMENT** (Kirstie Dixon - [kirstie.dixon@brunswickcountync.gov](mailto:kirstie.dixon@brunswickcountync.gov) – 253-2027)

No change to the enforcement of the Solid Waste Ordinance. There will be a change in enforcement of the UDO (zoning and subdivision regulations).

**ENGINEERING** (Bill Pinnix - [william.pinnix@brunswickcountync.gov](mailto:william.pinnix@brunswickcountync.gov) – 253-2408)

No change for water and sewer plan reviews for projects in that area and along the 211 corridor.

**STORMWATER** (Brigit Flora - [brigit.flora@brunswickcountync.gov](mailto:brigit.flora@brunswickcountync.gov) – 253-2405)

No change. Agreement in place with town to handle stormwater permitting.

**UTILITIES** (John Nichols - [john.nichols@brunswickcountync.gov](mailto:john.nichols@brunswickcountync.gov) – 253-2653)

Q/A with Town

- Utilities is concerned about protecting the aquifer as a raw water source and contemplating overlay districts implemented through zoning department. The question is, if the Town’s ETJ request were approved, what assurances would the Town provide that they would implement and retain the overlay district and requirements not just with current elected board but with future boards as well?
  - *In the narrative we covered environmental concerns, highlighting issues with the Marisol site. TOSJ would like to get on top of these concerns and plan to adopt the overlay district as the county has proposed.*
- With future boards how are we going to ensure consistency?
  - *Cannot guarantee. Current board is interested as proposed.*

**LEGAL** (Bryan Batton - [bryan.batton@brunswickcountync.gov](mailto:bryan.batton@brunswickcountync.gov) – 253-2030)

No comment.

**ADMINISTRATION** (Haynes Brigman - [haynes.brigman@brunswickcountync.gov](mailto:haynes.brigman@brunswickcountync.gov) – 253-2033)

We are still trying to analyze this request as it would affect the entire county. Utilities and Planning seem to have the most questions. Wellhead protection is important and long-term consideration of the wellheads is important. Whether the wellheads fall into the planning jurisdiction of Brunswick County or Town of St. James, at the end of the day, Brunswick County bears the financial cost to fix any issues. It is important to consider the financial consequences of aquifer impacts.

**Updated Timeline of Key Events**

**TIMELINE OF KEY EVENTS & DATES**

<b><i>Submittal Date</i></b>	<b><i>August 8, 2022</i></b>
<b><i>Internal Staff Review Meeting</i></b>	<b><i>August 29, 2022</i></b>
<b><i>Review Meeting with St. James</i></b>	<b><i>August 29, 2022</i></b>
<b><i>St. James Public Hearing</i></b>	<b><i>November 2, 2022*</i></b>
<b><i>Planning Board</i></b>	<b><i>October 10, 2022 &amp; November 14, 2022</i></b>
<b><i>Board of Commissioners</i></b>	<b><i>December 5, 2022</i></b>

\* On August 30<sup>th</sup> Mr. Repp, St. James Town Manager requested a delay in the process and that the request be brought to the Planning Board for initial review at their October 10, 2022 meeting.



# TOWN OF ST. JAMES

September 19, 2022

Kirstie Dixon  
Planning Director  
Brunswick County Planning  
PO Box 249  
Bolivia, NC 28422

Re: Supplemental ETJ Information

Dear Ms. Dixon,

Pursuant to the August 29<sup>th</sup> City/County review meeting on the Town's request for the creation of an extra territorial jurisdiction (ETJ), please find the attached requested supplemental information.

1. Revised ETJ Map with Zoning Classification  
Attached is a map showing the current County zoning and the Town's proposed zoning upon the approval of the ETJ.
2. Revised ETJ Narrative to Include 10-Year Annexation Plan  
Attached is a revised narrative including a plan for the next ten (10) years regarding the Town's annexation plans for the ETJ area. As you are aware with the 2010 general assembly revisions to the annexation laws, the annexations would have to be of a voluntary nature. The County's 1995 ETJ policy was created when involuntary annexations by municipalities was still legal.
3. Supplemental Town Planning Services  
Attached is the February 2022 services agreement between the Town of St. James and the Cape Fear Council of Governments (CFCOG) for supplemental planning services. The Town would use CFCOG to assist in planning and development activities related to the ETJ.

Please let me know if you need an additional information in advance of your October planning commission meeting.

Respectfully,

Jeffrey E. Repp  
Town Manager

cc: Wes Mcleod, CFCOG

## SERVICES AGREEMENT

THIS SERVICES AGREEMENT (the "Agreement"), is dated this 5<sup>th</sup> day of January 2022 by and between the Cape Fear Council of Governments (hereinafter referred to as "CFCOG"), 1480 Harbour Dr, Wilmington, NC 28401 and the Town of St. James (hereinafter referred to as "CLIENT"), 4140A Southport-Supply Road, St. James, NC 28461.

IN CONSIDERATION OF the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the CLIENT and the CFCOG agree as follows:

1. **Engagement:** The CFCOG hereby agrees to an engagement for services to be delivered to the CLIENT and the CLIENT accepts the engagement upon the terms and conditions hereinafter set forth.
2. **Scope of Services:** The CFCOG shall develop, perform and complete the scope of services set forth in EXHIBIT A (hereinafter referred to as the "Scope of Services").
3. **Compensation:** The CLIENT shall pay the CFCOG a sum not to exceed \$3,000 per month as compensation for the services set forth in EXHIBIT A. The CFCOG will submit invoices on a monthly basis. The CLIENT will make timely payments and the final payment will be made within 30 days of the end of the Contract Period.
4. **Term:** This Agreement shall be in effect for the period commencing on 01/01/2022 and ending no later than 06/30/2022 ("Contract Period").
5. **Failure to Pay:** If the CLIENT fails to make any payment to the CFCOG for services and expenses within 30 days after the CFCOG'S invoice then the CFCOG may, after giving seven (7) days written notice to the CLIENT, suspend services under this Agreement until the CLIENT has paid in full the amounts due for services and other chargeable expenses.
6. **Termination for Convenience:** This Agreement may be terminated by either the CLIENT or the CFCOG with or without any cause or justification, upon one (1) month's written notice. Notice shall be deemed to have been given when it is delivered personally by hand to the CFCOG or to the Chief Elected or Administrative Official of the CLIENT. In the event of such termination of service, the CFCOG shall be paid for all services provided to date.
7. **Indemnification:** Excluding liability, loss, damage, cost and expenses resulting from the negligence of the CFCOG, Client shall indemnify CFCOG and release CFCOG from any and all liability, loss, damage, cost and expense including any liabilities or losses sustained because of CFCOG's performance of the Scope of Services.
8. **Independent Legal Review:** Nothing in this Contract shall relieve CLIENT from engaging its own legal counsel to the work product produced by CFCOG in connection with its performance of the Scope of Services.

9. **Severability:** If any provision of this Agreement, or the application thereof to either party is illegal, unenforceable, or otherwise held invalid in any respect by government promulgation, operation of law, court decree or otherwise, such holding(s) shall not affect the other provisions or applications of this Agreement which can be given effect without the invalid provision.

10. **Benefit:** This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns except to the extent that the right to assign the Agreement is limited in paragraph 14(d) below.

11. **Records:** The CFCOG agrees to make available to the CLIENT, or to its designated representative, all of its records which relate to the services, and agrees to allow the CLIENT or said representative to audit, examine and copy any and all data, documents, proceedings, records and notes of activity relating in any way to these services. Access to these records shall be allowed upon request at any time during normal business hours and as often as the CLIENT or said representatives may deem necessary.

12. **Force Majeure:** In the event that either party is unable to perform its obligations under this Agreement as a result of a force majeure, neither party shall be liable to the other for direct or consequential damages resulting from lack of performance. "Force Majeure" shall mean pandemic, fire, earthquake, flood, act of God, strikes, work stoppages, or other labor disturbances, riots or civil commotions, litigation, war, or other act of any foreign nation, power of government, or governmental agency or authority, or any other cause like or unlike any cause mentioned above which is beyond the control of either party.

13. **Entire Agreement:** This agreement constitutes the entire agreement and there are no oral or other representations regarding the subject of this Agreement that are binding on either party. All changes to this Agreement must be in writing, signed by both parties. It is understood and agreed that email correspondence shall constitute "a writing" to this Agreement unless expressly excluded herein.

14. **Special Provisions and Conditions:**

(a) **Nondiscrimination:** CFCOG agrees not to discriminate by reason of age, race, religion, color, sex, national origin, or handicap related to the activities of this Agreement.

(b) **Conflict of Interest:** CFCOG certifies that to the best of its knowledge no employee or officer of any public agency interest in this Agreement has any pecuniary interest in the business of the CLIENT or of the Agreement, and that no person associated with the CFCOG has any interest that would conflict in any manner with the performance of the Agreement.

(c) **Compliance with Laws:** The CFCOG shall at all times observe and comply with all laws, ordinances and regulation of the State, Federal and Local government which may in any manner affect the performance of the Agreement.

(d) **Non-Assignability:** The CFCOG shall not assign any interest in the Agreement and shall not transfer any interests in the same without prior written consent of the CLIENT; provided, however, that claims for money due to the CFCOG from the CLIENT under this Agreement may be assigned to any commercial bank or other financial institution without such approval.

(e) **Personnel:** The CFCOG represents that it has, or will secure, at its own expense, all personnel required to carry out and perform the scope of services of this Agreement. Such personnel shall not be employees of or have any relationship to any of the members of the CLIENT.

15. **Governing Law:** This Agreement has been executed in and shall be governed by the laws of the State of North Carolina.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the first date written above.

**CAPE FEAR COUNCIL OF GOVERNMENTS**

BY:



Allen Serkin, Executive Director

ATTEST:



April Radford, Clerk

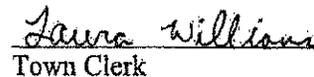
**TOWN OF ST. JAMES**

BY:



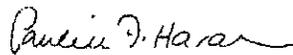
Jeff Repp, Town Manager

ATTEST:



Town Clerk

This instrument has been preaudited in the manner required by the Local Government Fiscal Control Act.



Finance Officer

## **EXHIBIT A: Scope of Services**

Per this agreement, the CFCOG will provide on-call planning and zoning technical services at our hourly rate, plus travel at IRS mileage rate. An on-call, hourly agreement guarantees that you will only pay for what you need. The CFCOG will provide services upon request which may include staffing Planning Board, Board of Adjustment, and Town Council meetings; developing staff reports for board meetings; performing technical review for variances, appeals, special use permits, subdivisions, rezonings, and related development approvals; drafting text amendments as requested by Town staff and boards; creating maps and other technical products; and communicating directly with developers and property owners.

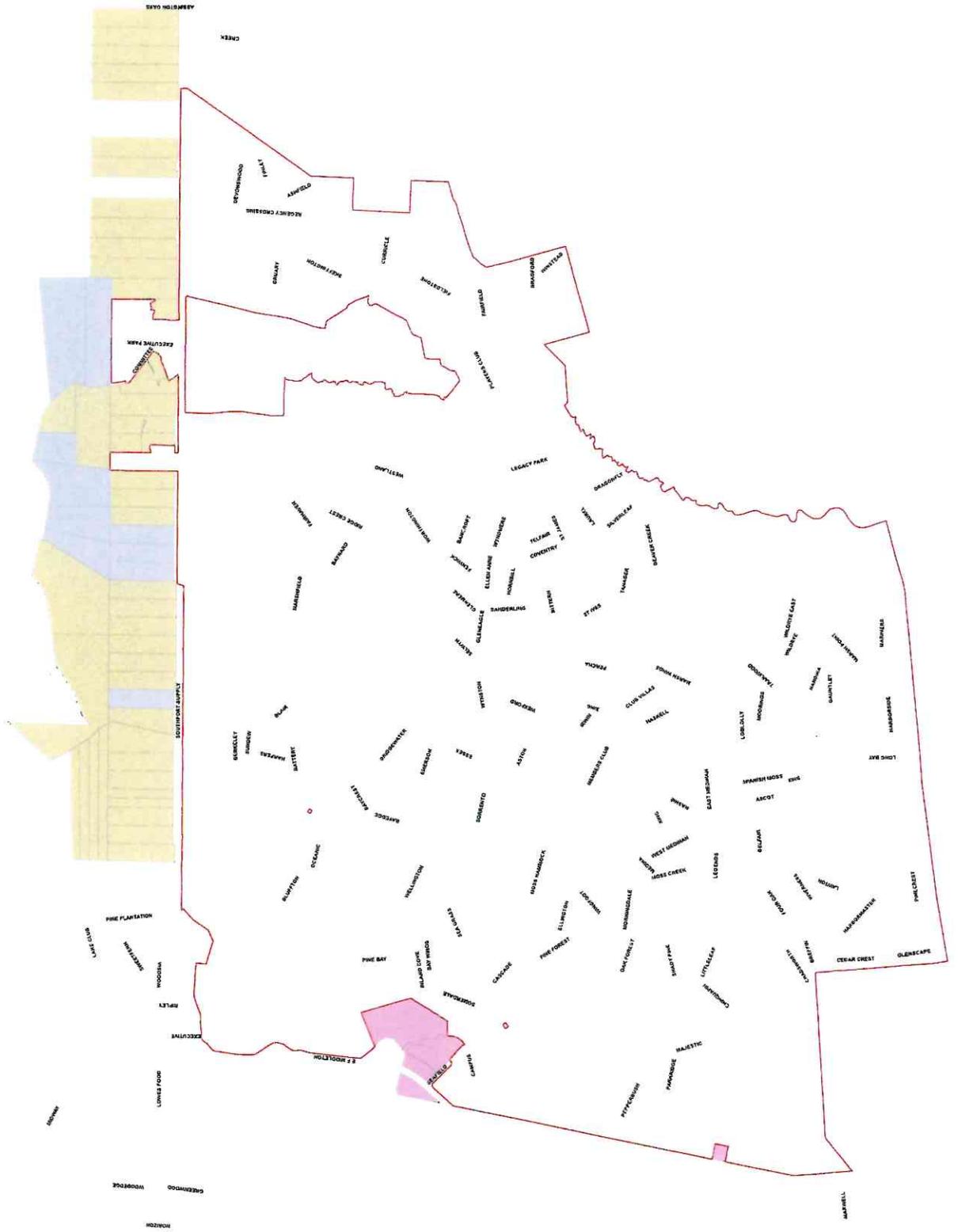
The CFCOG will send invoices monthly reflecting hours worked, hourly rate, travel costs, and a summary of tasks completed.

The following rates apply for FY 2021-2022:

- LGS Director (Wes MacLeod) \$100/hr
- Planner (Sam Shore) \$75/hr
- Intern \$20/hr



**Proposed**  
**Extraterritorial**  
**Jurisdiction**  
**ZONING**  
**CLASSIFICATION**  
**September 1, 2022**



TOWN OF ST. JAMES  
 CURRENT ZONING = PROPOSED ZONING  
 CO-C1 = S.J.-CLD (10)  
 CO-C2 = S.J.-CLD (4R)  
 CO-C3 = S.J.-CLD (4S)  
 CO-R-7500 = S.J.-R-10 (S)



1 inch = 300 feet

**To:** Brunswick County  
**From:** Town of St. James; Town Manager – Jeff Repp  
**Date:** September 19, 2022  
**Re:** Extraterritorial Jurisdiction Request

---

## **INTRODUCTION**

As the area around the Town of St. James continues to experience significant development pressure, the Town is requesting extraterritorial jurisdiction (ETJ) to ensure a cohesive development pattern that meets the expectations of the citizens of St. James, who are also Brunswick County residents, and are therefore most directly impacted by future development along the corridor.

Water quality and stormwater management are high priorities for the Town of St. James, as evidenced by an ongoing voluntary Stormwater Monitoring Project and partnership with both Brunswick County and the St. James Property Owners Association (POA) to manage stormwater infrastructure. The Town is willing to extend this partnership through coordinating on the Wellhead Protection Overlay project currently being considered by the County, and would like the opportunity to further manage stormwater runoff through evaluating the current regulatory provisions within the Town's Unified Development Ordinance (UDO). In particular, the Town is supportive of the regulatory provisions of the proposed Wellhead Protection Overlay that may limit the height of future structures, impose limitations on the depth of excavation, establish maximum impervious surface coverage percentages, and prohibit uses which may impair ground water quality.

The Town is committed to pursuing opportunities for managing growth in this developing portion of Brunswick County for the benefit of its residents, recognizing and building upon the work of the Blueprint Brunswick 2040 plan. Providing the Town the ability to exercise land use controls on the subject parcels will allow more local oversight of this growing commercial corridor, ensuring that the design and intensity of development balances property rights with community desires and needed services. At present, along the NC 211 corridor, all parcels proposed for inclusion in the ETJ will be designated in the Town's Commercial Low Density zoning district, which is similar to the existing County zoning district. The Town of St. James envisions this area to have commercial establishments and development, with a priority on the adoption and preservation of the proposed Wellhead Protection Overlay district. In total, there are 61 parcels proposed for inclusion in the Town's ETJ. Only five (5) parcels currently include a residential zoning designation.

Existing County Zoning	Proposed Town Zoning	Number of Parcels
CO-CLD	SJ-CLD	46
CO-CI	SJ-CLD	10
CO-7500	SJ-R-10	5

Should this request for ETJ be received favorably, the Town is committed to a thoughtful process ensuring that the Town’s comprehensive plan and development regulations are appropriately applied to the subject properties that encompass the environmental quality and land use considerations most important to local residents.

The Town proactively engages in comprehensive planning and administers a UDO containing zoning and subdivision regulations, while partnering with Brunswick County to provide building inspections. Additionally, the Town contracts with the Cape Fear Council of Governments on an as-needed basis to provide capacity when complex planning matters arise.

As required of the Brunswick County ETJ Expansion Policy document, please find the following responses to criteria outlined in Article VI, Section 1.

**1. Commitment to General Development Planning:**

*“The municipality should demonstrate a commitment to comprehensive planning, preferably including adopted land use and infrastructure planning to include: water, sewer, storm water planning, and transportation plans, a capital improvements program (CIP) and funding to implement the CIP, and the implementation of land use regulations such as zoning, subdivision regulations, and building codes. Where such plans have not actually been adopted, a municipality could demonstrate commitment by including service construction in an adopted CIP or completing preliminary engineering studies.”*

- a. The Town frequently reviews and updates its land development ordinances to most adequately serve the needs of property owners and residents. This includes needs attributed to the development community. Recently, the Town modified several development ordinance provisions to help streamline the permitting process.
- b. Brunswick County provides water and sewer service within the Town and also has an agreement with the Town to administer its Stormwater Ordinance.
- c. The Town is actively involved in regional transportation planning, as a member of the Town Council sits on the Cape Fear RPO Transportation Advisory Committee, the Town Manager serves on the Cape Fear RPO RTCC and the Town participated in both the Brunswick County Comprehensive Transportation Plan and NC 211 East Coast Greenway Feasibility Study.

- d. While there is no presently adopted Capital Improvement Plan (CIP), the Town is committed to ongoing coordination with the County Utility Department regarding future capital projects or infrastructure expansion which should be appropriately reviewed as part of the development approval process.
- e. The Town has a Unified Development Ordinance which contains zoning and subdivision regulations:  
<https://www.townofstjamesnc.org/index.asp?SEC=28FC45FE-C52F-472B-B36C-F7BFA7951903>
- f. Brunswick County provides building inspections for the Town.

## **2. Annexation within ten years.**

*ETJ extensions should be granted primarily for areas anticipated to be developed and annexed within ten years. The ten-year period projection should be used as a guideline and is adopted with the understanding that actual progress in development and annexation of a given ETJ area may vary from that originally projected at the time of ETJ extension. The ten-year period projection should be based on the best information available concerning Municipal and County policies and plans, and development experience and projections.*

Since the establishment of the County's ETJ Extension Policy in 1995, the NC General Assembly has modified the allowable local government procedures for involuntary annexation associated with contiguous growth areas. For many years, local governments in North Carolina periodically expanded their corporate limits in accordance with growth occurring at the corporate limit boundaries. Because this tool is no longer available to local governments, the Town of St. James has no definite plans to proceed with annexation of the ETJ area, unless specifically petitioned on a voluntary basis. The Town intends rather to assist with the focused oversight and support of land use related actions in the proposed ETJ boundary. The Town does have an annexation agreement in place with the Town of Oak Island. No parcels contained within the proposed ETJ would conflict with the terms of the existing annexation agreement, if annexed into the Town.

## **3. Evidence of Feasibility for Urban Density Development.**

*Areas proposed for ETJ extension by a municipality should be capable of being developed to urban standards. The Land Use Plans and Development Standards of Municipalities should encourage this urban development. However, this requirement does not include conservation or other protected areas. This standard will serve to protect the integrity of the county's rural areas.*

The areas proposed for ETJ extension are currently capable of being developed to urban standards. The Town intends to allocate a commercial zoning designation (Commercial Low Density) to 56 of the total 61 parcels proposed for inclusion within the ETJ. The Commercial Low Density (CLD) zoning district has similar characteristics to the

County's existing CLD district. In addition, utilities are available to support urban type development. However, in accordance with the proposed Wellhead Protection Overlay district, the Town will limit development intensity to protect the area groundwater supplies. While development will have potential limitations related to height and impervious coverage as part of the overlay district, a rural development pattern is not intended. Retail and commercial uses to serve area citizens will be supported. The Town's Land Use Plan supports low density commercial development along the NC 211 corridor.

## Kirstie Dixon

---

**From:** Jeff Repp <jrepp@stjames.town>  
**Sent:** Tuesday, August 30, 2022 2:39 PM  
**To:** Kirstie Dixon  
**Cc:** Wes Macleod; Laura Williams  
**Subject:** Proposed ETJ Schedule of Events

**CAUTION:** This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kirstie,

Please accept this message as a formal request for the Brunswick County Planning Commission to begin their review of the Town's ETJ request at their October 10<sup>th</sup> meeting, as opposed to the September 12<sup>th</sup> meeting as originally contemplated. By moving their review date back the Town will be able to host the mandated public hearing for the property owners in the proposed ETJ area prior to the commissioners meeting when they would make their recommendation to the County Commissioners.

### ETJ TIMELINE

September 25, 2022	Town sends out notice to ETJ properties for November 2, 2022 public hearing on ETJ
October 10, 2022	County Planning Commission receives SJ ETJ request for review
October 19, 2022	SJ Town Council/Planning Commission hold workshop on proposed zoning to ETJ
<i>November 2, 2022</i>	<i>Town Council holds ETJ hearing per 106D-202</i>
November 14, 2022	County Planning Commission meets and makes recommendation to County Commissioners.
December 5, 2022	County Commissioners receive and approve/disapprove ETJ request
December 16, 2022	SJ Planning Commission meets and recommends zoning to Town Council
January 4, 2023	Town Council meets and holds public hearing and then approves (1) ordinance extending ETJ and (2) ordinance rezoning for ETJ area.

Please let me know if this meets with your schedule and I apologize in advance if I messed up the meeting dates...I guessed.

Thanks



Jeffrey E. Repp  
Town Manager  
Town of St. James  
4140A Southport-Supply Road  
St. James, NC 28461

# St. James ETJ Request



- Proposed St. James ETJ
  - St. James
  - Oak Island
  - Oak Island ETJ
  - Southport
  - Boiling Spring Lakes
- \* ETJ = Extraterritorial Jurisdiction

Map prepared by [unreadable] for the [unreadable] project. All rights reserved. No part of this map may be reproduced without the written permission of [unreadable].

### St. James ETJ Request Property Owner List

Parcel Number	Name1	Name2	Address	City	State	ZipCode
20400035	PANNULO VINCENZO ETUX	URREA ALBA	1728 W BEACH DR	OAK ISLAND	NC	28465
20300045	LETS GO CAMPING LLC		22A SALISBURY ST W	WRITSVILLE BCH	NC	28480
20400008	HILLTOP HOLDINGS III LLC		4716 HILLTOP RD	GREENSBORO	NC	27407
20400037	FOWLER OLIVER J AND	FOWLER SHIRLEY	736 RIDGECREST LN	ROCKY POINT	NC	28457
20400030	FOWLER OLIVER J AND	FOWLER SHIRLEY	736 RIDGECREST LN	ROCKY POINT	NC	28457
2190000101	BRUNSWICK ELECTRIC MEMBERSHIP	ATTN: ROBERT LEAVITT	P O BOX 826	SHALLOTTE	NC	28459
2190000117	NC DEPARTMENT OF TRANSPORTATION		5501 BARBADOS BLVD	CASTLE HAYNE	NC	28429
20400024	CANAL ASSOCIATES LLC		P O BOX 10879	SOUTHPORT	NC	28461
20400023	CANAL ASSOCIATES LLC		P O BOX 10879	SOUTHPORT	NC	28461
20400022	CANAL ASSOCIATES LLC		P O BOX 10879	SOUTHPORT	NC	28461
2040002201	CANAL ASSOCIATES LLC		P O BOX 10879	SOUTHPORT	NC	28461
20400032	PAT NEWTON PROPERTIES LLC		POST OFFICE BOX 3292	CARY	NC	27519
20400038	SOUTHPORT DEVELOPMENT INC		3905 ST JAMES DRIVE	SOUTHPORT	NC	28461
2040003901	SOUTHPORT DEVELOPMENT INC		3905 ST JAMES DR SE	SOUTHPORT	NC	28461
20400031	EAKINS VERNON RAY ETUX	EAKINS BEVERLY	PO BOX 245	BURGAW	NC	28425
2190000156	ST JAMES PLANTATION PROPERTY OWNERS		3628 SAINT JAMES DR SE	SOUTHPORT	NC	28461
20300044	ALLISON JOHN GARY & A J A MCCALL		865 TIP TOP ROAD	BREVARD	NC	28712
20300043	ALLISON JOHN GARY & A J A MCCALL		865 TIP TOP ROAD	BREVARD	NC	28712
20400020	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465
20400019	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465
20400018	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465
20400025	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465
20400040	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465
20400039	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465
20300042	SOSEBEE TODD		PO BOX 1104	BESSEMER CITY	NC	28016
20400043	T & T VENTURES INC		2868 TRAILWOOD DRIVE	SOUTHPORT	NC	28461
2040002503	GENERATIONS CHURCH		4019 EXECUTIVE PARK BLVD	SOUTHPORT	NC	28461
20400029	MJV HOLDING CO LLC		8201 E. OAK ISLAND DR	OAK ISLAND	NC	28465
2190000188	LIBERTY HEALTHCARE NURSING PROP		2334 S 41ST ST	WILMINGTON	NC	28403
2190000158	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
20400045	T AND G REAL ESTATE SERVICES INC		3424 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422
20400016	T&G REAL ESTATE SERVICES INC		3424 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422
20400017	T&G REAL ESTATE SERVICES INC		3424 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422
2030004501	BOSTIC WILLIAM E JR		22 W SALISBURY STREET	WRITTSVILLE BCH	NC	28480
20300047	BOSTIC WILLIAM E JR		22 W SALISBURY STREET	WRITTSVILLE BCH	NC	28480
20300046	BOSTIC WILLIAM E JR		22 W SALISBURY STREET	WRITTSVILLE BCH	NC	28480
20400047	T & G REAL ESTATE SERVICES INC		3424 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422
20400033	NORTH CAROLINA STATE UNIVERSITY FOU		CAMPUS BOX 7501	RALEIGH	NC	27695
20400034	KDA INVESTMENTS INC		380 HAMILTON DR SE	BOLIVIA	NC	28422
20400028	ST JAMES SQUARE OF WILMINGTON LLC		3807 PEACHTREE AVE S-200	WILMINGTON	NC	28403
20500035	ROBINETTE CLAUDIA S EXEC AND	SMITH LOIS M	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
20500034	ROBINETTE CLAUDIA S EXEC AND	SMITH LOIS M	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
20500033	ROBINETTE CLAUDIA S EXEC AND	SMITH LOIS M	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
20400036	ROBINETTE CLAUDIA S EXEC AND	SMITH LOIS M	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
20500036	ROBINETTE CLAUDIA S EXEC AND	SMITH LOIS M	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
20400015	SEAGLASS ENTERPRISES LLC		5609 CALTON DR	RALEIGH	NC	27612
20400013	JONES HOLDING NC LLC		150 SANTIAGO DR	JUPITER	FL	33458
20400014	JONES HOLDING NC LLC		150 SANTIAGO DR	JUPITER	FL	33458
20400048	JONES HOLDING NC LLC		150 SANTIAGO DR	JUPITER	FL	33458
2030004803	EVOLVE AT ST JAMES LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408
20400006	EVOLVE AT ST JAMES LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408
20400007	EVOLVE AT ST JAMES LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408
20400050	EVOLVE AT ST JAMES LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408
20300048	EVOLVE AT ST JAMES LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408
2030004801	EVOLVE AT ST JAMES LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408
2030004802	EVOLVE AT ST JAMES LLC		2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408
20400009	BARNHILL CONTRACTING COMPANY		800 TIFFANY BLVD STE 200	ROCKY MOUNT	NC	27804
20400010	BARNHILL CONTRACTING COMPANY		800 TIFFANY BLVD STE 200	ROCKY MOUNT	NC	27804
20400011	BARNHILL CONTRACTING COMPANY		800 TIFFANY BLVD STE 200	ROCKY MOUNT	NC	27804
20400012	BARNHILL CONTRACTING COMPANY		800 TIFFANY BLVD STE 200	ROCKY MOUNT	NC	27804

**St. James ETJ Request Adjacent Property Owner List**

Parcel Number	Name1	Name2	Address	City	State	ZipCode
20400002	BRUNSWICK ELECTRIC MEM CORP		P O BOX 826	SHALLOTTE	NC	28459
20400060	ST JAMES DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
2040005601	ST JAMES DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
2040005501	ST JAMES DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
2200002771	ST JAMES DEVELOPMENT CO LLC		P O BOX 10879	SOUTHPORT	NC	28461
2200002762	ST JAMES DEVELOPMENT CO LLC		P O BOX 10879	SOUTHPORT	NC	28461
2200002761	ST JAMES DEVELOPMENT CO LLC		P O BOX 10879	SOUTHPORT	NC	28461
2200002760	ST JAMES DEVELOPMENT CO LLC		P O BOX 10879	SOUTHPORT	NC	28461
20400059	ST JAMES DEVELOPMENT CO LLC		P O BOX 10879	SOUTHPORT	NC	28461
2210006401	J T M DEVELOPMENT INC		106 LIVE OAK LANE	WILMINGTON	NC	28411
22100064	J T M DEVELOPMENT INC		106 LIVE OAK LANE	WILMINGTON	NC	28411
2190000155	ST JAMES PLANTATION PROPERTY OWNERS		3628 SAINT JAMES DR SE	SOUTHPORT	NC	28461
20400041	ALLISON JOHN GARY & A J A MCCALL		865 TIP TOP ROAD	BREVARD	NC	28712
2200002503	CAPE FEAR MEMORIAL PK INC		1411 N HOWE ST	SOUTHPORT	NC	28461
2050003702	SOUTHPORT ABBINGTON OAKS LLC		2964 PEACHTREE RD NW STE 640	ATLANTA	GA	30305
21800001	DWE III LLC AND	LADANE ENTERPRISES LLC	2618 NEW VILLAGE WAY	WILMINGTON	NC	28405
2040002601	SOUTHEAST BRUNSWICK SANITARY DIST		4240 COMMITTEE DRIVE	SOUTHPORT	NC	28461
2200002501	OVERTON THOMAS R ETUX	OVERTON NATALIE D	3743 LADY JANE CT	SOUTHPORT	NC	28461
20400005	BRUNSWICK ENVIRONMENTAL PLANNING		222 E MEADOW RD	EDEN	NC	27288
20500037	HAYWOOD EQUITY GROUP LTD PARTNERSHIP		PO BOX 458	GASTONIA	NC	28053
20500038	HAYWOOD EQUITY GROUP LTD PARTNERSHIP		PO BOX 458	GASTONIA	NC	28053
2190000177	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
2190000185	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
2190000193	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
20400068	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
21900001	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
20300050	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461
2040005806	ST JAMES SQUARE OF WILMINGTON LLC		3807 PEACHTREE AVE S-200	WILMINGTON	NC	28403
2190000184	FLAGSHIP DOSHER SOUTHPORT LLC		2701 COLTSGATE RD SUITE 300	CHARLOTTE	NC	28211
2030001720	PINE FOREST DEVELOPMENT COMPANY LLC		355 INDUSTRIAL PARK DR	BOONE	NC	28607
22100063	CMC MARKETING INC		5116 W BEACH DR	OAK ISLAND	NC	28465
2030002804	THOMAS J YOUNG JR REV LIVING TRUST		PO BOX 14	WINNABOW	NC	28479
219PB021	BARTON BOYCE		3908 CORPORATION CIR	CHARLOTTE	NC	28216
219PB022	BARTON BOYCE		3908 CORPORATION CIR	CHARLOTTE	NC	28216
2040005301	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587
2040005304	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587
2191H00105	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
203NA00105	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
2198B00103	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
219CF00101	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
219PB00105	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
219PB00104	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
2190000125	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
203NA00107	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
20400064	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370
20400063	ARBOR CREEK COMMUNITY ASSOC INC		PO BOX 83	PINEHURST	NC	28370
20400053	TRI CITY SOUTHPORT LLC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379
2210005701	HEWETT BOBBY C ETUX	HEWETT JOHNNIE	PO BOX 10754	SOUTHPORT	NC	28461
20400021	TOWN OF ST JAMES		4140 SOUTHPORT SUPPLY RD SE	SAINT JAMES	NC	28461
2040002202	TOWN OF ST JAMES		4140 SOUTHPORT SUPPLY RD SE	SAINT JAMES	NC	28461
2040002101	TOWN OF ST JAMES		4140 SOUTHPORT SUPPLY RD SE	SAINT JAMES	NC	28461
2210006304	ISLAND CONTRACTING INC		1008 CAPTAIN ADKINS DR SE	SOUTHPORT	NC	28461
2040005802	BRUNSWICK COUNTY	C/O FINANCE DEPT	PO BOX 249	BOLIVIA	NC	28422
20400056	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
20400055	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE # B	SOUTHPORT	NC	28461
20300049	BRANDT ERIC A ET	BRANDT RUTH T	1032 BELLA COOLA ROAD	LAKE WACCAMAW	NC	28450
20400058	HARBOR DEV CORP & D R DEV CORP		222 E MEADOW RD	EDEN	NC	27288
2190000180	SEASIDE MEDICAL PLAZA OWNERS ASSOC		PO BOX 10879	SOUTHPORT	NC	28461
2190000183	SEASIDE MEDICAL PLAZA OWNERS ASSOC		PO BOX 10879	SOUTHPORT	NC	28461
20400026	HARBOR DEVELOPMENT CORP ETALS		PO BOX 433	OAK ISLAND	NC	28465
18700023	EQUITY INVESTMENTS ASSOCIATES LLC		11675 RAINWATER DR STE 220	ALPHARETTA	GA	30009
20400051	EQUITY INVESTMENT ASSOCIATES LLC		11675 RAINWATER DR STE 220	ALPHARETTA	GA	30009
2050003701	SACHI DEVELOPMENT CORP		622 TIMBER LAKE LN	WILMINGTON	NC	28411
205PB00103	SACHI DEVELOPMENT CORP		622 TIMBER LAKE LN	WILMINGTON	NC	28411
2200002519	BERRY KENT		4884 COASTAL DR SE	SOUTHPORT	NC	28461
2210005702	NORTH CAROLINA ASSEMBLIES OF GOD INC		2660 YONKERS RD STE 130	RALEIGH	NC	27604
219PB023	YOUNGDAHL MICHAEL S ETUX	YOUNGDAHL MARTHA L	3208 INLAND COVE DR	SAINT JAMES	NC	28461
2040002501	GENERATIONS CHURCH		4019 EXECUTIVE PARK BLVD	SOUTHPORT	NC	28461
20400044	BANNISTER CHARLES HEIRS		4748 TRACE CT	SOUTHPORT	NC	28461
2040002602	EAST COAST INVESTMENTS LLC		222 E MEADOW RD	EDEN	NC	27288
205PB019	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF NEUSE RD STE 202	RALEIGH	NC	27615
205PB020	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF NEUSE RD STE 202	RALEIGH	NC	27615
205PB015	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB016	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB017	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB018	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
2040002502	HARBOR DEVELOPMENT CORP AND	D R DEVELOPMENT CORP	PO BOX 661	EDEN	NC	27289
20400049	GILBERT LEWIS M AND	GILBERT ROBERT P	206 E VIRGINIA AVE	NASHVILLE	NC	27856
20400046	GILBERT LEWIS M AND	GILBERT ROBERT P	206 E VIRGINIA AVE	NASHVILLE	NC	27856

203NA028	WALSH JOHN J		3915 OCEANIC BAY DRIVE	ST JAMES	NC	28461
219PB024	GEMELLI WAYNE ETUX	GEMELLI SHARON	3578 WHITE SPRUCE GLEN	SAINT JAMES	NC	28461
219JH036	KANE STEVEN M ETUX	KANE KAREN A	38 ORCHARD FARMS RD	COLCHESTER	CT	06415
219JH038	ORMAECHE GIOVANNI ETUX	OROZCO MARIA	398 ISLAND RD	RAMSEY	NJ	07446
219PB027	HAWKINS RONALD DEAN ETUX	HAWKINS KATHLEEN SITES	2515 PARK RIDGE DR	SOUTHPORT	NC	28461
219JH027	COOK FAMILY REV LIVING TRUST THE		2519 PARKRIDGE DR	SOUTHPORT	NC	28461
2040005803	BRUNSWICK COUNTY	C/O FINANCE DEPT	PO BOX 249	BOLIVIA	NC	28422
219PB025	POHLAR TRENTON L ETUX	POHLAR PAMELA C	857 IRONWOOD TRL	GREENWOOD	IN	46143
219JH031	FIORINO ANTHONY ETUX	FIORINO CARROL	16 CHURCH ROAD	MILFORD	NJ	08848
219JH028	OPSAHL MARK A ETUX	OPSAHL NANCY A	2523 PARK RIDGE DR	SOUTHPORT	NC	28461
219JH030	MANNING ROY E ETUX	MANNING TRACEY A	3306 DOVER WOOD LN	FUQUAY VARINA	NC	27526
219JH034	OCONNOR FRANCIS D JR ETUX	OCONNOR MARILENA	3528 LACEBARK CT	SOUTHPORT	NC	28461
205PB00105	SACHI DEVELOPMENT CORP		622 TIMBER LAKE LN	WILMINGTON	NC	28411
205PB00104	SACHI DEVELOPMENT CORP		622 TIMBER LAKE LN	WILMINGTON	NC	28411
219JH035	MERINO JESUS R ETUX	ORMAECHE JENNIFER K	69 CHURCH ST	RAMSEY	NJ	07446
2040005812	6144 CAROLINA BEACH RD LLC		27570 MOONCREST DR	CARMEL	CA	93923
219PB026	NIZOLOSKI PHILIP T ETUX	STEFFEN THERESA M	3223 BAY WINDS DR	SOUTHPORT	NC	28461
2040005811	LONGBAY INVESTMENTS LLC		PO BOX 3955	WILMINGTON	NC	28406
219PB020	ABBOTT BRENDA L		4735 WINTERBERRY CT	WILLIAMSBURG	VA	23188
219JH033	COASTLINE HOMES NC LLC		5710 OLEANDER DR STE 101	WILMINGTON	NC	28403
219JH037	BERTONCIN STEVEN ETUX	BERTONCIN PAMELA W	3535 LACEBARK CT	SOUTHPORT	NC	28461
219JH029	JAMES R LINTON REV LIV TRUST THE		2527 PARKRIDGE DR	SOUTHPORT	NC	28461
205PB006	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF NEUSE RD STE 202	RALEIGH	NC	27615
205PB001	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF NEUSE RD STE 202	RALEIGH	NC	27615
205PB002	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF NEUSE RD STE 202	RALEIGH	NC	27615
205PB004	H & H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF NEUSE RD STE 202	RALEIGH	NC	27615
2040005805	D & N PROPERTIES OF NC LLC		3950 EXECUTIVE PARK BLVD	SOUTHPORT	NC	28461
205PB023	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB012	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB011	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB024	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB025	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB027	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB028	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB029	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB030	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB031	HDP GROVES LLC		1316 SHERMAN AVE UNIT 215	EVANSTON	IL	60201
205PB022	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB013	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB008	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB005	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB021	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB003	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB009	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB010	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB007	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB014	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
205PB026	H&H CONSTRUCTORS OF FAYETTEVILLE LLC		7200 FALLS OF THE NEUSE STE 202	RALEIGH	NC	27615
2040005808	3900 EXECUTIVE PARK LLC	ATTN MARTIN WOZNAK	3030 MARSH WINDS CIR UNIT 704	SOUTHPORT	NC	28461
2040005809	3921 EXECUTIVE PARK LLC	ATTN MARTIN WOZNAK	3030 MARSH WINDS CIR UNIT 704	SOUTHPORT	NC	28461
2040005807	3922 EXECUTIVE PARK LLC	ATTN MARTIN WOZNAK	3030 MARSH WINDS CIR UNIT 704	SOUTHPORT	NC	28461
219JH032	LARRY E BLANKENSHIP IRREVOCABLE TRUST	LINDA S BLANKENSHIP IRREVOCABLE TRU	3546 LACEBARK CT	SOUTHPORT	NC	28461

**BRUNSWICK  
COUNTY  
ETJ  
EXPANSION  
POLICY**

BRUNSWICK COUNTY PLANNING DEPARTMENT  
COUNTY GOVERNMENT CENTER  
20 REFERENDUM DRIVE  
BOLIVIA, NORTH CAROLINA 28422  
PHONE (910) 253-2025  
OCTOBER 30, 1995

## ARTICLE I. PURPOSE

The purpose of this policy is to recognize and emphasize that municipalities and their extraterritorial jurisdictions are integral parts of Brunswick County and that many planning decisions should be coordinated with municipal plans, goals and objectives. This policy is intended to be a planning tool for growth, and a proactive response to ETJ requests.

## ARTICLE II. DESCRIPTION

The extraterritorial jurisdiction of a municipality in Brunswick County is the area one-mile beyond the corporate limits in which a town may exercise the same planning, zoning and building inspection authority as in its corporate limits. With the approval of the Board of County Commissioners, a municipality of 10,000 or more population but less than 25,000 may exercise these powers over an area extending not more than two miles beyond its limits. A municipality of 25,000 or more population may exercise these powers over an area extending not more than three miles beyond its limits.

## ARTICLE III. AUTHORITY

Brunswick County hereby exercises authority to evaluate ETJ Expansion Requests under the authority granted under N.C.G.S. 160A-360.

## ARTICLE IV. EXTRATERRITORIAL JURISDICTION REVISIONS

Brunswick County realizes the need of ETJ extensions. The Board of County Commissioners approval is required for extension of ETJ in Brunswick County, under N.C.G.S. 160A-360(e):

- (e) No city may hereafter extend its extraterritorial powers under this Article into any area for which the county at the time has adopted and is enforcing a zoning ordinance and subdivision regulations and within which it is enforcing the State Building Code. However, the city may do so where the county is not exercising all three of these powers, or when the city and the county have agreed upon the area within which each will exercise the powers conferred by this Article.

N.C.G.S. 160A-360(b) describes the rationale for requesting extension of ETJ:

- (b.) Areas included in ETJ shall be based upon existing or projected urban development and areas of critical concern to the city, as evidenced by officially adopted plans for its development...

Because of the implementation of zoning, subdivision regulations, and building codes, no expansion of ETJ boundaries are granted without an intergovernmental agreement between the entities involved.

Under N.C.G.S. 160A-360(g), any ETJ extension may be rescinded. To rescind an ETJ extension, the government, which granted or accepted the ETJ must send to the other unit of government a two year written notice repealing the original resolution. In addition, the resolution granting ETJ may be modified at any time by mutual consent of the county and the municipality.

N.C.G.S. 160A-360(g) states:

- (g.) When a local government is granted powers by this section subject to the request, approval, or agreement of another local government, the request, approval, or agreement shall be evidenced by a formally adopted resolution of that government's legislative body. Any such request, approval, or agreement can be rescinded upon two years' written notice to the other legislative bodies concerned by repealing the resolution. The resolution may be modified at any time by mutual agreement of the legislative bodies concerned.

## ARTICLE V. PROCEDURE FOR SECURING APPROVAL FOR ETJ EXPANSION REQUESTS

### Section A. Presentation Requirements

1. The municipality shall present a map of its proposed ETJ boundaries on a county tax map in a scale of sufficient size to clearly define the boundaries by natural or geographic features easily identifiable on the ground. This scale shall not be smaller than 1" = 400'.
2. Written documentation shall accompany the request and shall address the critical concerns of the municipality, which are being met by the ETJ proposal.
3. Documentation shall accompany the request outlining the specific commitment to General Development Planning as outlined in Article VI, Section 1.
4. Outline the capability and qualifications of the municipality to provide land use planning, zoning, subdivision regulation, and building code programs within the proposed ETJ area.

### Section B. Review of the Expansion Request

1. Municipalities requesting ETJ expansion should submit six (6) copies of all required documents to the Brunswick County Planning Director, a minimum of twenty-eight (28) days prior to the monthly Planning Board Meeting. The Planning Director shall then forward a copy of the proposed expansion plan to all appropriate agencies for review and comments. Following the evaluation period, a review meeting shall be set with town officials and appropriate agencies not less than fourteen (14) days prior to the Planning Board Meeting, to discuss the proposal. The Planning Director shall forward the ETJ Expansion Request to the Planning Board for approval no later than sixty (60) days following submission.
2. The Brunswick County Planning Board shall review all applications for ETJ expansion and shall determine the adequacy of the documentation supplied and conduct fact finding meetings as deemed necessary. The Planning Board shall then make a formal recommendation to the Brunswick County Board of Commissioners concerning the request within sixty (60) days.
3. The formal recommendation of the Brunswick County Planning Board will be forwarded to the Brunswick County Board of Commissioners along with all findings, maps, documentation and support materials for consideration and final action by the Board. It shall be the responsibility of the Board of Commissioners to take action in an expeditious manner, provided all pertinent information and documentation has been submitted in order for the Board to make their decision.

## ARTICLE VI. ETJ EVALUATION CRITERIA

The purpose of ETJ evaluation criteria is to evaluate the potential for an area's development, the municipality's ability to provide services and its capability and commitment to good planning and managing of development. In addition to conformance with the criteria, the Planning Board and Board of Commissioners will also consider the opinions of residents and property owners in the area request for ETJ, and shall include those opinions in their consideration.

The criteria are as follows:

### 1. Commitment to General Development Planning.

The municipality should demonstrate a commitment to comprehensive planning, preferably including adopted land use and infrastructure planning to include: water, sewer, storm water planning, and transportation plans, a capital improvements program (CIP) and funding to implement the CIP, and the implementation of land use regulations such as zoning, subdivision regulations, and building codes. Where such plans have not actually been adopted, a municipality could demonstrate commitment by including service construction in an adopted CIP or completing preliminary engineering studies.

### 2. Annexation Within Ten Years.

ETJ extensions should be granted primarily for areas anticipated to be developed and annexed within ten years. The ten-year period projection should be used as a guideline, and is adopted with the understanding that actual progress in development and annexation of a given ETJ area may vary from that originally projected at the time of ETJ extension. The ten year period projection should be based on the best information available concerning Municipal and County policies and plans, and development experience and projections.

### 3. Evidence of Feasibility for Urban Density Development

Areas proposed for ETJ extension by a municipality should be capable of being developed to urban standards. The Land Use Plans and Development Standards of Municipalities should encourage this urban development. However, this requirement does not include conservation or other protected areas. This standard will serve to protect the integrity of the county's rural areas.

ARTICLE VII. MINOR CORRECTIONS TO ETJ BOUNDARIES

For a two-year period following the effective date of this policy, municipalities may make minor corrections to their ETJ line to adjust for lot splits, and other irregular boundary configurations without adhering to the standards of this policy. These minor corrections will have no direct impact on expansions. Minor corrections must be approved through the normal ETJ approval process.