



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

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

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

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the November 14<sup>th</sup> Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

### Old Business

- A. Blueprint Brunswick Future Land Use Plan.

### New Business

- B. Planned Development – PD-93

Name: Cedar Crossing  
Applicant: H & W Design  
Tax Parcel: 2000005901, 2000005902, 2000A002, 2000A015, & 2000A017  
Location: Cedar Grove RD SW (SR 1125) & Stanley RD SW (SR 1119)  
Description: Cedar Crossing is a proposed planned development to consist of 79 single family lots on 27.18 acres, creating an overall density of 2.9 dwelling units per acre.

- C. Rezoning Z-858

Proposed rezoning of approximately 7.73 acres located at the intersection of Old Georgetown Road (SR 1163) and Bricklanding Road (NC 179) near Shallotte from R-7500 (Medium Density Residential) to NC (Neighborhood Commercial) for Tax Parcel 21300069.

### LAND USE PLAN MAP AMENDMENT LUM-858:

Request to amend Tax Parcel 21300069 located at the intersection of Old Georgetown Road (SR 1163) and Bricklanding Road (NC 179) near Shallotte from LDR (Low Density Residential) to Commercial.

D. Rezoning Z-859

Proposed rezoning of approximately 70.82 acres located at the intersection of Southport Supply Road (NC 211) and Smithtown Road (SR 1193) near Supply from SBR-6000 (High Density Site Built Residential), C-LD (Commercial-Low Density) and R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcel 1860000912.

9) Other Business.

- Planning Board Case Update.

10) Adjournment.

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

**6:00 P.M. Monday**  
**November 14, 2022**

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

**MEMBERS PRESENT**

Eric Dunham, Chair  
Joy Easley, Vice Chair  
William Bittenbender  
Clifton Cheek  
Richard Leary  
Harry Richard Ishler, Alternate  
Christopher Wood

**MEMBERS ABSENT**

Ron Medlin

**STAFF PRESENT**

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

**OTHERS PRESENT**

John Hankins  
Patrick Newton  
Michael Norton  
April Williams  
Juan Corona  
Leslie Robinson  
Sam Shore  
Richard Caffrey  
Jeff Satterwhite  
Vernon Eakins  
Pauline Haran

Joseph Bland, Norris & Tunstall Engineering  
Meg Nealon  
Mario Lawrence  
Tina Culbreth  
Carl Frey  
Jeff Repp  
Mayor Jean Toner  
Amy Schaefer  
Taylor Ryan  
Alan North

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Ron Medlin was absent.

IV. CONSIDERATION OF MINUTES FROM THE 10-OCT-22 MEETING.

Mr. William Bittenbender made a motion to approve the 10-Oct-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. Blueprint Brunswick 2040 Future Land Use Plan

Ms. Dixon addressed the Board. Ms. Dixon said the Consultants with McGill Associates, Ms. Meg Nealon and Mr. Michael Norton, will discuss a PowerPoint presentation (attached) outlining the Blueprint Brunswick 2040 Future Land Use Plan. She stated that they will discuss the plan overview, the process, the vision, key recommendations and the next steps. She said staff is requesting a favorable recommendation to the Board of Commissioners. She further stated that this a marketing and communication tool that tells where development (residential, commercial or industrial) is needed. The Plan is also a growth management tool that will guide development approvals, zoning regulations, subdivision regulations and ensure services and infrastructures are in place and available. Ms. Dixon proceeded to say that the Plan is a policy guide for services, amenities, parks, transportation, conservation and infrastructure. The Plan identifies the opportunities as well as challenges that the County has and it assists with mitigating those challenges. The Plan will assist with funding through the Comprehensive Improvement Plan (CIP) as well as grant applications and private investments. Ms. Dixon said the Plan is required by North Carolina General Statutes in the Coastal Area Management Act (CAMA) and 160D.

The Plan is a collaboration with other plans such as the Transportation Plan, Water and Sewer Plans, and the Agricultural Development Plan. Ms. Dixon said the Plan is composed of 2 projects (Comprehensive Land Use Plan and Parks & Recreation Master Plan). Ms. Dixon introduced the Consultants, Ms. Meg Nealon (Nealon Planning) and Mr. Michael Norton (McGill Associates) working with staff on the Blueprint Brunswick 2040 Future Land Use Plan.

Ms. Nealon continued with the PowerPoint presentation and discussed the vision and realizing the vision. She stated that they have had a wide variety of activities (meetings [including participating municipality meetings], public forums, focus groups [virtual meetings], online surveys, presentations and interviews with individuals conducted by staff, and an art contest that involved the younger generation) to engage the public. Ms. Nealon continued to discuss different aspects of the Plan. Mr. Norton addressed the Parks & Recreation Master Plan that is included in the overall plan. Ms. Nealon proceeded to discuss the recommendations for land use development as outlined in the PowerPoint presentation. Mr. Norton addressed stormwater runoff impacts from developments as well as utilities (water and sewer) availability within new development. Ms. Nealon further discussed the need for affordable housing and she pointed out the participating towns (Bald Head Island, Belville, Bolivia, Navassa, Northwest, and Sandy Creek) included in the process. Ms. Nealon concluded that they have other recommendations that crossover in different elements in the Plan such as natural resources and public access. She stated that the Plan is based on comments from the citizens about what is valuable in the County such as open space and public access. Ms. Nealon reiterated the recommendations and the fact that they are focused on the supply and demand based on the need in different areas of the County. Ms. Nealon said they are looking for feedback from the Board so the Plan can move forward to the Board of Commissioners as part of the adoption process. Ms. Dixon interjected that staff received comments (attached) from Ms. Kacy Cook and Tyler Newman, Brunswick Alliance for a Sound Economy (BASE).

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

Mr. Patrick Newton addressed the Board. Mr. Newton felt that this matter should be further reviewed and feedback received from the development community before this document moves forward to the Board of Commissioners for consideration. Mr. Dunham said the consultants and staff have offered many opportunities for feedback from the citizens in the County. Mr. Batton interjected that the public has responded to developing the Plan, but not feedback from the actual Plan. Ms. Dixon said staff received feedback from the public during open house. Mr. Newton said he has never seen this presentation and he asked if it is on the website. Ms. Dixon said the Plan has been on the website for a month. She reiterated that the Plan will be submitted to the Board of Commissioners on 05-Dec-22 for consideration. She suggested that Mr. Newton read the document and provide feedback prior to the 05-Dec-22 Board of Commissioners' meeting.

Ms. Easley asked staff if the Board has received the entire document? Ms. Dixon said the Board was provided a link to the website to access the Plan.

Mr. Mario Lawrence addressed the Board in support of Blueprint Brunswick 2040 Land Use Plan. Mr. Lawrence said he teaches Environmental Science and this is a hot topic because the future of the County is a big concern. He stated that there is a lot of development and the availability of infrastructure to accommodate existing and future development is paramount.

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

Mr. Dunham made a motion to recommend approval of Blueprint Brunswick 2040 Land Use Plan to the Board of Commissioners and the motion failed with Mr. Cheek, Ms. Easley, Mr. Bittenbender, and Mr. Leary voting no. Mr. Batton said the matter can move forward to the Board of Commissioners with a “no” recommendation or the Board can ask for additional discussion without moving forward to the Board of Commissioners. Mr. Cheek said this a great plan, but he felt that more public input is warranted.

Mr. Batton asked if the Board received the appendices of the Plan? Ms. Dixon said the appendices are on the website, in which, a link was provided to the Board. She stated that the document was also provide in dropbox, but staff can provide a paper copy to the Board. Ms. Easley said she prefers a printed copy. Mr. Dunham asked if staff can provide a printed copy of the Plan to the Planning Board members and Ms. Dixon replied, yes.

Mr. Wood said he agrees with Mr. Cheek and he made a motion for a hard copy of the Plan to be provided to the Board and this matter come back to the Board for further review and discussion and the motion was unanimously carried.

B. Planned Development – PD-92

Name: Old Lennon Road Tract  
Applicant: Norris and Tunstall Engineering  
Tax Parcel(s): 16900012, 1690001202 and 1850001503  
Location: Old Lennon Road (SR 1504)  
Description: Old Lennon Road Planned Development is a proposed planned development consisting of 252 single family lots on 105.26 acres creating an overall density of 2.39 dwelling units per acre.

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

Ms. Dixon 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 building permits. This includes Stormwater, Utilities, Fire Marshal requirements;
- Lots 139-142 should be removed from the AE Flood Zone by relocation or filing a LOMR (Letter of Map Revision) with the Floodplain Administrator; and
- Work with Rivergate (Smith NC 211) PD to relocate the main proposed driveway onto Old Lennon Road SE (SR 1504) at least 100 feet to the north or south to minimize impact on the existing single-family dwelling located on Tax Parcel 169000224 across Old Lennon Road SE (SR 1504). If all attempts fail at relocating

the main driveway, provide screening on Tax Parcel 16900024 with permission of the property owner. The screening should be 100% opaque and designed to block light from headlights on the main driveway.

Ms. Dixon said, during the neighborhood meeting, the neighbor at Tax Parcel 16900024 expressed concerns with headlights shining on their property because the proposed entrance is directly in front of their property and staff was also concerned with a potential intrusion to the adjacent property. She stated that the developer is trying to work with Rivergate to relocate the main driveway or provide 100% opaque screening with the permission of the property owners at Tax Parcel 16900024.

Mr. Wood asked if this planned development is proposing only 1 ingress and egress and Ms. Dixon replied, yes. Ms. Easley asked if the LOMR goes to the Federal Emergency Management Agency (FEMA) and Ms. Dixon replied, yes. Mr. Dunham asked staff what happens if FEMA does not grant the LOMR for Lots 139-142? Ms. Dixon said staff is suggesting that the lots be clustered out of the AE Flood Zone.

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

Mr. Joseph Bland, Norris and Tunstall Engineering, addressed the Board. Mr. Bland said the lots in question will be designed out of the AE Flood Zone if a LOMR is not received from FEMA. He further stated that they will not disturb the family cemetery in the area. Rivergate driveway stem that connects to Old Lennon Road SE (SR 1504) is their secondary access, which is required for fire purposes and the driveway stem was purchased through an easement of the Lennon property and the rights of access is retained by Lennon development. As a result, there is multiple ingress/egress points along Old Lennon Road SE (SR 1504) as well as interconnectivity to route through Rivergate (Smith NC 211) PD. Mr. Bland said the project will be designed to the 100-year storm event and they are proposed a 30' peripheral buffer. The project will be served by Brunswick County water and sewer, which will be designed and dedicated.

Ms. April Williams, property owner across the street from where the driveway is proposed, addressed the Board. Ms. Williams expressed concern with the speed limit on Old Lennon Road SE (SR 1504) and the potential for reducing the speed limit in the area. Mr. Dunham said the North Carolina Department of Transportation (NCDOT) will have to reduce the speed limit and he suggested she contact NCDOT regarding reducing the speed limit.

Mr. Mario Lawrence addressed the Board in opposition to the proposed development. He stated that Board has already approved approximately 500 homes in this area and there is currently a congestion problem in the area. Mr. Lawrence said the schools in the area are close to being at capacity and there are current plans to expand North Brunswick Schools due to capacity issues. He further stated that the family cemetery is not in compliance with the Brunswick County Unified Development Ordinance (UDO). Mr. Lawrence suggested that the project be delayed until a traffic study has been conducted by NCDOT. Ms. Dixon interjected that NCDOT has plans to widen Southport-Supply Road SE (NC 211), but it will be completed in segments.

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

Mr. Leary made a motion to approve Old Lennon Road Tract (PD-92) with the noted conditions as outlined in the Staff Report and the motion was unanimously carried.

C. Rezoning Z-855 – Leslie Robinson (%Louie Lewis).

Request rezoning of approximately 1.97 acres located at 411 Ocean Highway West (US 17) near Supply from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1680003709 (formerly Tax Parcels 168IA008, 168IA009, 168IA010, 168IA011, 168IA013 and 168IA014).

LAND USE PLAN MAP AMENDMENT LUM-855:

Request to amend Tax Parcel 1680003709 (formerly Tax Parcels 168IA008, 168IA009, 168IA010, 168IA011, 168IA013 and 168IA014) located at 411 Ocean Highway West (US 17) near Supply from LDR (Low Density Residential) to Mixed Use.

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

Ms. Morgan said staff recommends approval from C-LD (Commercial Low Density) and R-7500 to C-LD (Commercial Low Density) for Tax Parcel 1680003709 (formerly Tax Parcels 168IA008, 168IA009, 168IA010, 168IA011, 168IA013 and 168IA014) with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Mixed Use.

Mr. Dunham asked what is on the properties that are currently zoned R-7500 (Medium Density Residential)? Ms. Dixon said those properties are currently vacant. She further stated that there were several properties that have been combined. Mr. Dunham said there are several RR (Rural Low Density Residential) zoned properties within the subject property and he asked the current use on those properties. Ms. Dixon said the adjacent properties are not being used for residential purposes because the road is impassible. Ms. Dixon said most of the properties are owned by Mr. Louie Lewis. Ms. Easley clarified that there is a platted road with no improvements and Ms. Dixon concurred. Mr. Dunham asked if staff contacted the adjacent properties zoned R-7500 to rezone their properties and Ms. Dixon replied, no.

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

Ms. Leslie Robinson addressed the Board on behalf of the applicant. Ms. Robinson reiterated that several parcels (6) have been legally combined to Tax Parcel 1680003709 and the easement is accessible for the subject property. She further stated that the owner of the parcels at the end of Walnut Tree Court SW will maintain access even though those properties are accessed off Shade Tree Lane SW. Ms. Dixon clarified that there is an existing right-of-way (Walnut Tree Court SW).

Ms. Tina Culbreth, Daughter of Mr. Louie Lewis, addressed the Board. She stated that her father has owned this property since 1970 and he developed the property. Ms. Culbreth said there is an open field and the front of the property is used for a commercial business (Mobile Home Dealership). Mr. Cheek asked why Tax Parcel 1680003710 was not included in the rezoning request? Ms. Culbreth said that property is owned by Mr. Louie Lewis' son (Louie Lewis, Jr.). She said the majority of the property in close proximity to the subject property is owned by the Lewis family and they received notification of the proposed zoning change.

Mr. Juan Corona, owner of Tax Parcels 168IA012 and 1680003705, addressed the Board. Mr. Corona wanted to make sure he can access his property. Mr. Dunham said he will have access off Walnut Tree Court SW. Ms. Dixon reiterated that Walnut Tree Court SW is a right-of-way and it can be improved.

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

Mr. Wood made a motion to approve Tax Parcel 1680003709 (formerly Tax Parcels 168IA008, 168IA009, 168IA010, 168IA011, 168IA013 and 168IA014) from C-LD (Commercial Low Density) and R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) 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 was unanimously approved.

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 Mixed Use.

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

The proposed zoning will correct a split-zoned property.

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

This will correct a split-zoned property, there was no opposition from the public and there is similar zoning nearby.

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

D. Rezoning Z-856CZ – Jay Jesensky (%CA Five, LLC)

Request rezoning of approximately 93.26 acres located at Southport-Supply Road (NC 211) near St. James from C-I (Commercial Intensive) to C-LDCZ (Commercial Low Density Conditional Zoning) for Tax Parcels 20400016, 20400017, 20400043, 20400045 and 204000473.

LAND USE PLAN MAP AMENDMENT LUM-856CZ:

Request to amend Tax Parcels 20400043, 20400045 and 204000473 located at 3929 and 3931 Committee Drive SE near St. James, NC to Commercial. This land use plan amendment totals approximately 67.10 acres.

Ms. Nicole Morgan addressed the Board. Ms. Morgan read the Staff Report (attached). Ms. Morgan said the properties are in the proposed Wellhead Protection Overlay District and the proposed Town of St. James ETJ (Extraterritorial Jurisdiction). She identified the subject property and surrounding properties on a visual map.

Ms. Morgan said staff recommends approval from C-I (Commercial Intensive) to C-LDCZ (Commercial Low Density Conditional Zoning) for Tax Parcels 20400016, 20400017, 20400043, 20400045 and 20400047 with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcels 20400043, 20400045, and 20400047.

Ms. Easley asked if the map depicts the main entrance to St. James and Ms. Morgan replied, yes. Mr. Dunham asked if Tax Parcel 20400015 will remain C-I (Commercial Intensive)? Ms. Dixon said that property meets the current CAMA Land Use Plan. Mr. Batton asked if Condition 7 (A stormwater analysis of the 100-year storm flow shall be conducted) means the project will plan for 100-year storm or they will study the 100-year storm flow? Ms. Morgan said they will have to review it and Mr. Jim Paggioli, Floodplain Administrator, asked that this condition be included.

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

Mr. Carl Frey, CA Five, LLC addressed the Board. Mr. Frey stated that this is the first step to move forward in the process to develop the property for townhomes. He stated that the property is not in flood zone and this is a concept plan, in which, additional alterations will likely be done before the site is developed.

Ms. Easley asked about the note from Elliott Swain regarding wetland delineation. Mr. Frey said they will address this matter with the U.S. Army Corps of Engineers.

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

Ms. Easley made a motion to approve Tax Parcels 20400016, 20400017, 20400043, 20400045, and 20400047 from C-I (Commercial Intensive) to C-LDCZ (Commercial Low Density 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 for Tax Parcels 20400043, 20400045, and 20400047 to Commercial and the motion was unanimously approved.

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 Commercial for Tax Parcels 20400043, 20400045, and 20400047.

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

The conditional zoning allows for the property to be used for something rather than industrial that will be a better fit for the area.

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

The conditional zoning allows for the property to be used for something rather than industrial that will be a better fit for the area.

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

E. Town of St. James ETJ (Extraterritorial Jurisdiction) Request.

Ms. Dixon addressed the Board. She provided the Board with comments (attached) previously received regarding the Town of St. James ETJ request. Ms. Dixon explained the ETJ process via a PowerPoint presentation (attached). She read the Staff Report (attached). Ms. Dixon said staff recommends denial based on Criteria #2, Criteria #1 and Criteria #3 outlined in the Brunswick County ETJ Expansion Policy (attached).

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

Mr. Jeff Repp, Town Manager of St. James, addressed the Board. Mr. Repp asked that the Board recommend approval to the Board of Commissioners for the Town of St. James proposed ETJ request. He stated that the Town began the process following the North Carolina General Statute 160D-202 for the creation of a ETJ several months ago. He said they held a public hearing on 02-Nov-22 where the 61 affected property owners were invited to attend. Mr. Repp said there were a number of issues brought up at the public hearing from the property owners. He stated that the County's current ETJ Policy (Adopted in 1995) is not in compliance with today's General Statutes that requires a collaborative effort with the Town and residents/landowners. Mr. Repp said the Town Council was concerned with the difference in the County and the Town's permitted uses for commercial uses. Mr. Repp said they will have a residential component associated with any commercial activity in the ETJ area. He concluded that the matter will appear before the Town in January 2023 for consideration.

Mr. Sam Shore, Planner with the Cape Fear Council of Government (COG), addressed the Board. Mr. Shore briefly discussed a PowerPoint presentation (attached) regarding the timeline and review criteria in the County's ETJ Expansion Policy. He said the Town is prepared and

financially able to hire additional staff, as needed to address development of the properties in the ETJ area. Mr. Shore reiterated that the County's ETJ Policy was adopted in 1995 and the General Statute was adopted in 2012, which requires a collaborative effort between the Town and landowners for annexation to occur.

Ms. Easley asked if any landowners in the proposed ETJ area that attended the 02-Nov-22 Public Hearing were receptive to being included in the ETJ? Mr. Repp said he had conversations with approximately 5 landowners in the ETJ area and they were curious about the ETJ process, but they did speak in favor or against the ETJ. Ms. Easley said the proposed parcels are not contiguous as there appears to be some gaps in parcels. Mr. Repp said there are 2 parcels that are part of a 3,000 acre tract that have frontage on Southport-Supply Road SE (NC 211) and they extend outside the 1 mile area. He further stated that the ETJ boundary can only be within 1 mile of the corporate limits.

Mr. Wood asked if the Town of St. James has a planning board and Mr. Repp replied, yes. He stated that the COG assists the Town with planning and zoning matters, when needed.

Mayor Jean Toner addressed the Board. Mayor Toner spoke in support of the ETJ and she read a letter (attached) previously submitted to the Board stating such. Mr. Wood asked if the Town has any letters of the 31 residents in support of the ETJ? He asked why the County should agree to the proposed ETJ if the affected residents will not have access to the facilities in the private St. James community. Mayor Toner said the affected property owners have access to the Town's facilities (Town Hall, Executive Park and Community Center). Mr. Wood asked if they will be allowed to go into St. James' gated community? Mayor Toner said St. James is a municipality with town boundaries for a private housing development. She further stated that many communities have private housing developments such as Landfall and Porters Neck in Wilmington, NC. Mr. Wood said the properties in question are not within St. James city limits, but St. James wants authority to govern over properties outside their gated community. Mayor Toner said these parcels will have a dramatic impact on the 7,000 residents directly across the street. Mr. Wood said St. James' authority will have a dramatic impact on the parcels in the proposed ETJ. Mayor Toner said they will fall under St. James UDO rather than the County's UDO. Mr. Wood said those properties are outside the private community of St. James. Mr. Wood said he do not see a valid reason to approve the proposed ETJ request other than St. James wants control of the area outside their private community. Mayor Toner said the town wants to ensure that the development of those properties do not have a negative impact on the 7,000 residents within their private community across the road.

Ms. Easley asked Mayor Toner if there are specific areas of the County's UDO that is detrimental to the Town and Mayor Toner said there are uses in the County's UDO that can be detrimental to the residences (approximately 7,000) in St. James based on a comparison analysis with the County's UDO and the Town's UDO conducted by COG. Ms. Easley clarified that there are no specific detriments in the County's UDO to the Town and Mayor Toner concurred.

Mr. Patrick Newton addressed the Board. He discussed a letter (attached) that he presented to the Town addressed to Mr. Repp and St. James Town Council. He read an excerpt from the letter stating that the Town's UDO would effectively prohibit the use and development of his 20-acre parcel. Mr. Newton said none of the affected property owners that attended the 02-Nov-22 were in favor of the proposed ETJ. Mr. Newton read a Rebuttal to the Town of St. James letter (attached). Mr. Newton stated that an ETJ is not supposed to be a protective zoning tool for a town that is fully gated. He further stated that the Town's UDO is designed to control and regulate the private community of St. James. Mr. Newton said only allow 50% of the County's

commercial uses are allowable in St. James UDO. Mr. Newton asked that the Board recommend denial to the Board of Commissioners.

Mr. Richard Caffrey addressed the Board. He read a letter (attached) previously provided to the Board in support of the ETJ request.

Ms. Amy Schaefer, Lee/Kaess Law Firm, addressed the Board on behalf of several homeowners in the proposed ETJ area. She asked how many properties in the affected area are vested or currently under development? Ms. Schaefer said vested properties could potentially be grandfathered non-conforming uses if this request is approved. She said her clients have lots of unanswered questions regarding the ETJ request. Mr. Dunham said the Board has heard a lot of unanswered questions.

Mr. Jeff Satterwhite, owner of Tax Parcel 20400015, addressed the Board in opposition of the ETJ request. He felt that the County is better equipped to handle the planning and zoning along this corridor.

Mr. Taylor Ryan addressed the Board and read a handout (attached) previously provided to the Board in favor of the ETJ request.

Mr. Vernon Eakins addressed the Board. Mr. Eakins read a letter (attached) previously submitted to the Board in opposition to the proposed ETJ request and he asked that the Board recommend denial to the Board of Commissioners.

Mr. Alan North addressed the Board. He felt that the Town is infringing into the County's territory without consideration of the landowners affected outside the Town. He was concerned with whether or not St. James has the capability to handle the additional area and who is going to oversee the Town to ensure they are operating in the best interest of all parties, especially, outside of their private gated community.

Ms. Pauline Haran, resident of St. James, addressed the Board. She read a letter (attached) previously provided to the Board in support of the ETJ request. She stated that they will hire qualified personnel to oversee the planning and zoning of the ETJ area. Ms. Haran said they are offering help to the County by requesting the proposed ETJ. Mr. Wood interjected that the Town is asking to oversee and control the area adjoining the Town's incorporated private community. Ms. Haran said the Town is offering to provide assistance to the County with the proposed ETJ request. She was baffled as to why the Town's proposed ETJ request is being perceived in a negative manner. Mr. Wood said the Town is infringing on those landowners' rights. He felt that St. James should not be allowed to tell those landowners what they can do with their property because those properties are not within St. James' private community. Ms. Haran felt that the area will be of great value under St. James because they have a bird's eye view of the area and how the area can be developed for the betterment of all concerned. She concluded with asking the Board for their support in recommending the ETJ request to the Board of Commissioners.

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

Mr. Ishler asked the number of ETJ's in the County and Ms. Dixon replied, 8 towns. She said they were approved more than 20 years ago.

Ms. Easley said the ETJ request does not meet the County's ETJ Expansion Policy. She further stated that no one has said how the County's UDO is detrimental to the Town of St. James. Therefore, Ms. Easley made a motion to deny the Town of St. James ETJ request. Mr. Bittenbender pointed out that staff recommended a zoning change of several parcels to allow sand mines in this area and he understands the Town's need to have some control of this area. Ms. Dixon interjected that the sand mine (Mirasol) was approved by the State as a single source borrow pit. Mr. Batton asked Ms. Dixon what happened to the rezoning request? Ms. Dixon said it is still pending because the property owner is awaiting on information from utilities. The motion carried 5 to 2 with Mr. Ishler and Mr. Bittenbender opposing. Mr. Batton clarified that this will be a recommendation of denial to the Board of Commissioners.

#### VIII. OTHER BUSINESS.

- Brunswick County Wellhead Protection Overlay District.

Ms. Dixon addressed the Board. She stated that the Brunswick County Wellhead Protection Overlay District is under review by staff and there will likely be some revisions before the matter is brought back to the Board for consideration.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Zoning Case Z-854 was approved at the Planning Board's 10-Oct-22 meeting and there were no written appeals within the allotted time (15 days), so the Board's decision stands. Ms. Dixon said Carmel Village (PD-91) has been appealed to the Board of Commissioners.

#### IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-93  
Applicant: H & W Design  
Project Name: Cedar Crossing Planned Development  
Property Location: Cedar Grove Road (SR 1125) and Stanley Road (SR 1119)  
Parcel Numbers: 2000005901, 2000005902, 200OA002, 200OA015, & 200OA017  
Zoning District: RR (Rural Residential)

RR Density Maximum – 2.9 Dwelling Units per Acre

*“The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County’s traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed.”*

Surrounding Zoning **North:** RR  
**South:** RR  
**East:** RR and R-6000 (High Density Residential)  
**West:** RR

Proposed Use: Cedar Crossing is a proposed planned development to consist of 79 single family lots on 27.18 acres, creating an overall density of 2.9 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, agricultural, and vacant land.
- 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-foot street buffer on Old Lennon Road.
- The required open space for the development is approximately 4.07 acres. The developer is proposing 6.65 acres of dedicated open space. The developer is also proposing 1.67 acres of recreation space of which 0.62 acres are required.

- The proposed project will generate approximately 756 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 6.65 acres of open space where as 4.07 acres are required.
  2. The developer is proposing 1.67 acres of recreation space where as 0.62 acres are required.
  3. The stormwater ponds will be constructed to treat the 25-year storm event and shall be evaluated for the 100-year storm event.
  4. Sidewalks shall be installed on one side of the road.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
- There are no flood zones on the project site.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on December 7, 2022.
- TRC was held on November 1, 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:

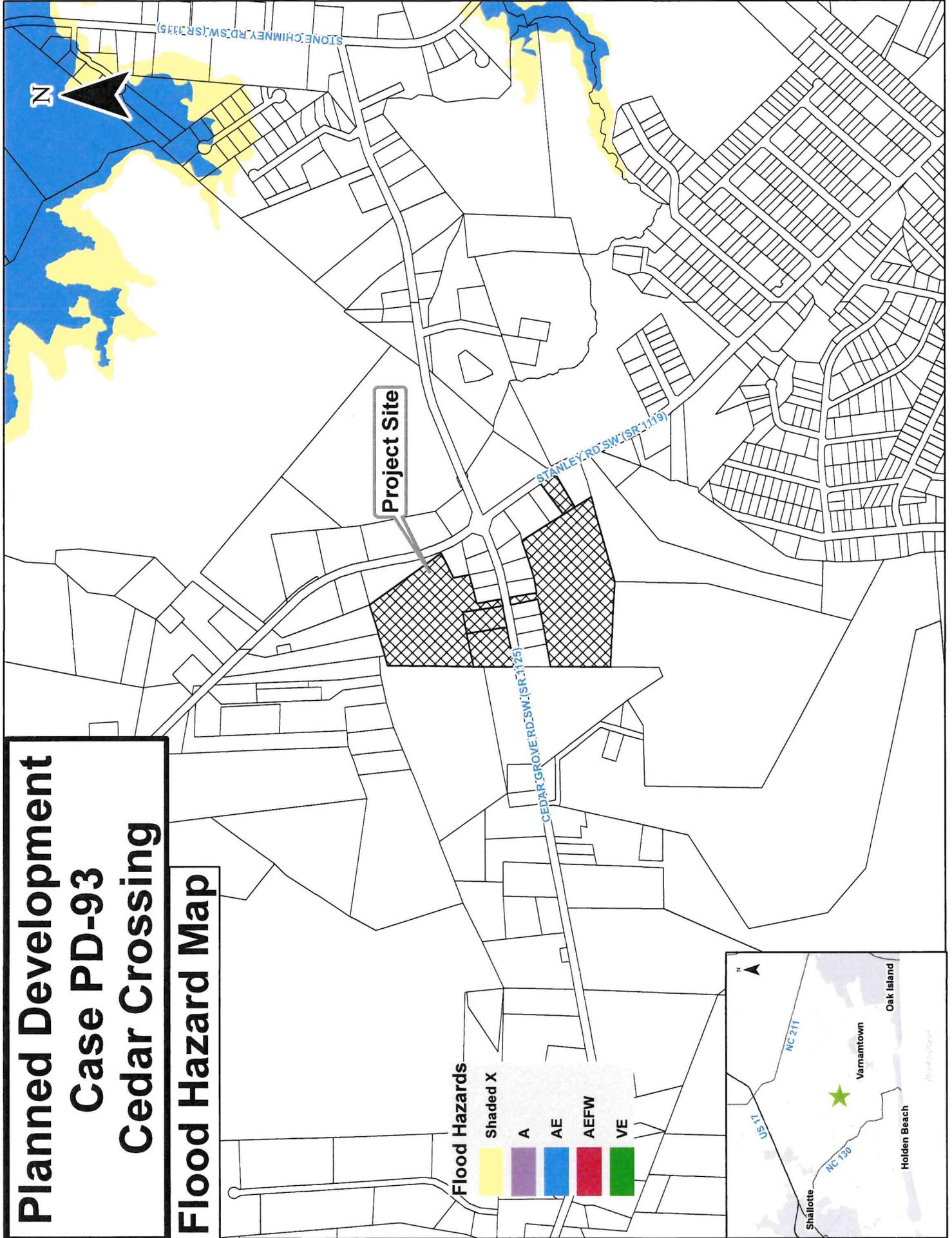
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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. The existing vegetation within the peripheral buffer shall be preserved.





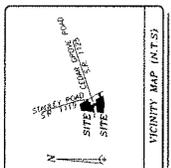
# Planned Development Case PD-93 Cedar Crossing

## Flood Hazard Map





312 Independence Boulevard  
 Suite 100  
 Wilmington, North Carolina 28412



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Project Title

# Cedar Crossing

Brunswick County, North Carolina

Prepared Development Submittal

DATE: OCT 1, 2022  
 SHEET NO: L-1  
 PROJECT NO: 2023

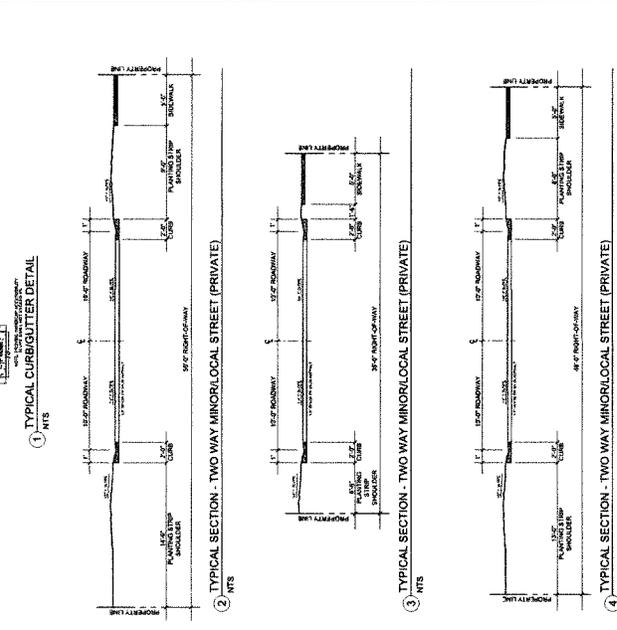
## SITE PLAN

- General Notes**
1. All work shall conform to Brunswick County specifications for roads and sewer. A utility plan must be submitted and approved by Brunswick Co. Fire Marshal.
  2. County and State Stormwater: Stormwater Control Details must be obtained prior to any construction. No natural drainage shall be altered.
  3. Fire hydrants are required at entrances to developments. Minimum 800' Double water meter boxes required.
  4. Public utility statements required over all water and sewer mains.
  5. All work to be done and to be built to MCDOT minimum standards for subgrade roads.
  6. No drainage lines have been identified on this site.
  7. The Home Owners Association (HOA) will be responsible for the maintenance of the streets, stormwater systems and open space areas. Association will comply with the standards set forth in section 6.11.2.1 of the Unified Development Ordinance.
  8. Street lighting will be installed consistent with UDD Section 6.9.
  9. Street names will be provided at final plat and coordinated with O&S at the time of final plat.
  10. Utility plans will be provided at final plat and coordinated with O&S at the time of final plat.
  11. Utility plans will be provided at final plat and coordinated with O&S at the time of final plat.
  12. Utility plans will be provided at final plat and coordinated with O&S at the time of final plat.
  13. Street names will be provided at final plat and coordinated with O&S at the time of final plat.
  14. Utility plans will be provided at final plat and coordinated with O&S at the time of final plat.
  15. Utility plans will be provided at final plat and coordinated with O&S at the time of final plat.
  16. Utility plans will be provided at final plat and coordinated with O&S at the time of final plat.
  17. A neighborhood meeting is highly recommended and not required per UDD Section 2.2.
  18. The project shall comply with requirements of the Brunswick County Fire Prevention Ordinance.
  19. Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
  20. Fire hydrant flow data will be provided at time of construction.

**SITE TABULATIONS**

DESCRIPTION	QUANTITY	UNIT
AVENUE LOT SIZE	497.3	SQ FT (SPEED 54)
PROJECT AREA	77.18	ACRES
PROJECT AREA	3353	SQ FT
PROPOSED OPEN SPACE	4.67	ACRES
PROPOSED OPEN SPACE	635	SQ FT
REQUIRED RECREATION OPEN SPACE (15% of 4.67)	0.68	ACRES
REQUIRED RECREATION OPEN SPACE	93	SQ FT
SINGLE FAMILY UNITS	79	UNITS
TOTAL RESIDENTIAL UNITS	79	UNITS
GROSS DENSITY	7.9	UNITS/ACRE

STANLEY ROAD - S.R. 1119  
 CEDAR GROVE ROAD - S.R. 1125

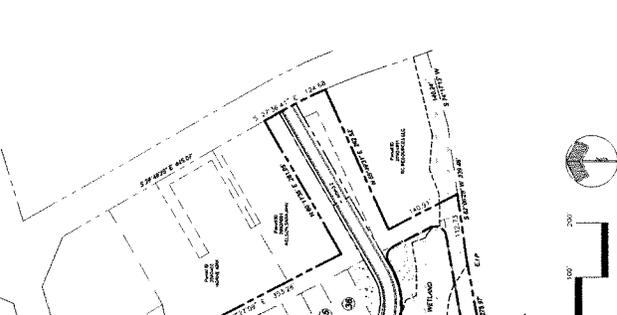


- Flood Plain Note**
- Any flood disturbance in an area requires a flood plain development permit. The applicant shall obtain a flood plain development permit from the local flood plain administrator. The applicant shall provide a copy of the flood plain development permit to the local flood plain administrator. The applicant shall provide a copy of the flood plain development permit to the local flood plain administrator.

**OTHER INFORMATION**

WETLAND ACREAGE	10.00
WETLAND PERCENTAGE	2.07%
AVENUE LOT SIZE	497.3 (SPEED 54)
PROJECT AREA	77.18 ACRES
PROPOSED OPEN SPACE	4.67 ACRES
PROPOSED OPEN SPACE	635 SQ FT
REQUIRED RECREATION OPEN SPACE (15% of 4.67)	0.68 ACRES
REQUIRED RECREATION OPEN SPACE	93 SQ FT
SINGLE FAMILY UNITS	79 UNITS
TOTAL RESIDENTIAL UNITS	79 UNITS
GROSS DENSITY	7.9 UNITS/ACRE

STANLEY ROAD - S.R. 1119  
 CEDAR GROVE ROAD - S.R. 1125



1. TYPICAL CURB/GUTTER DETAIL  
 NTS

2. TYPICAL SECTION - TWO WAY MINOR LOCAL STREET (PRIVATE)  
 NTS

3. TYPICAL SECTION - TWO WAY MINOR LOCAL STREET (PRIVATE)  
 NTS

4. TYPICAL SECTION - TWO WAY MINOR LOCAL STREET (PRIVATE)  
 NTS



SCALE: 1"=50'-0"



# Planned Development (PD)

## Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input 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	RFHIC INC.	Phone	910 315 6200
	Address	PO BOX 1328 WRIGHTSVILLE BEACH, NC 28480	Fax	GORDON@FRIEZEINC.COM
	City, St, Zip		Email	MJROKOSKI@GMAIL.COM

Applicant or Representative	Name	H+W DESIGN	Phone	910.470.9383
	Address	2512 INDEPENDENCE BLVD. SUITE 200	Fax	
	City, St, Zip	WILMINGTON, NC 28412	Email	DWEEKS@H-WDESIGN.COM

Property Information	Address	CEDAR GROVE RD.	Project Information	Project Name	CEDAR CROSSING		
	Tax Parcel(s)	2000005901, 2000005902		Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Acreage	27.18		Single Family Acres	19.92	Lots	79
	Current Zoning	RR		Multi-Family Acres	0	Units	0
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	Commercial Acres	0			

Authorization	Property Owner Signature		Date	10/7/22
	Applicant/Representative Signature		Date	10/6/2022

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

November 2, 2022

H & W Design  
2512 Independence Blvd  
Wilmington, NC 28412

**RE: Cedar Crossing Planned Development  
File # PD-93**

Dear Mr. Weeks,

The Technical Review Committee (TRC) at their November 1, 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)

- NCDOT will likely require the two main entrance roads to be directly across from one another. Please address.
- Please note that a TIA is not required.
- Please show school bus stop location(s).
- Please note the pump station locations.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

Comments from Stormwater

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

- Project will require both state and county stormwater permits.
- A State Erosion Control Permit is required before any land disturbance including clearing and/or grading occurs.

Comments from Engineering

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

- Existing 12" county water main on Cedar Grove & Stanley Roads.
- Existing 8" sewer transmission main on Cedar Grove Road.
- Proposed pump station site would need to be flipped, at the current location, no odor Control would be required.
- End 6" main in fire hydrant and stub for possible future connection on Stanley Road.
- All proposed utilities shall comply with the County Engineering Design Manual, Technical Specifications, and Standard Details for Water and Sewer Systems.
- NCDOT Encroachment Permit is required for gravity crossing, water and forcemain connection.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

### Comments from Fire Code Official

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

- Please change the language in Note 1 from Emergency Management to Fire Marshal.
- Site plan for hydrant layout road 2 does not meet hydrant requirements. Hydrants shall be at beginning of the development entrances and the space between hydrants shall not exceed 800 feet. This has not been accomplished.
- Need to submit fire development application at the following <https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on November 11, 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-93

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
20000010	GORE CORINE		401 OCEAN HTS AVE APT K6	SOMERS POINT	NJ	08244
2000A009	ROLLING MEADOWS INC		5201 MONROE RD	CHARLOTTE	NC	28205
2000003501	GORE MILLICENT C		1904 CORDIS TRL SW	SUPPLY	NC	28462
21600029	BRYANT JAMES LINDY		6523 JAMAICA CT	FAYETTEVILLE	NC	28304
2000A003	NELSON SARA ANN		PO BOX 146	ORRUM	NC	28369
2000006201	DARBY VERDELL BRYANT		PO BOX 1723	SHALLOTTE	NC	28459
2000006202	DARBY VERDELL BRYANT		PO BOX 1723	SHALLOTTE	NC	28459
2000001006	GORE VERNIE		1729 STANLEY RD SW	SUPPLY	NC	28462
2000001213	BRYANT JEROME		PO BOX 265	BOLIVIA	NC	28422-0265
2000A019	HANCOCK JERRY T ETUX	HANCOCK WILMA M	832 CEDAR GROVE RD SW	SUPPLY	NC	28462-3030
20000107	GORE SARAH HEIRS	% ELBERT GORE HEIRS	2076 EMPIRE RD SW	SUPPLY	NC	28462
20000039	BRYANT HOWARD	C/O DON T BRYANT	2723 EVANS CIR SW	SHALLOTTE	NC	28470-1748
2000A021	SCHMITT MARK ETUX	GRIFFIN MARIANNE	1879 STANLEY RD SW	SUPPLY	NC	28462
2000A020	SCHMITT MARK ETUX	GRIFFIN MARIANNE	1879 STANLEY RD SW	SUPPLY	NC	28462
2000A022	GRIFFIN MARIANNE ETVIR	SCHMITT MARK E	1879 STANLEY RD SW	SUPPLY	NC	28462-5177
21600028	HEWETT DOROTHY B		245 DOGWOOD TRAIL SW	SUPPLY	NC	28462
2000A007	GRINSTEAD RICKY LEE ETUX	GRINSTEAD RHONDA GAY	821 CEDAR GROVE RD SW	SUPPLY	NC	28462-3031
2000A006	HORNE KIRK R ET	HORNE ELIZABETH	809 CEDAR GROVE RD SW	SUPPLY	NC	28462
2000A005	HORNE KIRK R ET	HORNE ELIZABETH	809 CEDAR GROVE RD SW	SUPPLY	NC	28462
2000A010	KENNEDY LESLIE MICHELE AND	KENNEDY ADRIAN LEROY III	808 HAWTHORNE LN # UN420	CHARLOTTE	NC	28204-2249
2000A013	HUFFMAN MARY E ETVIR	HUFFMAN GREGORY PAUL	3821 S NC 127 HWY	HICKORY	NC	28602-8240
2000A012	MELVIN SCOTTIE AND	WOODELL GLADYS MAE	871 CEDAR GROVE RD SW	SUPPLY	NC	28462-3031
2000A001	RC RESOURCES LLC		1110 DAVANT LN	CHARLOTTE	NC	28209-4097
2000A011	BRANHAM STEVEN PATRICK ETUX	BRANHAM SHANNON ARENA	1069 KERR ST	BURLINGTON	NC	27215-7417
20000059	CUMMINGS BILLY J ETUX	CUMMINGS COURTNEY N	831 CEDAR GROVE RD SW	SUPPLY	NC	28462-3031
2000A008	RUFFINI		49 LONG DR	HEMPSTEAD	NY	11550-4707
2160003917	ALLEN CARLAND ETUX	ALLEN HILDA S	714 STANBURY RD SW	SUPPLY	NC	28462-6014
2000A018	ADKINS PAUL ANGELO		842 CEDAR GROVE RD SW	SUPPLY	NC	28462-3030
20000038	HEWETT EUGENE ETUX	HEWETT MATTIE LANE C/O WILLIAMS LORI	4232 YEATON GLEN CIR	WINSTON SALEM	NC	27107-3702

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2000005902	ROLLING MEADOWS INC		5201 MONROE RD	CHARLOTTE	NC	28205
2000A015	ROLLING MEADOWS INC		5201 MONROE RD	CHARLOTTE	NC	28205
2000A017	ROLLING MEADOWS INC		5201 MONROE RD	CHARLOTTE	NC	28205
2000A002	ROLLING MEADOWS INC		5201 MONROE RD	CHARLOTTE	NC	28205
2000005901	ROLLING MEADOWS INC		5201 MONROE RD	CHARLOTTE	NC	28205
Per Application	RFHC INC.		PO BOX 1328	WRIGHTSVILLE BEACH	NC	28480

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	H + W DESIGN		2512 INDEPENDENCE BLVD SUITE 200	WILMINGTON	NC	28420

# REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner  
Rezoning Case#: Z-858  
December 12, 2022

## APPLICATION SUMMARY

The applicant, Rhetsen Companies Inc., requests to rezone Tax Parcel 21300069 from R-7500 (Medium Density Residential) to N-C (Neighborhood Commercial). This rezoning request is conventional; therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

Old George Town Road SW (SR 1163) and Brick Landing Road SW (NC 179), south of the roundabout.

### Tax Parcel

21300069

### Current Zoning

R-7500 (Medium Density Residential)

### Proposed Zoning

N-C (Neighborhood Commercial)

### Surrounding Zoning

NC (Neighborhood Commercial), C-LD (Commercial Low Density), R-7500 (Medium Density Residential) and The Town of Shallotte municipal limits with RAM-15 Residential Agricultural Manufactured Home District zoning.

### Current Use

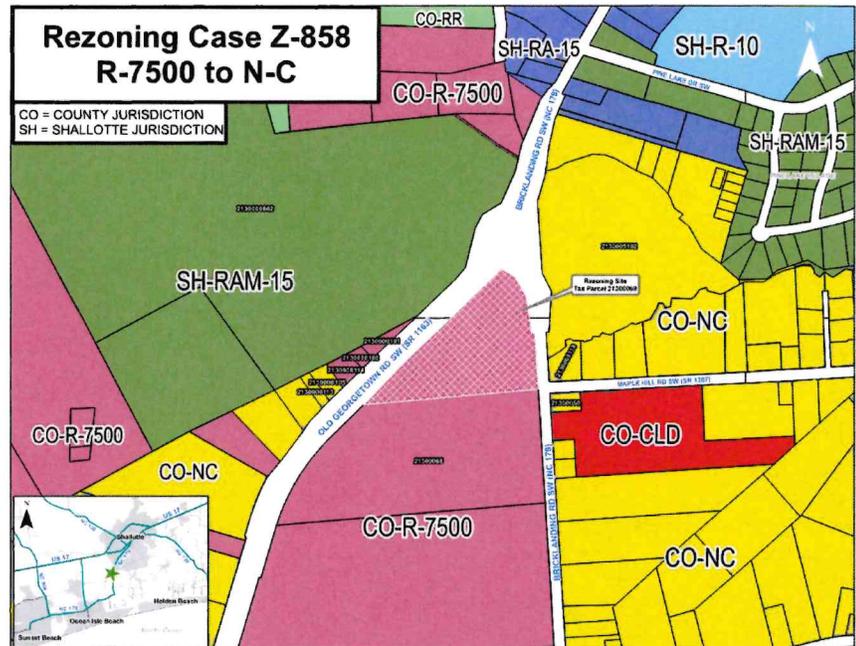
Vacant Lands

### Surrounding Land Uses

Residential and Vacant Lands

### Size

7.73 Acres



## SITE CONSIDERATIONS

**Zoning History:** This area was rezoned from RU (Rural) to R-7500 (Medium Density Residential) in 2007 as part of the UDO adoption mass rezonings. Adjacent tax parcels 2130000113, 2130000103, and 2130000105 to the west were rezoned from R-7500 (Medium Density Residential) to C-LD (Commercial-Low Density) January 10, 2021. Adjacent tax parcel: 21300057, to the east, was rezoned from R-7500 (Medium Density Residential) to C-LD (Commercial-Low Density) March 14, 2021. Cresswind, Planned Development to the south; to include tax parcels 21300066, 21300067, 21300068 was approved December 14, 2021.

**Buffers:** If rezoned to N-C (Neighborhood Commercial), all uses will require a 0.2 opaque buffer adjacent to R-7500 if vacant and 0.4 opaque if developed.

**Street Yard Buffers:** A 15-foot Street Yard Buffer is required for Old George Town Road SW (SR 1163) as classified as a local Road and a 20-foot Street Yard Buffer is required for Brick landing Road SW (NC 179) as classified as a Minor Collector.

**Utilities:** Water is available on Bricklanding and Maple Hill Road from Brunswick County Utilities. Sewer is currently not available; however, the approved Cresswind Planned Development to the south will bring utilities to the area.

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

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

**Traffic:** There are no capacity deficiencies for this section of Old Georgetown Road (SR 1163) and there are no capacity deficiencies for this section of Bricklanding Road (NC 179).

**NCDOT TIP Projects in Area:** There are no State Transportation Improvements within proximity to the applicant's proposal.

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

**Environmental Impacts:**

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to potential wetlands on the site.
- The requested parcel (21300069) is not located within the Voluntary Agricultural District; however, is within a ½ mile of a Voluntary Agricultural District.

## ANALYSIS

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

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

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-859) proposed from LDR (Low Density Residential) to Commercial.

**Applicable CAMA Land Use Policies:**

- P.16 Brunswick County and its participating municipalities strongly support commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO C-LD WITH THE LAND USE AMENDMENT FOR TAX PARCEL 21300069** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: *Z-858 (R-7500 to NC)*



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

**APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN**

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

**ALTERNATIVE RECOMMENDATION:** \_\_\_\_\_

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

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

**DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN**

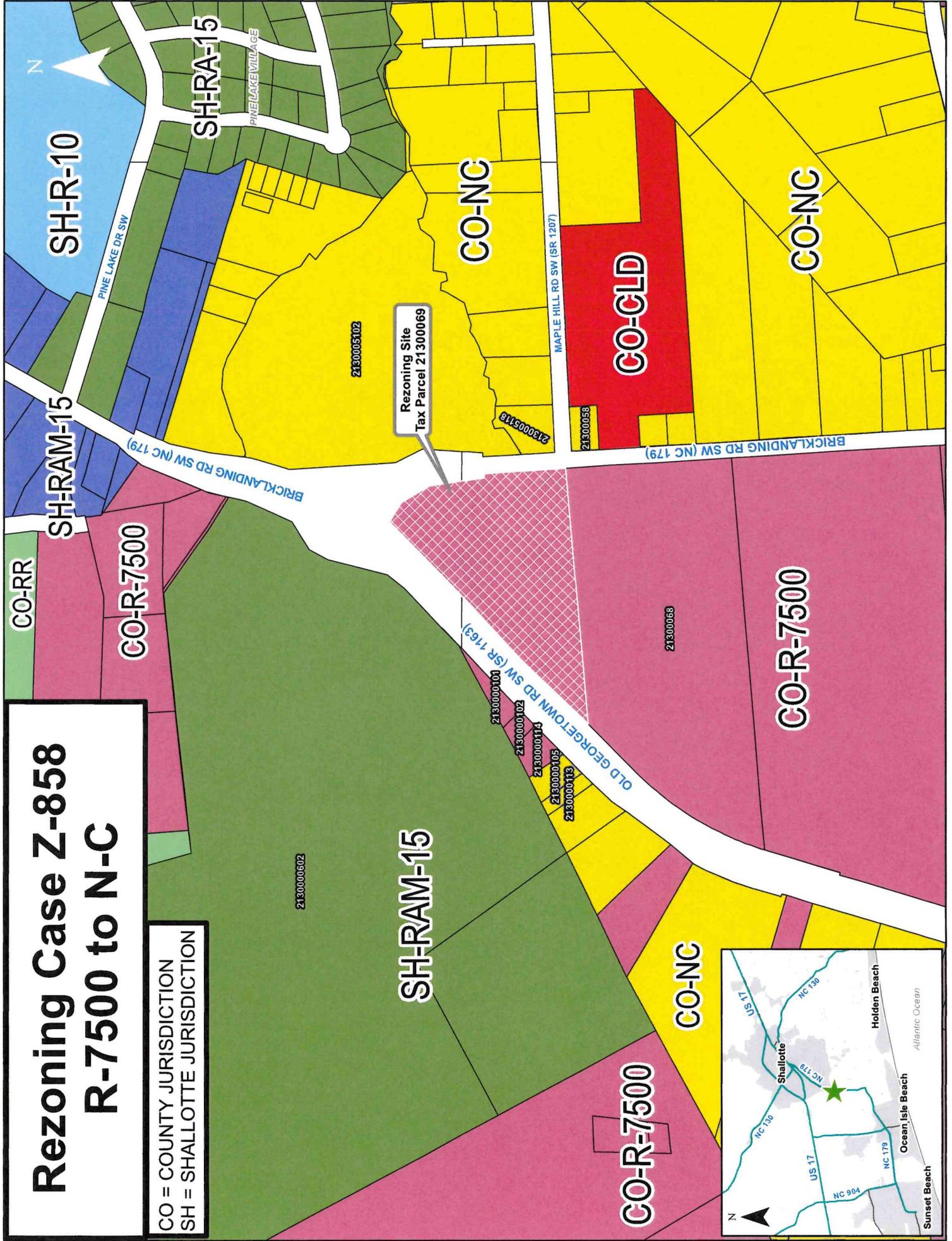
- The Planning Board finds that the proposed zoning amendment  *is*  *is not* consistent with the CAMA Land Use Plan (Comprehensive Plan) and  *is*  *is not* in the public interests for the following reasons: \_\_\_\_\_

**TABLED**

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

# Rezoning Case Z-858 R-7500 to N-C

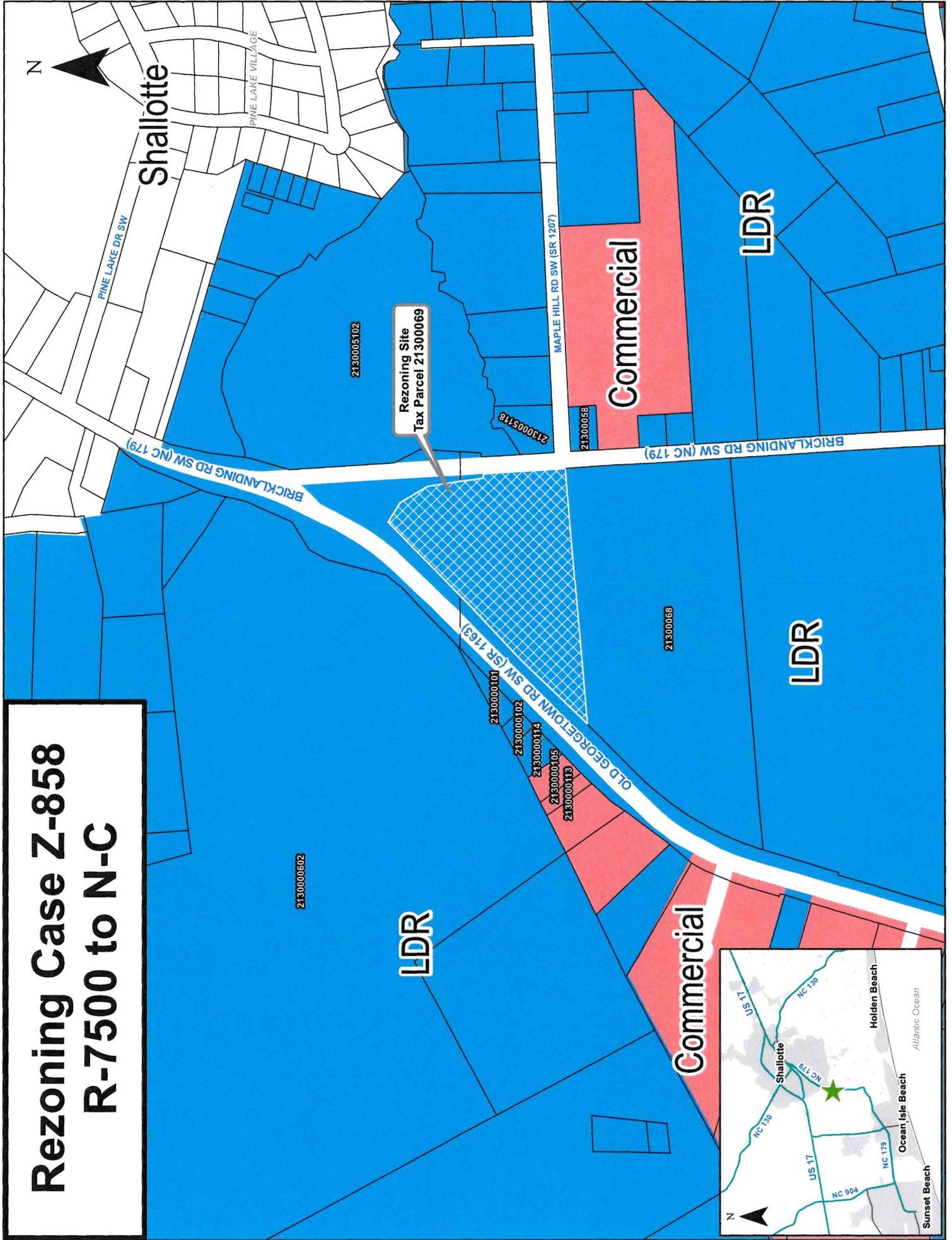
CO = COUNTY JURISDICTION  
SH = SHALLOTTE JURISDICTION



# Rezoning Case Z-858 R-7500 to N-C



# Rezoning Case Z-858 R-7500 to N-C





# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>858</u>	Invoice # _____
Date Received <u>9/22/22</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Rhetson Companies, Inc. Attn: John Parker	
Mailing Address: 2075 Juniper Lake Road West End, NC 27376	
Phone: 910-944-0881	Email: john@rhetson.com
<b>PROPERTY OWNER INFORMATION</b> (if different from above)	
Owner Name(s): Karen Hope Ludlum	
Mailing Address: 7157 Riverfront Drive Nashville, TN 37221	
Phone:	Email:
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: Parcel 21300069 at the intersection of Hale Swamp Road and Bricklanding Road.	
Parcel Tax ID #(s): 21300069	Total Site Acreage: 7.73
Current Zoning District(s): R7500	Proposed Zoning District(s): N-C "Neighborhood Commercial"
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<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 parcel is located at the intersection of Hale Swamp Road and Bricklanding Road with multiple parcels along Bricklanding Road zoned N-C. Route 179 along this corridor is predominately zoned N-C, with several parcels along Hale Swamp Road zoned N-C within 1,500 feet of the subject property. Therefore, the rezoning request is consistent with the surrounding area.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Low-Density Residential

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

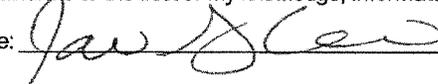
If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

The County's Future Land Use Map does not reflect the current zoning of the majority of properties surrounding the subject parcel as most are zoned N-C. Due to the location of the property being at an intersection of two roads, a commercial zoning would be best suited for this property as noise pollution from both roadways do not impact a commercial use as it does with residential.

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: 8/30/2022

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

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

Owner Signature: 

Date: 8/30/2022

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

**Brunswick County Jurisdiction Fees**

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

**City of Northwest Jurisdiction Fees**

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

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

# CASE Z-858

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2130000114	POWELL TIMOTHY BRYAN		P.O. BOX 1945	SHALLOTTE	NC	28459
2130000101	POWELL TIMOTHY BRYAN		P.O. BOX 1945	SHALLOTTE	NC	28459
2130000111	OCEAN SIDE CORPORATION		PO BOX 4640	CALABASH	NC	28467
213000058	JOHNSON ELLA HILL		P O BOX 2655	SHALLOTTE	NC	28459
213000068	BLUEBERRY VENTURES LLC		60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
213000060	MIMCH PROPERTIES LLC		5306 SIX FORKS RD STE 101	RALEIGH	NC	28462
2130005111	COOPER STEPHEN A ETUX	COOPER RENEE	13 NICKLAUS CT	SHALLOTTE	NC	28470-7439
2130005107	TAYLOR & SULLIVAN LLC		7290 BEACH DR SW STE 3	OCEAN ISL BCH	NC	28469-5435
2130000102	POWELL TIMOTHY B		PO BOX 1945	SHALLOTTE	NC	28459-1945
2130000105	BARRETT JAMES E		58 PLANTATION DR SW	OCEAN ISL BCH	NC	28469-7301

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
213000069	LU DLUM KAREN HOPE		7157 RIVERFRONT DRIVE	NASHVILLE	TN	37221

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	RHESTSON COMPANIES, INC.	ATTN: JOHN PARKER	2075 JUNIPER LAKE RD	WEST END	NC	27376

# REZONING STAFF REPORT

Prepared by Ron Meredith, Project Planner

Rezoning Case#: Z-859

December 12, 2022



## APPLICATION SUMMARY

The applicant, Walking Stick Progressive Holdings, LLC. requests to rezone Tax Parcel 1860000912 from R-7500 (Medium Density Residential) to C-LD (Commercial-Low Density). This rezoning request is conventional; therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

Southport supply Road SE (NC211), east of Smithtown Road SE (SR 1193), and west of Sunset Harbor Road SE (SR 1112).

### Tax Parcel

1860000912

### Current Zoning

SBR-6000 (High Density Site Built Residential), C-LD (Commercial-Low Density) and R-7500 (Medium Density Residential)

### Proposed Zoning

C-LD (Commercial-Low Density)

### Surrounding Zoning

C-LD (Commercial Low Density ), R-7500 (Medium Density Residential) and SBR-6000 (Medium Density Site Built Residential) zoning.

### Current Use

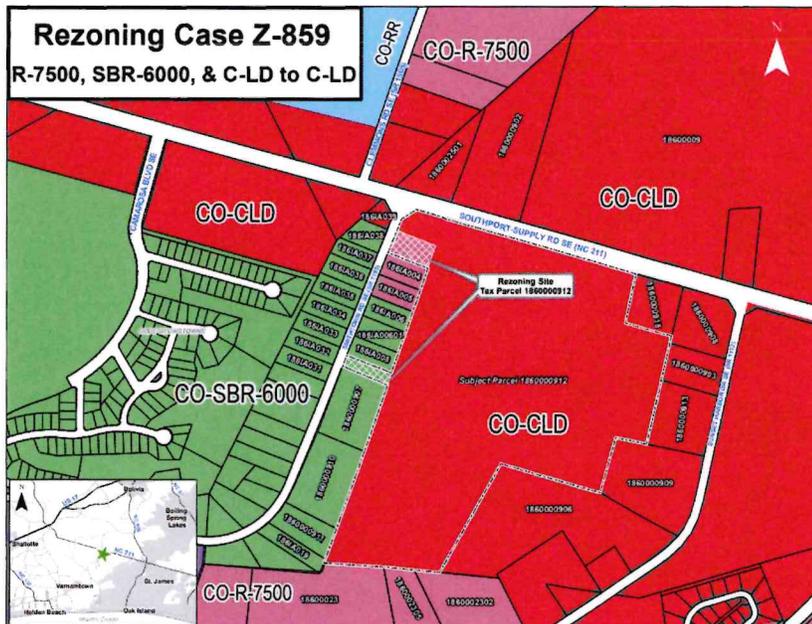
Vacant Lands

### Surrounding Land Uses

Residential and Vacant Lands

### Size

70.82 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 C-LD, all uses will require a 0.4 opacity buffer adjacent to R-7500 if vacant and 0.6 opacity if developed.

**Street Yard Buffers:** A 20-foot Street Yard Buffer is required for Southport Supply Road SE (NC 211) as classified as a Minor Arterial roadway.

**Utilities:** Southport Supply Road SE (NC 211) has water and wastewater available from Brunswick County Utilities. Utility connections will require developer responsibility to connect to the water and wastewater systems.

**Schools:** Virginia Williamson Elementary School, Cedar Grove Middle School, and South Brunswick High School have adequate capacity.

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

**Traffic:** There are no capacity deficiencies for this section of Southport Supply Road SE (NC 211).

**NCDOT TIP Projects in Area:** There are no State Transportation Improvements within proximity to the applicant's proposal.

**NCDOT Road Improvement Projects in Area:** State Transportation Improvement project (R-5947) roadway widening from Sunset Harbor Road SE (SR 1112) to Midway Road (NC 906), and the Southport Supply Road SE (NC 211) interchange with US HWY 17.

**Environmental Impacts:**

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to potential wetlands on the site.
- A portion of the requested parcel (1860000912) is located within the Voluntary Agricultural District.

## ANALYSIS

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

**CAMA Land Use Plan Classification:** Commercial

- Proposed Zoning is consistent with CAMA Land Use Plan.

**Applicable CAMA Land Use Policies:**

- P.16 Brunswick County and its participating municipalities strongly support commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

## **STAFF RECOMMENDATION SUMMARY**

Staff recommends **APPROVAL TO C-LD FOR TAX PARCEL 1860000912 BASED UPON INFORMATION PROVIDED, SURROUNDING AREA, CURRENT USES, THE Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.**

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-859 (R-7500, SBR-6000 AND CLD TO CLD)



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

**APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

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

**DENIED**

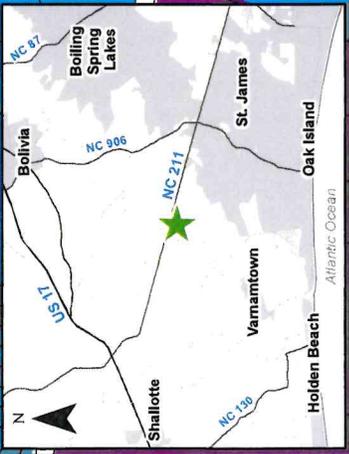
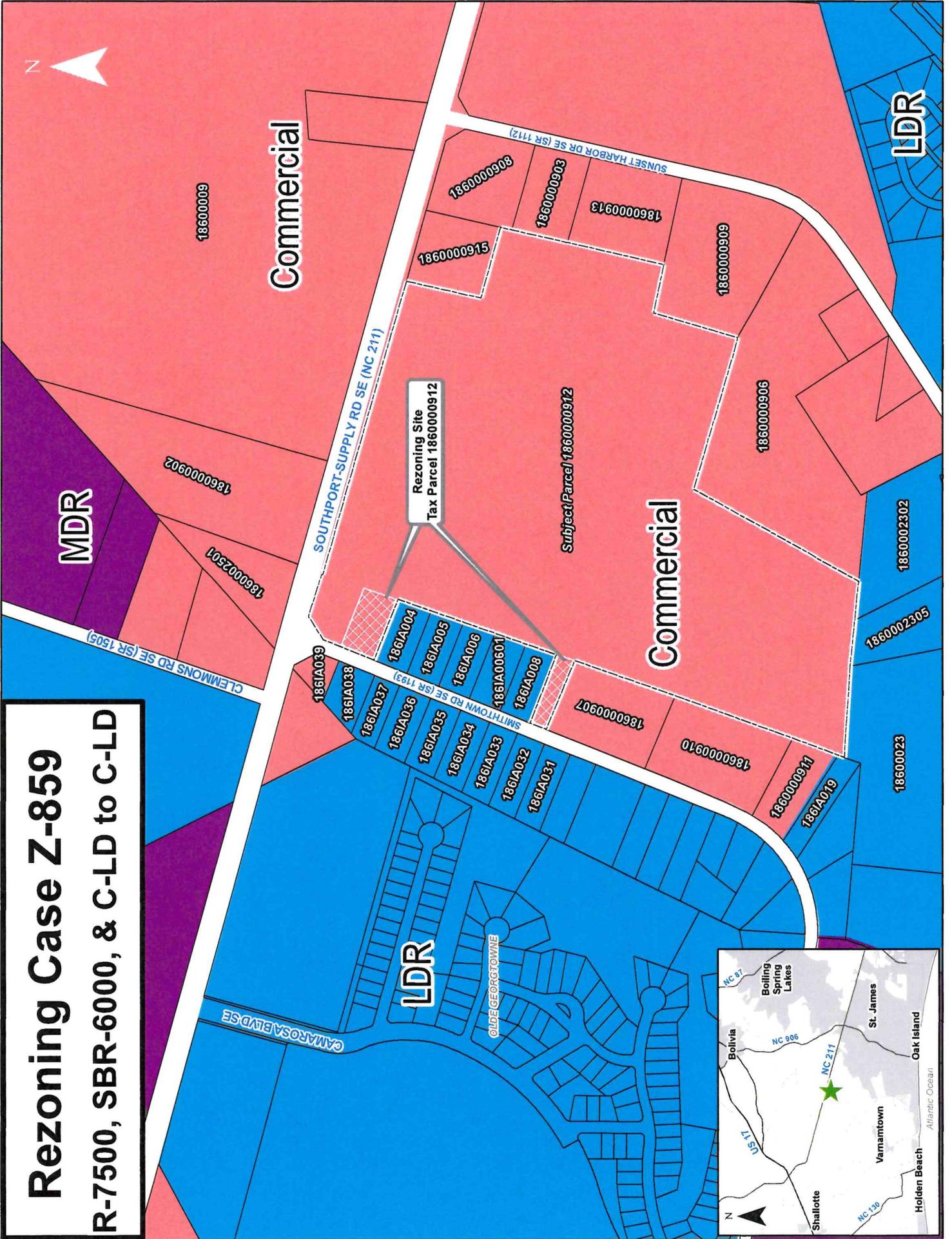
- The Planning Board finds that the proposed zoning amendment  **is**  **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and  **is**  **is not** in the public interest for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

**TABLED**

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

# Rezoning Case Z-859

R-7500, SBR-6000, & C-LD to C-LD



# Rezoning Case Z-859

R-7500, SBR-6000, & C-LD to C-LD



EagleView, Inc





# REZONING APPLICATION

*For Office Use Only*

Rezoning Case Z- 859 Invoice # 548835  
 Date Received 10/11/22  
 Northwest Jurisdiction  YES  NO

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

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Walking Stick Progressive Holdings, LLC (C. Johnson)</u>	
Mailing Address: <u>3883 Hickoryview Dr. Bolivia, NC 28422</u>	
Phone: <u>910-279-6905</u>	Email: <u>membersclubstorge@gmail.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>SEE ABOVE</u>	
Mailing Address: <u>SEE ABOVE</u>	
Phone:	Email:
<b>PROPERTY INFORMATION</b> <u>PID# (1860000912) RA</u>	
Property Address and/or Description of Location: <u>Corner of Smithtown rd and Highway 211 (near 9 acres)</u>	
Parcel Tax ID #(s): <u>1860000912</u>	Total Site Acreage: <u>70.82 acres</u> <u>1.5 acres</u> <u>** only 9 to be rezoned</u>
Current Zoning District(s): <u>SR-600/R-7500</u>	Proposed Zoning District(s): <u>(CLD)</u>
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.	

5 ACRES  
60' ACCESS RD.

**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:

This is a 2.08 acre corner that lies inside of one PID # that is already zoned CLD. Residential lot line was abandoned in 4/06. This PID # is an <sup>82</sup>70. ACRE tract with 2300 feet along 211.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

Also, including a 60' easement that is .5 acre for rezoning. See exhibit (A)

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

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

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

**APPLICANT/OWNER SIGNATURE**

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

Applicant Signature: [Signature]

Date: 10-10-22

Owner Signature: [Signature]

Date: 10-10-22

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

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

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

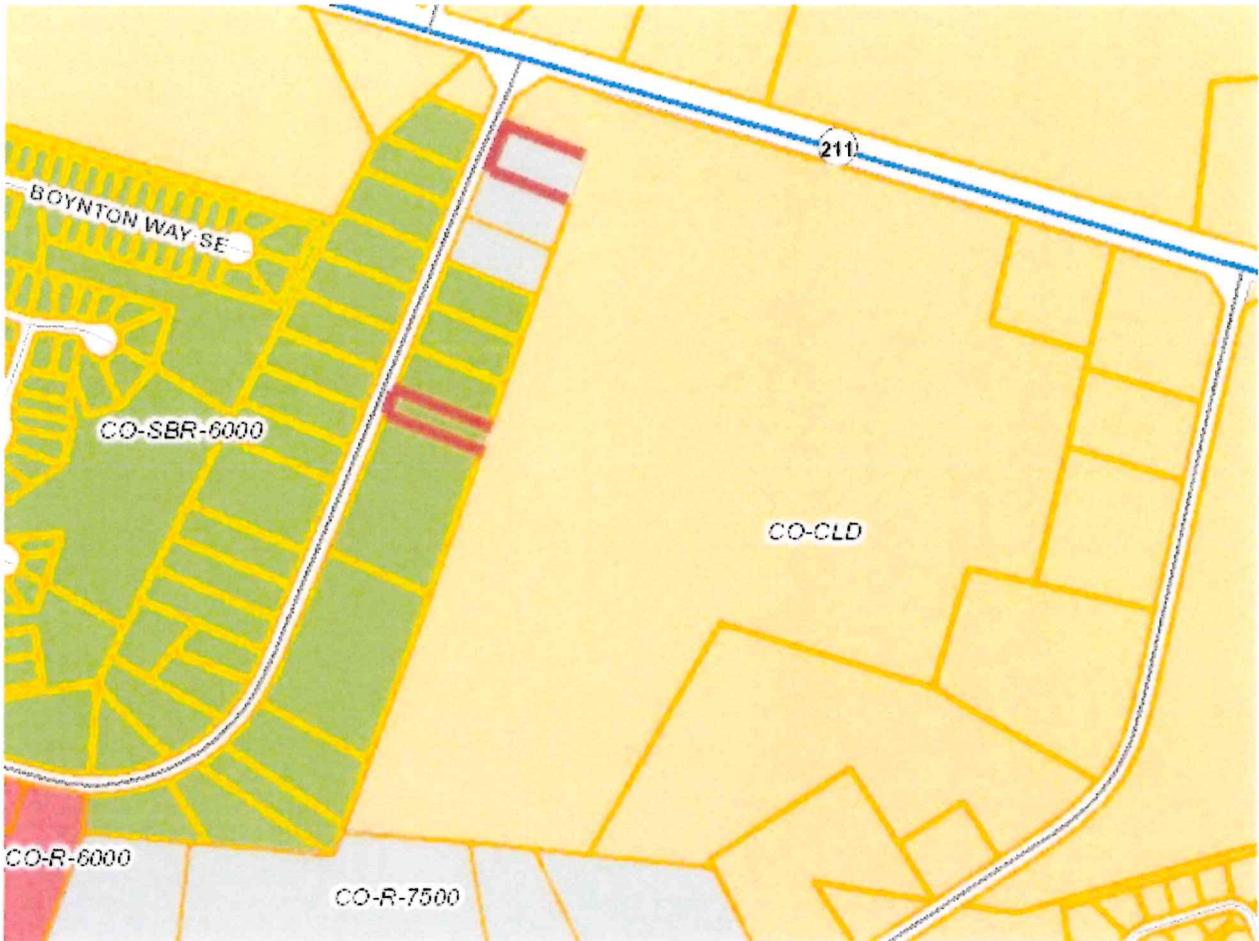
**Brunswick County Jurisdiction Fees**

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

**City of Northwest Jurisdiction Fees**

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

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



(Exhibit A)

# CASE Z-859

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
186/A005	ROBINSON JOHN P		609 SABBATH HOME ROAD	SUPPLY	NC	28462
186/A037	BROWN REMONIA GAIL (LT)	C/O JOHN ERIC BROWN	1307 N ATLANTIC AVE	SOUTHPORT	NC	28461
1860002305	GABRILLO ROSARIO		145 BEVERLY ROAD	MOUNT KISCO	NY	10549
186/A034	MILLIGAN JAMES D		2111 SMITHTOWN RD	BOLIVIA	NC	28422
186/A038	VASQUEZ YAHELY K G AND	VASQUEZ VICTOR M P	1980 RAEFORD RD	SOUTHPORT	NC	28461-8847
1860000911	CORTES OLGA		309 HEMLOCK LN	LOWELL	NC	28098-1412
1860000908	CLARK STORES LLC		P O BOX 469	CLINTON	NC	28329-0469
1860000903	BRUNSWICK PROPERTY GROUP LLC		1139 S FISHER KING DR SE	BOLIVIA	NC	28422-3200
186/A036	HALL REMONIA BROWN ETVIR	HALL ROLLIE P	2079 SMITHTOWN ROAD SE	BOLIVIA	NC	28422
186/A019	BLACKWELL JOSEPH F JR AND	GONZALEZ TW	2183 SMITHTOWN RD SE	BOLIVIA	NC	28422-7631
1860000902	LONG CREEK PROPERTIES LLC		P O BOX 12221	WILMINGTON	NC	28405
1860002501	LONG CREEK PROPERTIES LLC		P O BOX 12221	WILMINGTON	NC	28405
186/A039	COVENANT LAND GROUP LLC		6752 GORDON RD	WILMINGTON	NC	28411-8464
186/A033	POTTINGER HOWARD DWIGHT ETUX	POTTINGER JANET L	2119 SMITHTOWN RD SE	BOLIVIA	NC	28422-7631
186/A035	DENEY CHARLES		2099 SMITHTOWN RD SE	BOLIVIA	NC	28422-7629
186/A004	HAMPTON TIMOTHY MONROE AND	RUSH TRACY LYNN	2080 SMITHTOWN RD SE	BOLIVIA	NC	28422-7628
186/A00601	GONZALEZ ALEXIS A		5221 OLIVE RD	RALEIGH	NC	27606-4123
1860000907	WILSON SARANNE		3904 HICKORY VIEW DR SE	BOLIVIA	NC	28422-8128
186/A008	SHADDUCK JOHN DANIEL JR ETUX	SHADDUCK LORI ANN	104 NE 67TH ST	OAK ISLAND	NC	28465-4623
1860000910	YARBER ROBERT ETUX	YARBER SELINA	431 FOWLER AVE	CLARKSBURG	WV	26301-3313
186/A006	LEWIS ERICKSON		364 BIG MACEDONIA RD NW	SUPPLY	NC	28462-3404
1860000906	HENDERSON HAROLD ETUX	HENDERSON CYNTHIA	4922 ALAMANCE DR SE	OAK ISLAND	NC	28461-7570
18600009	MITCHELL NORMA S AND	CAMPBELL LYNNE	5924 KRAMER DR	JACKSONVILLE	FL	32216-5518
1860000915	WALKING STICK PROGRESSIVE HOLDINGS LLC	C/O KYLE JOHNSON	3883 HICKORY VIEW DR SE	BOLIVIA	NC	28422-7817
1860000913	WALKING STICK PROGRESSIVE HOLDINGS LLC	C/O KYLE JOHNSON	3883 HICKORY VIEW DR SE	BOLIVIA	NC	28422-7817
186/A032	HERNANDEZ JOSE ANTONIO MARTINEZ ETUX	YESCAS ESTHER LOPEZ	4852 SOUTHPORT SUPPLY RD SE	SOUTHPORT	NC	28461-8740
186/A031	HERNANDEZ JOSE ANTONIO MARTINEZ ETUX	YESCAS ESTHER LOPEZ	4852 SOUTHPORT SUPPLY RD SE	SOUTHPORT	NC	28461-8740
18600023	LEIMER STEVEN D ETUX	LEIMER JANICE L	1910 TERRY TRL SE	BOLIVIA	NC	28422-7201
1860000909	SUNSET HARBOR STORAGE LLC		1525 SUNSET HARBOR RD SE	BOLIVIA	NC	28422-8388
1860002302	GABRILLO WARREN C ETUX	GABRILLO ROSARIO	145 BEVERLY RD	MOUNT KISCO	NY	10549-1803

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1860000912	WALKING STICK PROGRESSIVE HOLDINGS LLC	C/O KYLE JOHNSON	3883 HICKORY VIEW DR SE	BOLIVIA	NC	28422-7817

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	WALKING STICK PROGRESSIVE HOLDINGS LLC	C/O KYLE JOHNSON	3883 HICKORY VIEW DR SE	BOLIVIA	NC	28422-7817