



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
July 12, 2021**

***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 of the June 14, 2021 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Rezoning Z-817

Proposed rezoning of approximately 3.44 acres located off Ocean Highway West (US 17) near Supply from MR-3200 (Multifamily Residential) and CLD (Commercial Low Density) to CLD (Commercial Low Density) for Tax Parcel 16800056.

B. Major Subdivision – SS-277

Name: Allston Park Major Subdivision  
Applicant: Coastal Land Design c/o Frank Braxton  
Tax Parcels: 2250003205, 2250008903 and 2250003911  
Location: Shingletree Road NW (SR 1302)  
Description: Allston Park is a proposed major subdivision consisting of 132 single family homes on a gross site of 63.32 acres creating an overall density of 2.1 units per acre.

C. Planned Development – PD-50

Name: Hickmans Crossing Planned Development Revision  
Applicant: Norris and Tunstall c/o Phil Norris  
Tax Parcels: 22500136 and portions of 22500132 and 2250013206  
Location: 1025 Calabash Rd NW (SR 1300)  
Description: Hickmans Crossing is a proposed planned development consisting of 68 single family homes on a gross site of 16.84 acres creating an overall density of 4.09 units per acre. The site was previously approved in November 2020 for 65 single family homes on a gross site of 16.84 acres with a density of 3.86 units per acre.

D. Planned Development – PD-51

Name: Gore Tract Planned Development  
Applicant: Norris and Tunstall c/o Phil Norris  
Tax Parcel: 24400006  
Location: Beach Drive (NC 179) and Goose Creek Road (SR 1155)  
Description: Gore Tract is a proposed planned development consisting of 91 single family homes on a gross site of 23.29 acres creating an overall density of 3.91 units per acre.

E. Planned Development – PD-55

Name: Coastal Haven Planned Development  
Applicant: Norris and Tunstall c/o Phil Norris  
Tax Parcels: 01600062  
Location: Mt. Misery Road (SR 1426)  
Description: Coastal Haven is a proposed planned development consisting of 112 single family homes and 123 townhome units on a gross site of 40.33 acres creating an overall density of 5.8 units per acre.

F. Planned Development – PD-53

Name: The Courtyards by Carrell Planned Development  
Applicant: McGill and Associates c/o Michael Norton  
Tax Parcels: 2110000606, and portions of 21100006, 21100007 and 21100008  
Location: 7040 Ocean Hwy West (US 17)  
Description: The Courtyards by Carrell is a proposed Planned Development consisting of 66 single family lots on a gross site of 21.69 acres creating an overall density of 3.04 dwelling units per acre.

9) Other Business.

- Planning and Development Resource Information.
- Planning Board Case Update.

10) Adjournment.

**MINUTES**

**PLANNING BOARD**

**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday  
June 14, 2021**

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

MEMBERS PRESENT

Eric Dunham, Chair  
Richard Leary  
Ron Medlin  
Christopher Wood  
William Bittenbender  
Eileene Shake

MEMBERS ABSENT

Brett Riggs, Alternate  
Joy Easley, Vice Chair

STAFF PRESENT

Kirstie Dixon, Director  
Connie Marlowe, Admin. Asst. II  
Marc Pages, Senior Planner  
Justin Brantley, Project Planner  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins  
Howard Resnik  
Dan Weeks  
Thomas Scheetz, Norris & Tunstall Eng.  
John Shirk, B.C. Floodplain Admin.  
Eric Preus  
Mark Ryan  
Deborah Snider  
Christine Rice  
George Steelman  
Les Hewlett  
Dan Pleva  
Sandy Rogers  
Grey Vick

Micah Jones  
Christina Cersosimo  
Marilou Preus  
Dennis Callinan  
Pearly Vereen  
Patrick Henley  
George Gray  
Timothy Randall  
Al Veverka  
Marc Syrop  
Brian Kellett  
Sylvia Ritchie  
John Childs

**I. CALL TO ORDER.**

Mr. Dunham called the meeting to order at 6:01 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Ms. Joy Easley and Mr. Brett Riggs were absent.

IV. CONSIDERATION OF MINUTES OF THE 10-MAY-21 MEETING.

Mr. Bittenbender made a motion to approve the 10-May-21 minutes as presented and the motion as unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-30

Name:	Avalon Planned Development Revision
Applicant:	Coastal Site Design (%Howard Resnik)
Tax Parcel(s):	16900011
Location:	North Fisher King Drive SE
Description:	Avalon Planned Development was originally approved in November 2005 with 344 single family lots and 96 multifamily units on a gross site of 214.21 acres creating an overall density of 2.05 units per acre. The proposed revision adjusts lot configuration and add 7 single family lots creating an overall density of 2.09 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 further stated that there was on-going litigation that delayed this project from moving forward in 2020, but the litigation has been settled as outlined in a letter (attached) from Attorney Gary S. Lawrence.

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 carried.

Mr. Howard Resnik, Coastal Site Design, addressed the Board. Mr. Resnik reiterated that there was some on-going litigation regarding the ownership of the LLC (Limited Liability Company) that has been resolved. He stated, like the southern portion of Avalon Planned Development, this project will likely be purchased by D.R. Horton. Mr. Resnik said these lots will have access to the current amenities in Avalon Planned Development. He further stated that electrical services, public water and sewer as well as sidewalks will be installed.

Mr. Bittenbender asked the percentage of Avalon Planned Development that is currently developed? Mr. Resnik said approximately 50% of Avalon Planned Development has been developed.

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

Mr. Leary made a motion to approve PD-30 (Avalon Planned Development Revision) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

#### B. Planned Development – PD-44

Name:	Stone Farm Planned Development
Applicant:	Criteria Development (%Micah Jones)
Tax Parcel(s):	22600001, 22600005, 2410000111, 2160000101 and 22600004
Location:	Thomasboro Road SW (SR 1165) and Old Georgetown Road SW (NC 179)
Description:	Stone Farm is a proposed Planned Development consisting of 1,796 single family lots, 363 townhomes and 45.10 acres of commercial on a gross site of 1009.30 acres creating an overall density of 2.14 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;

- The Stormwater Management System shall be designed to meet the detention demands of the 100-year Storm Event; and
- The developer is required to conduct a hydraulic/hydrology study starting at the point where the current Flood Insurance Study (FIS) stopped for the Little Caw Caw Swamp and the Shingletree Swamp and extend the full length of both water courses. The study will need to establish the Flood Hazard Boundaries (FHB), Non-Encroachment Areas (NEAs) and/or Floodways, and Base Flood Elevations (BFEs) for the area of development. Studies will need to include current undeveloped conditions and proposed conditions upon completion of development. The studies must be submitted to Brunswick County Floodplain Administrator, North Carolina Division of Floodplain Management and FEMA for approval. A Conditional Letter of Map Revision (CLOMR) may be required. A Letter of Map Revision (LOMR) will be required upon completion and approval of the studies. The proposed planned development may need to be altered to comply with the current Flood Damage Prevention Ordinance (FDPO). Any land disturbing activity will require a floodplain development permit prior to commencement of any development work.

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

Mr. Leary asked the timeline of the hydraulic/hydrology study? Mr. John Shirk said the study usually takes approximately 6 months depending on ground clearance to the site.

Mr. Micah Jones, Criteria Development, addressed the Board. Mr. Jones reiterated that there is natural vegetation around the entire project and the closest parcel that will be impacted is more than 600' from the subject property. He stated that they are designing their stormwater management system to meet the detention demands of the 100-year storm event in an effort to address the current flooding issues that are downstream from the subject property. Mr. Jones said they are proposing to construct a low access corridor public roadway that connects Georgetown Road SW (NC 179) and Thomasboro Road SW (SR 1165). He further stated that they are proposing a clubhouse, 3 miles of nature trails, 43 acres of commercial, sidewalks and landscaped entrances.

Ms. Shake expressed concern about the narrowness of Thomasboro Road SW (SR 1165) and how the existing neighborhood communities will be affected by the excessive traffic that will be generated from this project. Mr. Jones said they have hired a consultant to complete a traffic study and he felt that Thomasboro Road SW (SR 1165) will likely have to be widened.

Ms. Christina Cersosimo addressed the Board. Ms. Cersosimo asked the distance the buffer is from Sandpiper Bay and Mr. Jones said approximately 1,200'. She was concerned with their neighborhood becoming Myrtle Beach, SC.

Mr. Dunham asked staff the nature of housing shortage in Brunswick County. Ms. Dixon said there is currently a nationwide housing shortage. She said there have been a lot of housing loss due to storms and a large number of people are moving to the south. Ms. Dixon said the County anticipates and has planned for a 72% increase of people migrating here in the next 30 years.

Ms. Marilou Preus addressed the Board. Ms. Preus asked the total acreage of undeveloped property for this project and Mr. Pages said approximately 1,100 acres. Ms. Preus asked that the Board consider what a project of this magnitude will do to the beauty of Sunset Beach. She suggested that the number of units be decreased.

Mr. Dennis Callinan addressed the Board. Mr. Callinan said more than 4,000 lots have been approved in the Sunset Beach area. Mr. Callinan stated that there was a fire in a Centex Development in North Myrtle Beach in 2019 that burned 72 homes to the ground and a house in another Centex Development in Sunset Beach burned to the ground in 2011. He stated that the fire department could not extinguish those homes because there was not enough water in the fire hydrants. Mr. Callinan said there is not enough water in the existing 12" pipe to accommodate the proposed project. He further stated that there is property being used for egress that is classified as wetlands. Mr. Callinan said the developer is proposing 3 egresses on Old Georgetown Road SW (NC 179) as well as 4 egresses on Thomasboro Road SW (SR 1165), which would pose a major traffic concern in these areas.

Mr. Eric Preus addressed the Board. Mr. Preus was concerned with the potential negative impact to this area with the additional traffic that will be generated from this project. Mr. Preus was concerned with whether or not there will be enough infrastructure to accommodate this project.

Mr. Patrick Henley addressed the Board. Mr. Henley was concerned with the potential stormwater runoff that will be generated from this project. He felt that additional studies should be conducted to determine where the water runoff will go once it leaves the subject property. Mr. Dunham said post-development stormwater runoff will have to be addressed prior to the project being developed. Mr. Dunham reiterated that the developer is designing the stormwater management system to meet the detention demands of the 100-year storm event.

Mr. Mark Ryan, resident of Sandpiper Bay, addressed the Board. Mr. Ryan was concerned with the size of the proposed development and the potential impact associated with a development of this magnitude. He, too, suggested that the number of lots be reduced.

Mr. George Gray addressed the Board. Mr. Gray said he lives on the southeastern boundary of the subject property and he was concerned about protection from this development. Mr. Pages clarified that there will be a buffer between Mr. Gray's property and the proposed project.

Ms. Deborah Snider addressed the Board. Ms. Snider was concerned with potential stormwater runoff. Mr. Dunham said the developer is proposing a stormwater management system designed to meet the 100-year storm event. Ms. Snider suggested that this project be reevaluated before a decision is made that will potentially negatively impact the immediate area.

Mr. Timothy Randall addressed the Board. Mr. Randall felt that the proposed project should be scaled back. He expressed concerns with the extinction of wildlife in the area as a result of excessive development in the area. He stated that Thomasboro Road SW (SR 1165) cannot handle any more traffic. Mr. Dunham said the North Carolina Department of Transportation (NCDOT) will address any potential road improvements to this area that will be generated by this project.

Ms. Christine Rice, President of Calabash Lakes HOA, addressed the Board. Ms. Rice said Calabash Lakes is currently in negotiations for the exit of D.R. Horton from their community. She stated that they currently have erosion issues in Calabash Lakes. She felt that this project will only exacerbate an existing stormwater drainage problem. Mr. Dunham said the County's Stormwater Engineer (Brigit Flora) and the State will address any potential stormwater runoff issues prior to the site being developed.

Mr. Al Veverka addressed the Board. Mr. Veverka asked if D.R. Horton will be the builder for this project? Mr. Jones said they do not have a builder for this community at the current time. Mr. Veverka said Criteria Development website list D.R. Horton as the builder for several of their communities. Mr. Veverka asked the urgency of approving this project prior to the all the studies

being completed? Mr. Pages said the developer has submitted a conceptual plan and all State, Federal and local permits must be obtained prior to developing the project. Mr. Veverka asked if the developer can clear the land before the necessary permits are secured? Ms. Dixon said the State regulates the clearing of property through a soil and erosion sedimentation permit. Mr. Veverka felt that the open-ended questions should be answered before the project is approved.

Mr. George Steelman, resident of Carolina Cove, addressed the Board. Mr. Steelman felt that this project is a foregone conclusion. He was concerned with additional flooding into The Farms from a ditch that crosses Thomasboro Road SW (SR 1165). He asked if he could have copies of the hydraulic/hydrology studies? Mr. Shirk said the developer will have a hydraulic engineering company conduct the studies that will be submitted to the County, State, and FEMA and it will be available for public consumption. Mr. Pages told Mr. Steelman to contact the Planning Department and/or John Shirk to obtain a copy of the hydraulic/hydrology study. Mr. Steelman felt that the proposed project will only increase stormwater runoff issues in the area.

Ms. Deborah Snider readdressed the Board. Ms. Snider was concerned with insurance policies being cancelled and/or increased as a result of flooding in the area. Mr. Dunham suggested that Ms. Snider contact John Shirk regarding this matter.

Mr. Dennis Callinan readdressed the Board. Mr. Callinan said the homeowners in Sand Piper Bay were concerned with the private roads in their community because they were not acceptable to the Town of Sunset Beach until improvements were made that cost the homeowners \$250,000. Mr. Callinan was also concerned with the homeowners in this community being burden with road improvements and/or maintenance.

Ms. Christina Cersosimo readdressed the Board. Mr. Cersosimo said the developer is proposing several entrances and Mr. Pages said NCDOT will address and likely limit the number of driveways off Thomasboro Road SW (SR 1165). He stated that NCDOT try to consolidate driveway cuts to help ease the flow of traffic.

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

Mr. Leary asked about water capacity and Mr. Pages read an email (attached) from the Department of Engineering stating that they have no concerns at this time as this a conceptual plan and they are waiting for schematics and engineered details to be submitted for review and approval. Ms. Dixon further stated that Public Utilities is working on infrastructure upgrades for water and sewer to accommodate the demand associated with increased development approvals in the County.

Ms. Shake made a motion to reopen the Public Hearing and the motion was unanimously carried. She asked about a buffer along the southwestern boundary and Mr. Jones said they are not proposing a buffer on the southwestern boundary because the adjoining property is vacant. Mr. Wood asked Mr. Jones if they own the vacant parcel and Mr. Jones replied, no. Mr. Wood said if the owner of that property decides to develop their property, then there will not be a 600' buffer from any property and Mr. Jones agreed. Mr. Pages said a minimum 30' buffer is required in that area.

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

Mr. Bittenbender made a motion to approve PD-44 (Stone Farm Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-49

Name: Ricelands Planned Development  
Applicant: H&W Design (%Dan Weeks)  
Tax Parcel(s): 05900005, 0590000502, 0590000103, 0590000104, 0590000501 and 0590000101  
Location: River Road SE (NC 133)  
Description: Ricelands is a proposed Planned Development consisting of 90 single family lots and 110 townhomes on a gross site of 47.28 acres creating an overall density of 4.23 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. Leary made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Dan Weeks, H&W Design, addressed the Board. Mr. Weeks stated that they are proposing single-family lots on the western boundary of the subject property to be compatible with the neighboring community (Mallory Creek), there is a 30' vegetative buffer around the perimeter of the property and wetlands (5.87 acres) have been delineated by the U.S. Army Corps of Engineers. Mr. Weeks said they have 1 crossing over wetlands and the townhomes will be toward River Road SE (NC 133) and away from the existing single-family units in Mallory Creek. He reiterated that a stubout is proposed at Emberwood Drive SE, which will be a connection to an existing stub-out. He stated that parking will be to the rear of the townhomes so the townhomes will be facing the road.

Mr. Leary asked if the 30' buffer on the perimeter of the property will be vegetative and Mr. Weeks replied, yes.

Mr. Dunham asked staff about utilities being provided by H<sub>2</sub>Go to properties in the County's jurisdiction? Mr. Pages said H<sub>2</sub>Go (via email) has agreed to provide utility services to this project, but the project will likely be annexed into the Town of Leland.

Mr. Marc Syrop, resident on Emberwood Drive SE, expressed concern with the impact posed from the proposed project because Emberwood Drive SE will likely be used as a cut through to Brunswick Forest shopping center.

Mr. Les Hewlett, resident of South Palm Drive SE, addressed the Board. Mr. Hewlett was concerned with the property being clear cut. He asked if construction traffic will be using South Palm Drive SE? Mr. Dunham asked Mr. Weeks if the stub-out to Emberwood Drive SE will be

completed initially or at the end of the development process? Mr. Weeks said the stub-out to Emberwood Drive SE is part of Phase 2 of this project and Phase 1 will be accessed off River Road SE (NC 133), which is the route construction traffic will use to access the subject property. Mr. Weeks further stated that they have had conversations with the Town of Leland and the site will be annexed into the Town of Leland. He further stated that the Town of Leland is pursuing a connection to Mallory Creek Drive SE. Mr. Hewlett was concerned with the increase in traffic congestion traffic on River Road SE (NC 133) generated by this development. Mr. Dunham said NCDOT will address traffic patterns in this area. Mr. Hewlett reiterated his concern with the property not being clear cut to preserve wildlife in the area. Mr. Pages interjected that a Heritage Tree Study is required for tree preservation, whenever possible.

Mr. Brian Kellett, resident on South Palm Drive, addressed the Board. Mr. Kellett was concerned with the wildlife in the area because they will be pushed out of their habitat. He felt that a 30' buffer is insufficient and he suggested that a 60' buffer be required.

Mr. Dan Pleva, resident of South Palm Drive SE, addressed the Board. Mr. Pleva was also concerned with wildlife becoming extinct. He said the property in question holds water, especially, during storms because he has walked the property. Mr. Pleva was concerned with where the water will go when this property is developed. Mr. Dunham said a stormwater permit will be required by the County's Stormwater Engineer and the State. Mr. Pleva suggested that the buffer be extended. He felt that the dynamics of the neighborhood will be changed.

Mr. Dunham asked Mr. Weeks why the stubout is proposed at Emberwood Drive SE? Mr. Weeks said the stubout was put there when Mallory Creek was developed. He further stated that interconnectivity is normally encouraged and/or required. Mr. Pages interjected the Brunswick County Unified Development Ordinance (UDO) will require interconnectivity when there is a stubout. He further stated that the Town of Leland will also require interconnectivity at the stubout to Emberwood Drive SE.

Ms. Sylvia Ritchie, resident of Grace Point Drive SE, addressed the Board. Ms. Ritchie asked if there will be a buffer between their property and the proposed development. Mr. Dunham said the developer is proposing a 30' perimeter buffer. Ms. Ritchie asked if there is another entrance to the proposed project? Mr. Dunham said they are proposing an entrance off River Road SE (NC 133) and Emberwood Drive SE, where the stubout is currently located.

Ms. Sandy Rogers, resident of Grace Point Drive SE, addressed the Board. Ms. Rogers was concerned with the wildlife in the area and felt that the buffer should be extended.

Mr. John Childs addressed the Board. Mr. Childs reiterated that the trees should not be clear cut. He, too, was concerned with wildlife in the area. Mr. Childs reiterated that the Emberwood Drive SE will be used as a cut through.

Mr. George Gray addressed the Board. Mr. Gray asked how stormwater is addressed as a whole in the County? Mr. Pages said the State and County Stormwater Engineer addresses stormwater management.

Mr. Les Hewlett readdressed the Board. He was concerned about wetlands being disturbed if the stubout at Emberwood Drive SE is continued because the road will cause runoff into an existing wetlands area. Mr. Pages stated that the wetlands area has been delineated by the U.S. Army Corps of Engineers and the wetlands are approximately 100' from the road connection. Mr. Pages said this is a preliminary plan and the wetlands cannot be disturbed without approval from the U.S. Army Corps of Engineers. Mr. Hewlett suggested that interconnectivity be placed at Tyler's Cove in Phase 1 and leave the stubout at Emberwood Drive SE. Mr. Pages interjected

that Tyler's Cove is not within the County's jurisdiction. Attorney Batton asked if this project will be annexed by the Town of Leland? Mr. Weeks replied, yes. Attorney Batton said, if that is the case, interconnectivity will be addressed by the Town of Leland.

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

Mr. Leary made a motion to approve PD-49 (Ricelands Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Rezoning Z-815 – Nathan Sanders and Phil Norris.

Request rezoning of approximately 40.33 acres located off Mt. Misery Road NE (SR 1426) near Navassa from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 01600062.

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

Mr. Pages said staff recommends approval from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 01600062.

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

Mr. Thomas Scheetz, Norris and Tunstall Consulting Engineers, addressed the Board. Mr. Scheetz said the zoning change will allow for a wider range of uses on the property and R-7500 zoning is more conducive to this area.

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

Mr. Leary made a motion to approve Tax Parcel 01600032 from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) and the motion was unanimously carried.

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

**APPROVED – The proposed zoning amendment is APPROVED**

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

The proposed zoning amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as LDR (Low Density Residential).

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

There were no objections from the public. The zoning change is consistent with surrounding zoning.

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

E. Rezoning Z-816 – Norma Redfern.

Request rezoning of approximately 14.61 acres located at 540 Southport-Supply Road SE (NC211) near Bolivia from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 16900109.

LAND USE PLAN MAP AMENDMENT LUM-816:

Request to amend Tax Parcel 16800109 located at 540 Southport-Supply Road SE (NC 211) near Bolivia from MDR (Medium Density Residential) to Commercial.

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

Mr. Pages said staff recommends approval from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 16800109 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcel 16800109.

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

Mr. Grey Vick addressed the Board. Mr. Vick said he has a lease hold interest in the property and they are requesting the zoning change to allow for other uses such as signage. He made himself available for questions.

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

Ms. Shake made a motion to approve Tax Parcel 16800109 from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to Commercial for Tax Parcel 16800109 and the motion was unanimously carried.

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

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

The proposed zoning amendment is currently classified as MDR (Medium Density Residential). However, a CAMA Land Use Plan amendment has been requested to Commercial.

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

There are commercial uses nearby and the area is in transition.

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

There were no objections from the public. The zoning change is consistent with surrounding zoning.

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

#### VIII. OTHER BUSINESS.

- Brunswick County Comprehensive Transportation Plan

Ms. Dixon addressed the Board. She stated that the transportation survey closed last week with 6,966 responses, which was a record high for NCDOT. She further stated that NCDOT will share responses in the near future and the project is anticipated to be complete December 2021.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-813 and Z-814 were approved at the 10-May-21 meeting and there were no written objections within the 15-day requirement, so these zoning cases are approved. Mr. Pages said the applicant for Z-800CZ is consulting with a well head expert to determine if there is a negative impact to the area from the mining that has occurred on his site. He said the Director of Public Utilities, John Nichols, expressed concerns with potential negative impacts to the surrounding wells in this area, so the applicant will provide results from water testing in the area as a result of the mining activity on the subject property prior to moving forward with the request for a zoning change.

#### IX. ADJOURNMENT.

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

# REZONING STAFF REPORT

Prepared by Marc Pages, Senior Planner  
Rezoning Case#: Z-817  
July 12, 2021



## APPLICATION SUMMARY

The applicant, Leslie Robinson, requests to rezone Tax Parcel 16800056 from CLD (Commercial Low Density) and MR-3200 (Multifamily Residential) to CLD (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

Ocean Hwy West (US 17) Near Supply, NC

### Tax Parcel

16800056

### Current Zoning

CLD (Commercial Low Density) and MR-3200 (Multifamily Residential)

### Proposed Zoning

CLD (Commercial Low Density)

### Surrounding Zoning

CLD, R-6000 (High Density Residential)

### Current Use

Residential and Vacant Land

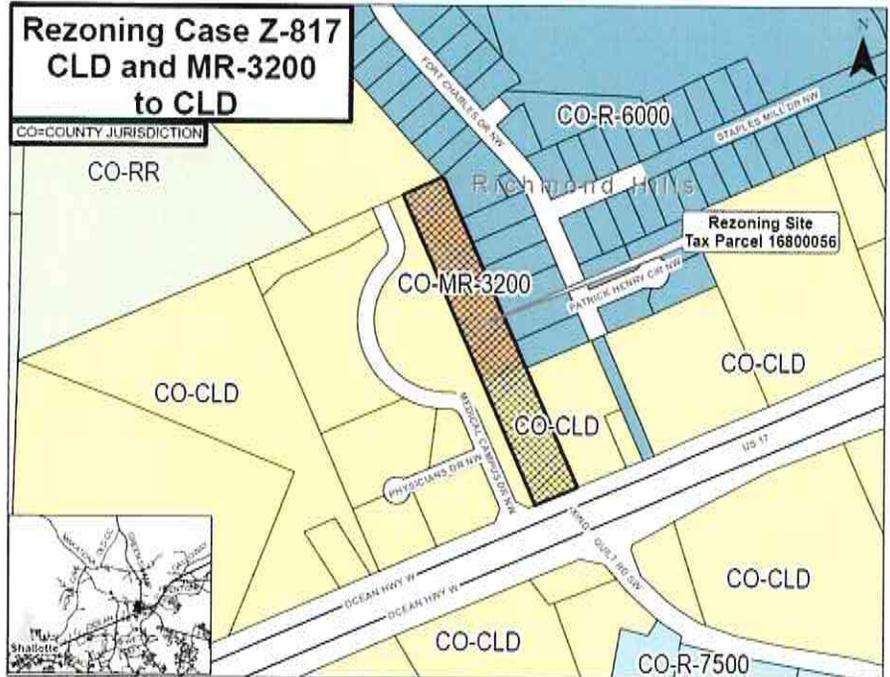
### Surrounding Land Uses

Residential, Commercial, Vacant Lands

### Size

3.44 acres

## Rezoning Case Z-817 CLD and MR-3200 to CLD



## SITE CONSIDERATIONS

**Zoning History:** This property was rezoned from CLD to MR-3200 as part of Rezoning Case Z-458 on January 3, 2006.

**Buffers:** If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer adjacent to R-6000 areas.

**Traffic:** There are no capacity deficiencies for this section of Ocean Hwy West (US 17). The developer shall be responsible for obtaining an NCDOT driveway permit prior to construction.

**Utilities:** Water and Sewer is available from Brunswick County Utilities along Ocean Hwy West. Utility connection will require developer responsibility to connect to the water and sewer system.

**Schools:** Supply Elementary School, Cedar Grove Middle School and West Brunswick High School have adequate capacity.

**CIP Projects in Area:** NC 211 R-5021 NCDOT Utility Relocation (FY 2021), New Early College High School (FY 2022)

**NCDOT Road Improvements in Area:** Widen NC 211 from Midway Road (NC 906) to NC 87 (Project R-5021) – Pre-Construction Phase (Anticipated Construction 2021 - 2022). Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

### **Environmental Impacts:**

- The parcel does not lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 0 out of 10 – no wetlands on site.
- The rezoning site lies within a half mile of a Voluntary Agricultural District.

## ANALYSIS

*"The CLD 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:** *Mixed Use*

- Proposed Zoning is consistent with CAMA Land Use Plan

### **Applicable CAMA Land Use Policies:**

- 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 CLD FOR TAX PARCEL 16800109** 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-817 (MR-3200 & C-LD to C-LD)



***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-817 CLD and MR-3200 to CLD

CO=COUNTY JURISDICTION

CO-RR

CO-CLD

Rezoning Site  
Tax Parcel 16800056

CO-MR-3200

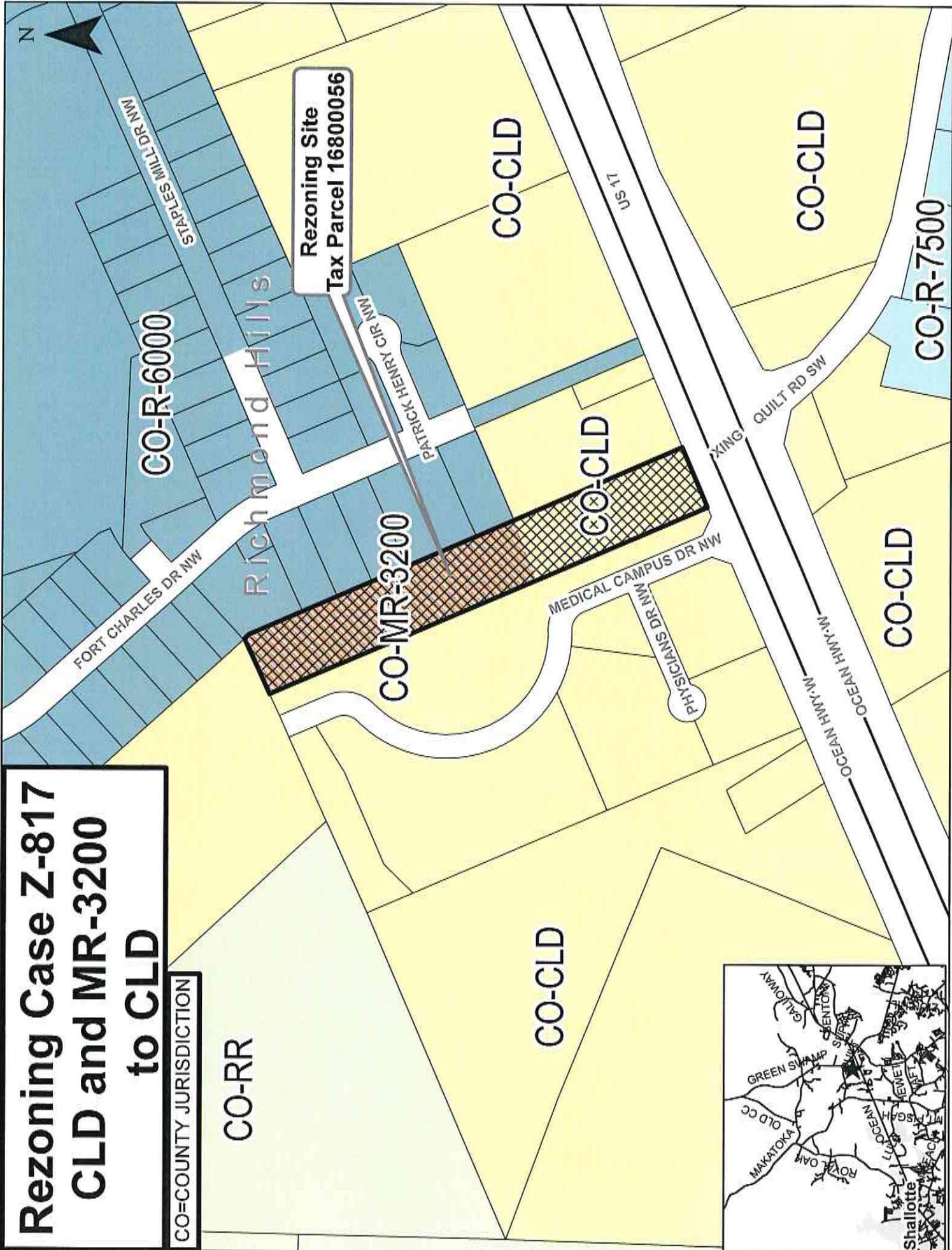
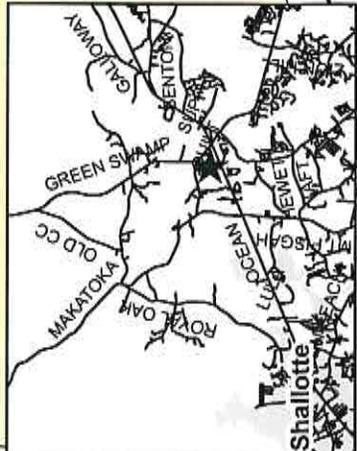
CO-CLD

CO-CLD

CO-CLD

CO-R-7500

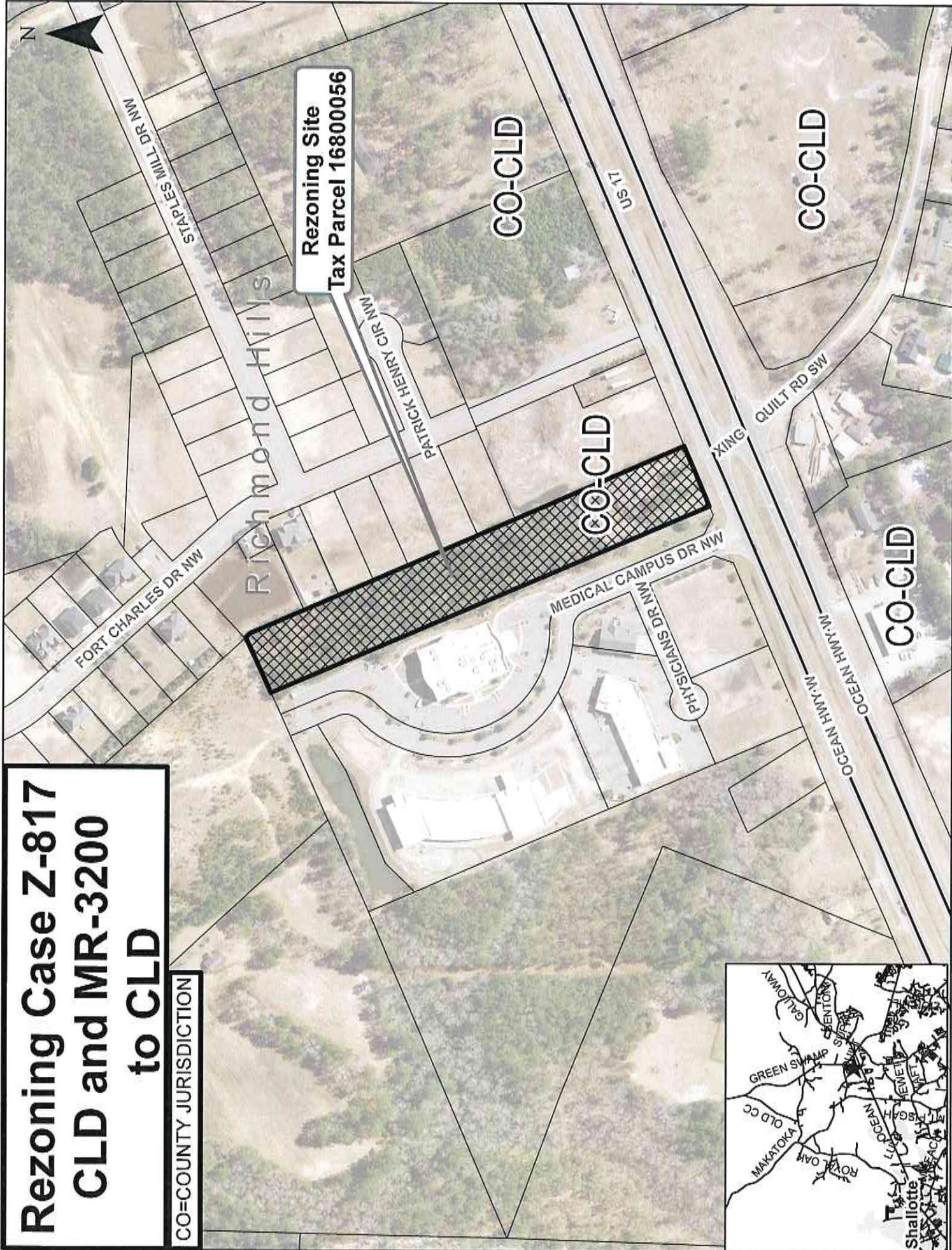
CO-CLD



# Rezoning Case Z-817 CLD and MR-3200 to CLD

CO=COUNTY JURISDICTION

Rezoning Site  
Tax Parcel 16800056

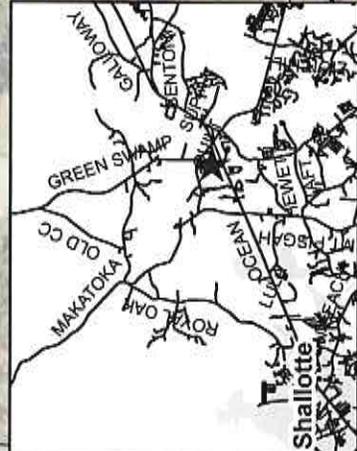


CO-CLD

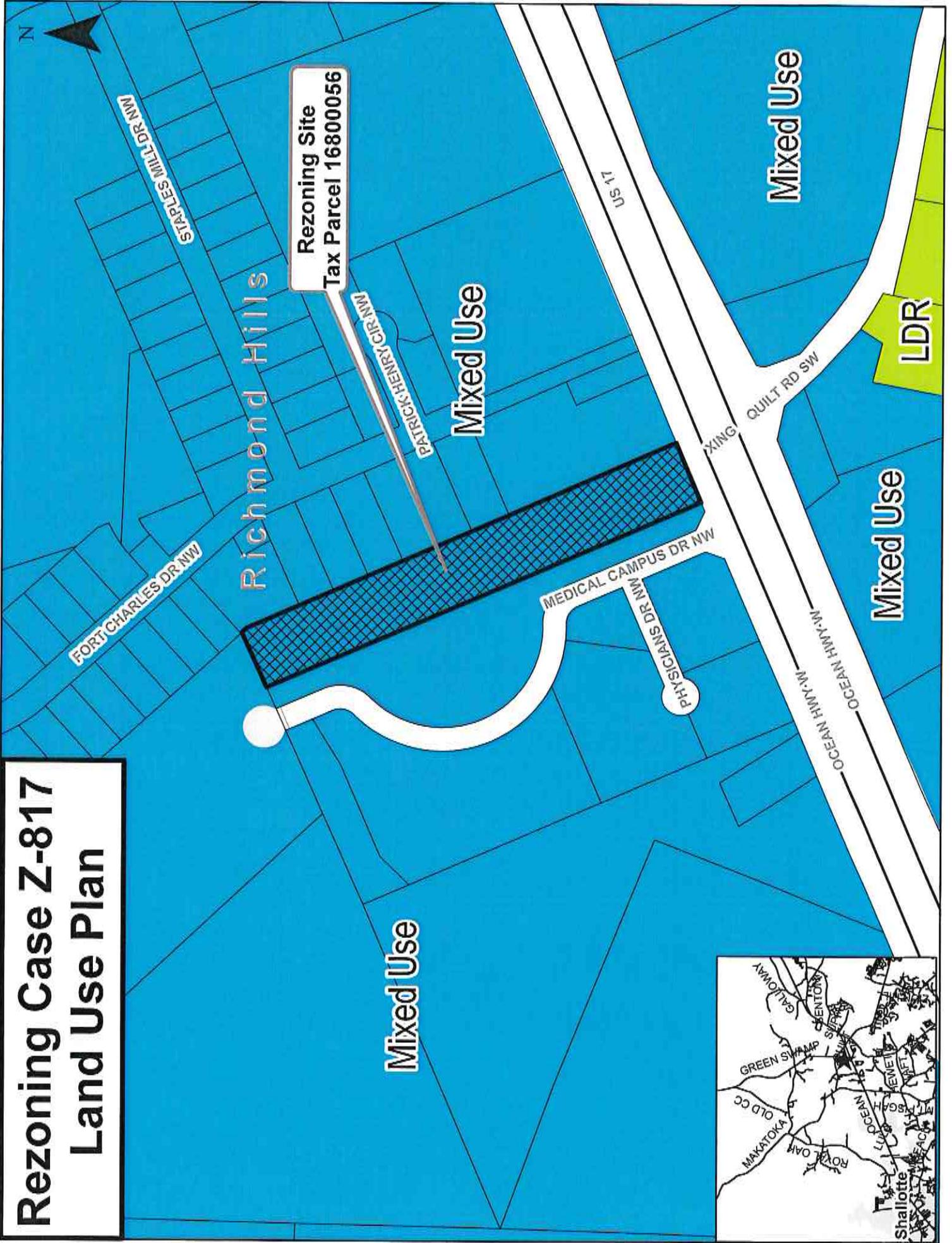
CO-CLD

CO-CLD

CO-CLD



# Rezoning Case Z-817 Land Use Plan





# REZONING APPLICATION

*For Office Use Only*

Rezoning Case Z- 817 Invoice # 8518292021  
 Date Received 01 Jun 21  
 Northwest Jurisdiction  YES  NO

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 754-2740  
 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>Leslie Robinson</u>	
Mailing Address: <u>525 Ocean Hwy W</u> <u>Supply, NC 28462</u>	
Phone: <u>910-477-0838</u>	Email: <u>leslie.clock@gmail.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>Louie A. Lewis</u>	
Mailing Address: <u>237 <del>213</del> Ocean Hwy W</u> <u>Supply, NC 28462</u>	
Phone:	Email:
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>Ocean Hwy 17, Supply between Brunswick Medical Park and Carquest auto parts</u>	
Parcel Tax ID #(s): <u>16800056</u>	Total Site Acreage: <u>3.44</u>
Current Zoning District(s): <u>MR-3200/C-LD</u> <u>Commercial / Rural Ac</u>	Proposed Zoning District(s): <u>C-LD</u> <u>Commercial</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<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:

Parcel is currently zoned Commercial on front of property (1.22 ac) and entire parcel adjoins to commercial property off Ocean Hwy 17. Parcel is visible in its entirety from Ocean Hwy 17.

## LAND USE COMPATIBILITY

Future Land Use Map Classification: Mixed Use

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:

Parcel on front is zoned currently Commercial. Parcel consists of 3.44 acres total and is visible from Ocean Hwy 17. Parcel also adjoins with commercial property currently being used as commercial.

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: 5/15/21

Owner Signature: [Signature]

Date: 5/15/21

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-817

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1680006514	MIRAMAR RICHMOND HILLS LLC	3249 E INDIGO CIR	MESA	AZ	85213-3273
168HA002	MCCOY RYAN CHRISTOPHER ETUX	79 FORT CHARLES DR NW	SUPPLY	NC	28462-3555
168HA001	MCCOY RYAN CHRISTOPHER ETUX	79 FORT CHARLES DR NW	SUPPLY	NC	28462-3555
168HA00101	RICHMOND HILLS HOA INC	PO BOX 12051	WILMINGTON	NC	28405
1680002404	TREE LIMB INVESTMENTS LLC	PO BOX 973	SUPPLY	NC	28462-0973
16800055	BRUNSWICK MEDICAL HOLDINGS LLC	PO BOX 5278	CARY	NC	27512-5278
168HA005	BRYANT CHARLES ETUX	47 FORT CHARLES DR NW	SUPPLY	NC	28462
168HA006	MORGAN BELLAMY DARRILYN MICHELLE	41 FORT CHARLES DR NW	SUPPLY	NC	28462-3555
168HA003	CUPID SHEENA ANN ETVIR	61 FORT CHARLES DR NW	SUPPLY	NC	28462-3555
16800057	LOUANN INVESTMENTS LLC	427 OCEAN HWY W	SUPPLY	NC	28462-4045
16800034	MILLIGAN HENRY TRUSTEE AND	2777 SWAMP FOX HWY E	TABOR CITY	NC	28463
168HA004	HOBBS JOSHUA	53 FORT CHARLES DR NW	SUPPLY	NC	28462-3555

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16800056	LEWIS LOUIE A SR	237 OCEAN HWY E	SUPPLY	NC	28462-3359

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	LESLIE ROBINSON	525 OCEAN HWY WEST	SUPPLY	NC	28462

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-50

Applicant: Norris and Tunstall

Project Name: Hickmans Crossing Planned Development (Revision)

Property Location: 1025 Calabash Road NW (SR 1300)

Parcel Numbers: 22500136 and portions of 22500132 and 2250013206

Zoning District: R-7500 (Medium Density Residential)

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

Proposed Use: Hickmans Crossing is a proposed Planned Development revision consisting of 68 single family lots on a gross site of 16.84 acres creating an overall density of 4.04 dwelling units per acre. This is a revision to a previously approved Planned Development named Hickmans Branch Cove that consisted of 65 lots on 16.84 acres for a density of 3.86 acres. The proposed changes include 3 additional single-family lots and relocating the access driveway approximately 300 feet to the north on Calabash Road NW.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements.
- 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 3.36 acres. The developer is proposing 4.82 acres of dedicated open space. The developer is also proposing 1.4 acres of recreation space of which 0.5 acres are required.
- The proposed 65 lots will generate approximately 622 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 4.82 acres of open space where as 3.36 acres are required.
  2. The developer is proposing 1.4 acres of recreation space where as 0.5 acres are required.
  3. The stormwater system shall be designed to accommodate the 100-year storm event.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on June 17, 2021.

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.

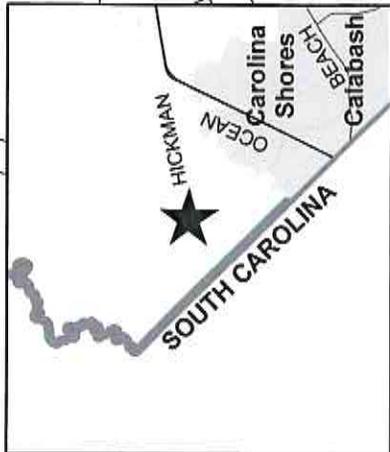
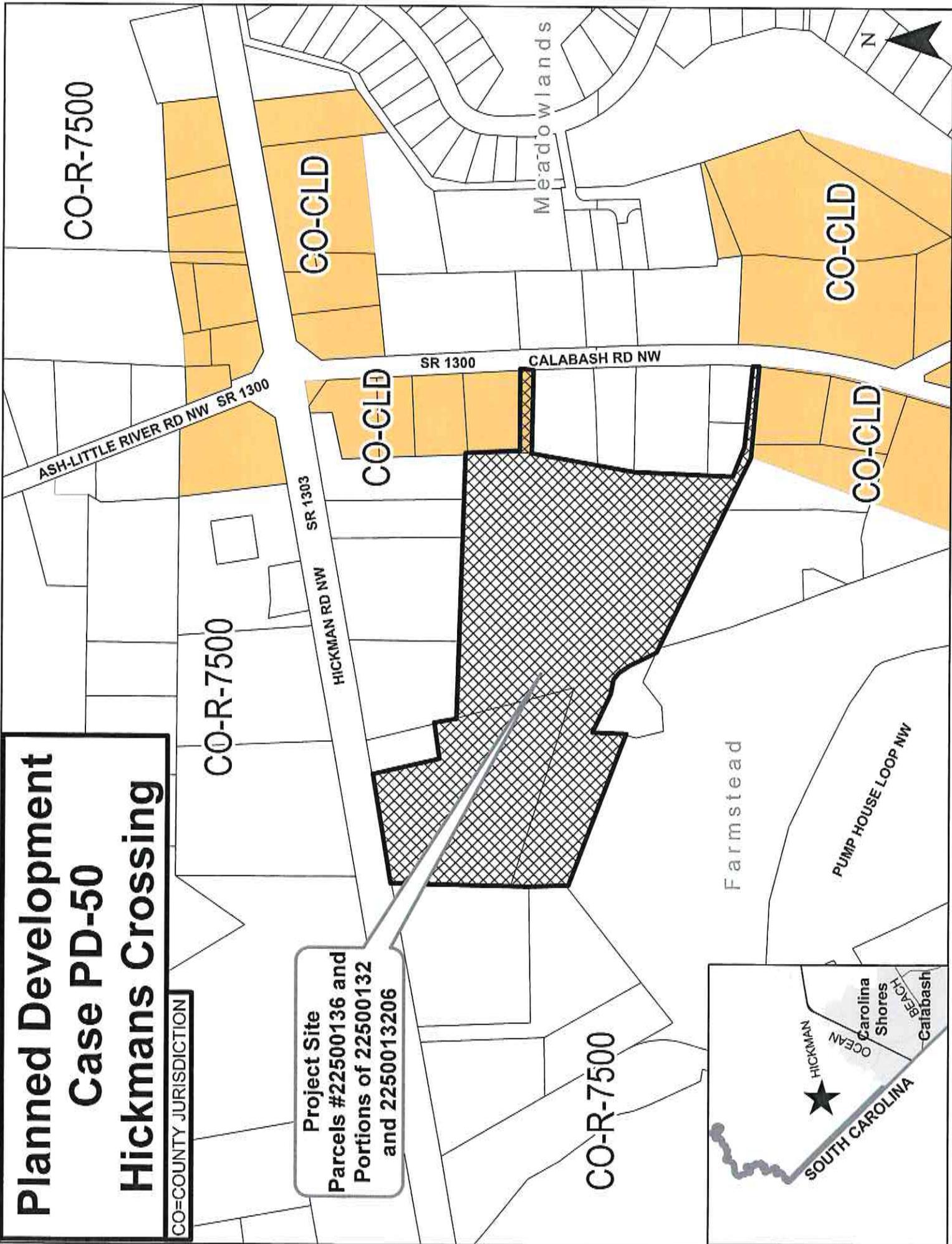
Staff recommends approval based on the following conditions:

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-50 Hickmans Crossing

CO-COUNTY JURISDICTION

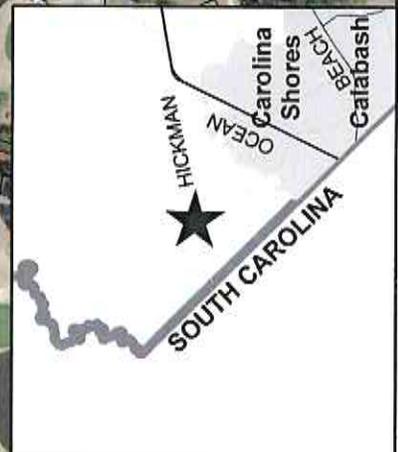
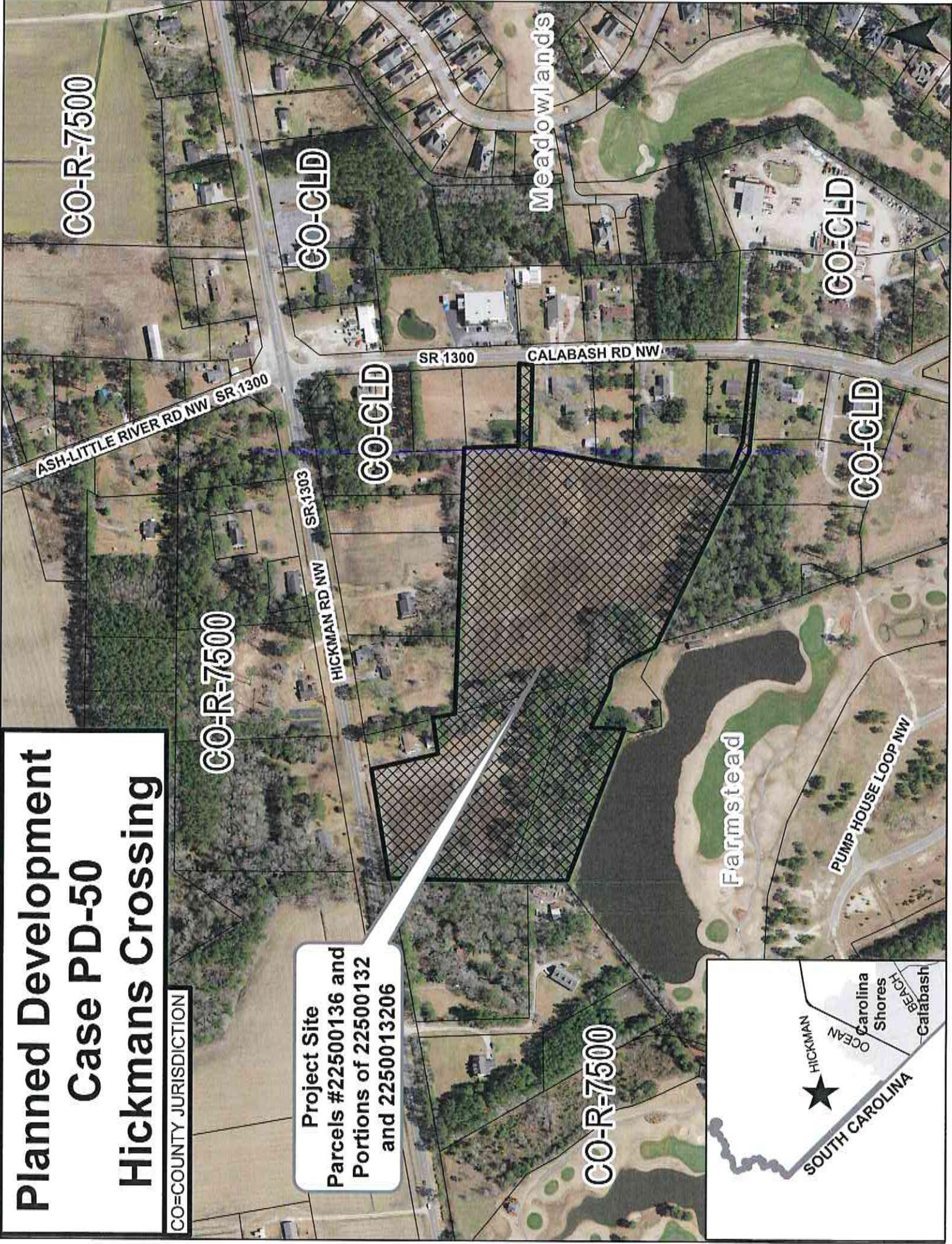
Project Site  
Parcels #22500136 and  
Portions of 22500132  
and 2250013206



# Planned Development Case PD-50 Hickmans Crossing

CO-COUNTY JURISDICTION

Project Site  
Parcels #22500136 and  
Portions of 22500132  
and 2250013206







## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

June 18, 2021

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

**RE: Hickmans Crossing Planned Development  
File # PD-50**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their June 17, 2021 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 label all open spaces behind lots 51, 31, 19 and in between lots 44 & 45.
- Please create an open space at the ends of lots 63 & 68 and relocate the mail kiosk w/ parking there.
- Please provide the same typical site notes you have included on your other development site plans.
- Please create a pedestrian trail from the open space between lots 44 & 45 to the hammerhead adjacent to lot 26.
- Show open space and recreation space calculations in acreage.
- Please label the buffer width and opacity.
- Please list all specific recreation space elements and indicate their locations on the site plan.
- Please note on the plan that the stormwater system will be designed to accommodate the 100-year storm event.
- Please note that a neighborhood meeting is required per UDO Section 9.2.

### Comments from Stormwater

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

- A State Erosion Control Permit will be required for clearing and/or grading.
- Project will require both state and county stormwater permits.

### Comments from Engineering

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



## 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

- This project is already in plan review.
- There is an existing 12" watermain on Calabash Rd & Hickman Rd. (plans show connecting to the 12" on Calabash Rd).
- Looping watermain is not necessary as long as you can show fire flow is adequate.
- Low pressure/gravity sewer system to flow to existing manhole at the old library/Sherriff's satellite office.

### Comments from Fire Code Official

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

- Fire hydrant system distances and road widths have been met.
- Need to submit fire development application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> .
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.
- A sperate fire application will be required for each multi-family(excludes townhomes and duplexes)unit at the time a building permit is applied for. <https://forms.brunswickcountync.gov/Forms/fireapplication>

### Comments from Brunswick County 911

Brian Ross – 910-253-2571 – [brian.ross@brunswickcountync.gov](mailto:brian.ross@brunswickcountync.gov)

Please choose a different street type for Hickmans Crossing unless intended to be separated in the middle by a median or trees. It would be fine to just drop BLVD entirely leaving it HICKMANS CROSSING.

**Note:** Brunswick County 911 and most systems cannot handle the special character in Hickman's Crossing. The official addresses and name will not contain the apostrophe and be HICKMANS CROSSING regardless of it being in plans or on signs.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on June 25, 2021.

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

Sincerely,

Marc A. Pages  
Brunswick County Senior Planner

# TECHNICAL REVIEW COMMITTEE MEETING

June 17, 2021

Sign-In Sheet

## DEPARTMENT

## REPRESENTATIVE

NCDOT

Tom Rann

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Glen Phelps

Bell South

Progress Energy

Engineering & Utilities

Stormwater

Amy Aycock  
Brigit Flora

Wildlife Resources

GIS

Building Inspections

Michael Slate  
Brad Babson

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Danny Thornton  
Bill Bittenbender

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Marc Pages + Helen Bunch

Other(s)



# Planned Development (PD)

## Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>PD-50</u>	Invoice # <u>501769</u>
Date Received: <u>5/24/21</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	Danny & Susan Hickman	Phone	
	Address	990 Calabash Rd NW	Fax	
	City, St, Zip	Calabash, NC 28467	Email	danhickman@gmail.com

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

Property Information	Address	Calabash Rd (SR 1300)
	Tax Parcel(s)	22500136 & 22500132
	Acreage	17.46 ac (Total) 16.84 ac (PD)
	Current Zoning	R7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Hickmans Crossing (Previously Hickmans Branch Cove)
	Modification or Expansion Of Existing PD?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Single Family Acres	16.84
	Multi-Family Acres	Units
	Commercial Acres	

Authorization	Property Owner Signature	<u></u> Danny Hickman	Date	<u>May 20, 2021</u>
	Applicant/Representative Signature	<u></u> J. Phillip Norris, P.E.	Date	<u>5-24-2021</u>

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

# CASE PD-50

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
224MB005	FARMSTEAD DEVELOPMENT COMPANY	PO BOX 4159	CALABASH	NC	28467
22500132	HICKMAN HAROLD	990 CALABASH RD NW	CALABASH	NC	28467
2250013205	NORRIS SANDRA F	1424 ASH LITTLE RIVER RD	ASH	NC	28420
2250013206	NORRIS SANDRA F	1424 ASH LITTLE RIVER RD	ASH	NC	28420
2250013208	TEETERS THOMAS & DORIT	365 CASTLE FORD ROAD	BOONE	NC	28607
22500134	GOHEEN ASHLEY HICKMAN ETVIR	1171 HICKMAN RD	CALABASH	NC	28467
2250013401	GOHEEN ASHLEY HICKMAN ETVIR	1171 HICKMAN RD	CALABASH	NC	28467
22500138	BELLAMY JOSEPH K JR	1265 HICKMAN ROAD	CALABASH	NC	28467
2250012901	FARMSTEAD DEVELOPMENT CORP	PO BOX 4159	CALABASH	NC	28467-0359
22500001	HICKMAN F DONALD	4436 REGENT DR	WILMINGTON	NC	28412
2250012905	MCLAMB MICHAEL D	951 CALABASH RD	CALABASH	NC	28467
22500102	MCLAMB JIMMY A ETUX	450 DUNLEITH ST NW	CALABASH	NC	28467
22500002	LONG KIMIRY V	1516 ASH LITTLE RIVER RD NW	ASH	NC	28420-1702
2250013402	GOHEEN ASHLEY H ETVIR	1171 HICKMAN RD NW	CALABASH	NC	28467-1907
2250012902	WHISPERING PINES CEMETERY				
22400009	BELLAMY FAMILY FARM LLC	950 PEA LANDING ROAD NW	ASH	NC	28420
2250013101	REGISTER JUNUS KELLY	961 CALABASH RD NW	CALABASH	NC	28467
2250013102	DAVIS LILLIE	971 CALABASH ROAD NW	CALABASH	NC	28467
2250013203	HINSON SHERWOOD F	PO BOX 7056	SHALLOTTE	NC	28470
22500135	CONLOGUE RODNEY A ETUX	1189 HICKMAN RD NW	CALABASH	NC	28467
2250000101	BELLAMY J K	1259 HICKMAN RD NW	CALABASH	NC	28467
2250013601	ADKINS KENNETH W ETALS	3319 WILLARD HENRY RD	FLORENCE	SC	29505-8335
2250013207	ROBERTS LINDA LEONARD	1001 CALABASH ROAD	CALABASH	NC	28467
2250013103	OSBORNE EDDIE M	965 CALABASH RD NW	CALABASH	NC	28467-1919

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500136	HICKMAN DANNY H ETUX	1504 BEXLEY DR	WILMINGTON	NC	28412-2041
22500132	HICKMAN HAROLD	990 CALABASH RD NW	CALABASH	NC	28467
2250013208	TEETERS THOMAS & DORIT	365 CASTLE FORD ROAD	BOONE	NC	28607

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500136	J. PHILLIP NORRIS/NORRIS & TUNSTALL	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-51

Applicant: Norris and Tunstall

Project Name: Gore Tract Planned Development

Property Location: Beach Drive (NC 179) and Goose Creek Road (SR 1155)

Parcel Numbers: 24400006

Zoning District: R-7500 (Medium Density Residential) and CLD (Commercial Low Density)

Surrounding Zoning **North:** R-7500 and CLD  
**South:** R-7500 and R-6000 (High Density Residential)  
**East:** R-7500  
**West:** R-7500 and CLD

Proposed Use: Gore Tract is a proposed planned development consisting of 91 single family homes on a gross site of 23.29 acres creating an overall density of 3.91 units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements. Furthermore, the existing road Esther Mae Gore Way SW shall be paved to NCDOT standards.
- 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 4.66 acres. The developer is proposing 5.09 acres of dedicated open space. The developer is also proposing 1.35 acres of recreation space of which 0.51 acres are required.
- The proposed 65 lots will generate approximately 871 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 4.82 acres of open space where as 3.36 acres are required.
  2. The developer is proposing 1.4 acres of recreation space where as 0.5 acres are required.
  3. The stormwater system shall be designed to accommodate the 100-year storm event.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on June 17, 2021.

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-51 Gore Tract

CO-COUNTY JURISDICTION

CO-CLD

CO-R-7500

CO-CLD

CO-R-7500

CO-R-7500

Project Site

GOOSE CREEK RD SW SR 1155

CO-R-7500

SEAGULL WAY SW

WREN RD SW

R-6000

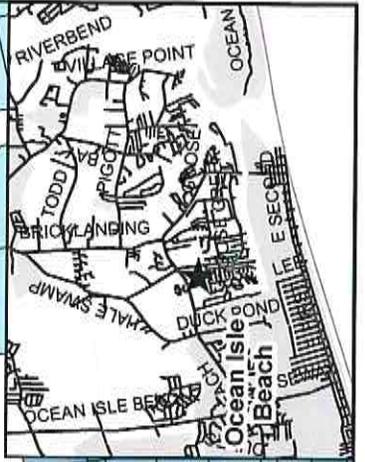
CARDINAL RD SW

EVA CT SW

MOORINGS CIR SW

CO-R-7500

BENT RIDGE PL SW



# Planned Development Case PD-51 Gore Tract

CO-COUNTY JURISDICTION

Project Site

CO-R-7500

CO-CLD

CO-CLD

CO-R-7500

CO-R-7500

CO-CLD

CO-R-7500

R-6000

CO-R-7500

GOOSE CREEK RD SW

SR 1155

BEACH DR SW

NC 179

SEAGULL WAY SW

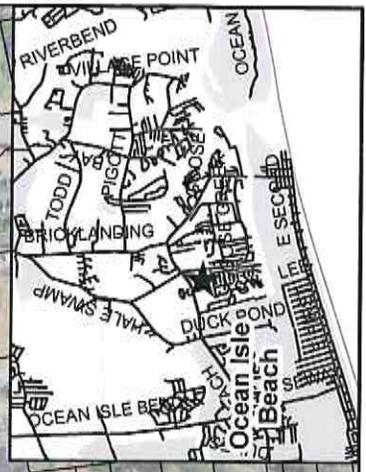
WREN RD SW

CARDINAL RD SW

ERA CT SW

MOORINGS CIR SW

BENT RIDGE PL SW





NT 21071



# Planned Development (PD)

## Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File #	PD-51 Invoice # 503067
Date Received:	6/7/21
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	Edward Gore	Phone	336-963-3996
	Address	103 Amity Road	Fax	
	City, St, Zip	Asheboro NC 27203	Email	Egore@triad.rr.com

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

Property Information	Address	
	Tax Parcel(s)	24400006
	Acreage	23.29
	Current Zoning	
	Public Utilities Available?	Water <u>Yes</u> Sewer <u>Yes</u>

Project Information	Project Name	Core Tract PUD
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	23.29 Lots 95
	Multi-Family Acres	0 Units 0
	Commercial Acres	0

Authorization	Property Owner Signature	<u>Edward Gore</u>	Date	
	Applicant/Representative Signature	<u>[Signature]</u>	Date	6/08/2021

dotloop verified  
 05/20/21 10:57 AM  
 EDT  
 ZVL1-JRCU-EZIV-QSHJ

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



# Planned Development (PD)

## Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

### For Office Use Only

File # \_\_\_\_\_ Invoice # \_\_\_\_\_

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

Northwest Jurisdiction  YES  NO

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

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

Property Owner	Name	Roger Gore	Phone	704-779-9634
	Address	4415 Everclear Ct	Fax	
	City, St, Zip	Charlotte NC 28216	Email	Rogkdr@gmail.com

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

Property Information	Address	
	Tax Parcel(s)	24400006
	Acreage	23.29
	Current Zoning	
	Public Utilities Available?	Water      Sewer

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

Authorization	Property Owner Signature	<u>Roger Gore</u>	Date	_____
	Applicant/Representative Signature	_____	Date	_____

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

June 18, 2021

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

**RE: Gore Tract Planned Development  
File # PD-51**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their June 17, 2021 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 indicate the existing Esther Mae Gore Way Easement adjacent to the proposed stormwater pond and make accommodations for the road to remain. A connection to Beach Drive is permissible but note intersection improvements may be required by NCDOT.
- Please revise the open space calculations to reflect the 20% required open space per the R-7500 district. Revise the recreation space calculations that result from the required open space calculation changes.
- The dead end between lots 53 & 54 is not permissible per fire code as it exceeds 150'. Please consider connecting this street with the hammerhead adjacent to lot 64.
- Please label the peripheral buffer and indicate the opacity.
- Please indicate the street side setback.
- Please label the open space adjacent to lot 95.
- Please note that the pump station will be screened per UDO Section 6.4.
- Please list all specific recreation space elements and indicate their locations on the site plan.
- Please note on the plan that the stormwater system will be designed to accommodate the 100-year storm event.
- 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.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

- Project will require both state and county stormwater permits.

### Comments from Engineering

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

- Existing 8" watermain on Goose Creek Rd and 12" on Beach Dr.
- Watermain won't have to be looped as long as flow can be shown as adequate.
- Fire hydrant shown at entrance and throughout subdivision.
- Call out ends of watermain with Post Flushing Hydrants (not blow-offs).
- Existing 12" sewer forcemain on Beach Dr that subdivision can connect to.
- Double water meter boxes required.
- NCDOT Encroachment required.

### Comments from Fire Code Official

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

- Fire hydrant system distances and road widths have been met.
- Need to submit fire development application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication>.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- Revise item 11 to reflect the 2081 edition of the NC fire Prevention Code
- 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.
- A sperate fire application will be required for each multi-family (excludes townhomes and duplexes) unit at the time a building permit is applied for. <https://forms.brunswickcountync.gov/Forms/fireapplication>

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on June 25, 2021.

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 Senior Planner



# CASE PD-51

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2440000610	JONES CAMERON	1542 ESTHER MAE GORE WAY	OCEAN ISLE BEACH	NC	28469
244BG025	STEPHENS VICTOR N ET	1568 MOORINGS CIRCLE SW	OCEAN ISLE BCH	NC	28469
2440000609	LANCASTER SHERWOOD ETUX	5481 BEACH DR SW	OCEAN ISL BCH	NC	28469-6360
244BG026	YATES HENRY C	PO BOX 6126	OCEAN ISL BCH	NC	28469-0126
244BD029	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD028	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD027	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD026	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD025	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD024	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD023	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD022	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD021	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD020	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD019	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD018	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD017	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD015	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BD014	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
244BG027	THOMAS MYRON NELSON ET	1594 MOORINGS CIRCLE SW	OCEAN ISLE BEACH	NC	28469
24400007	DMTA GORE FAMILY LLC	3819 LONGWOOD ROAD NW	ASH	NC	28420
2440000604	VARNAM BARBARA G ETVIR	1586 GOOSE CREEK ROAD SW	OCEAN ISLE BEACH	NC	28469
2440000603	KIRBY DEBORAH A	5501 BEACH DR SW	OPCEAN ISLE BEACH	NC	28469
2440000608	CULLY BLAINE T	1580 GOOSE CRK RD SW	OCEAN ISLE BEACH	NC	28469
244BD016	THOMPSON HV DENNIS PAUL	5818 BEACH DR SW	SHALLOTTE	NC	28470
2440000203	DABBS BRANDON D ETUX	PO BOX 4	SOUTHERN PNES	NC	28388-0004
2440000602	JONES DAWN	1542 ESTHER MAE GORE WAY	OCEAN ISLE BEACH	NC	28469
244BG029	BENT TREE HOA INC	PO BOX 6366	OCEAN ISLE BEACH	NC	28469
244BG028	BENT TREE HOA INC	PO BOX 6366	OCEAN ISLE BEACH	NC	28469
244BD012	BRITT STEPHEN LANCE ETUX	5468 WREN RD SW	OCEAN ISL BCH	NC	28469-6338
2440000606	KYE CANDICE JONES	5501 BEACH DR SW	OCEAN ISL BCH	NC	28469-6359
2440000202	WARREN DOROTHY GORE	3605 EXUM RD NW	ASH	NC	28420-2715
2440000723	ARBOR LANDING AT OCEAN ISLE LLC	SUITE 118	KERNERSVILLE	NC	27284
2440000201	GORE BRENT J (LT)	1579 GOOSE CREEK RD SW	OCEAN ISL BCH	NC	28469-6401
2290A00102	DUCK POND VENTURES LLC	5430 WADE PARK BLVD	RALEIGH	NC	27607-4190
2440000607	JONES OWEN GLENN	80 BECKWITH AVE	CLAYTON	NC	27527-4240
244BG023	JENKS JOHN ET	1578 MOORINGS CIRCLE SW	OCEAN ISLE BEACH	NC	28469

### OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
24400006	GORE EDWARD O AMD	4415 EVERCLEAR COURT	CHARLOTTE	NC	28216

### APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500136	J. PHILLIP NORRIS/NORRIS & TUNSTALL	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-55

Applicant: Norris and Tunstall

Project Name: Coastal Haven Planned Development

Property Location: Mt. Misery Road (SR 1426)

Parcel Numbers: 01600062

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning **North:** IG (Industrial General)  
**South:** RR (Rural Residential)  
**East:** RR and NA-PUDIC (Navassa Jurisdiction)  
**West:** RR

Proposed Use: Coastal Haven is a proposed planned development consisting of 112 single family homes and 123 townhome units on a gross site of 40.33 acres creating an overall density of 5.8 units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements. Nash Lane NE shall not be impacted by the proposed development.
- Proposed infrastructure:
  1. **Water and Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 8.06 acres. The developer is proposing 8.09 acres of dedicated open space. The developer is also proposing 3.0 acres of recreation space of which 1.2 acres are required.
- The proposed 65 lots will generate approximately 1,785 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis (TIA) shall be completed and 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 3.0 acres of recreation space where as 1.2 acres are required.
  2. The stormwater system shall be designed to accommodate the 100-year storm event.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on June 17, 2021.

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-55 Coastal Haven

CO=COUNTY JURISDICTION  
NA=NAVASSA JURISDICTION

Project Site

NA-RU

CO-IG

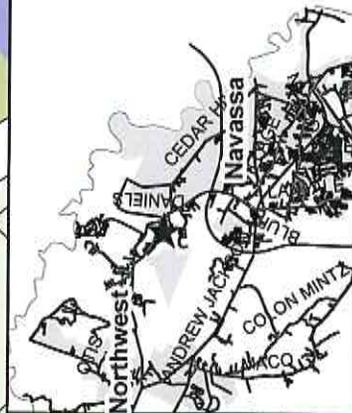
CO-R-7500

CO-RR

CO-RR

CO-RR

N



DOGWOOD, RD, NE

MT MISERY RD NE

SR 1426

SCHOOL HOUSE RD NE

DANIELS RD NE

BUCKWOOD CT NE

MERRYWOOD DR NE

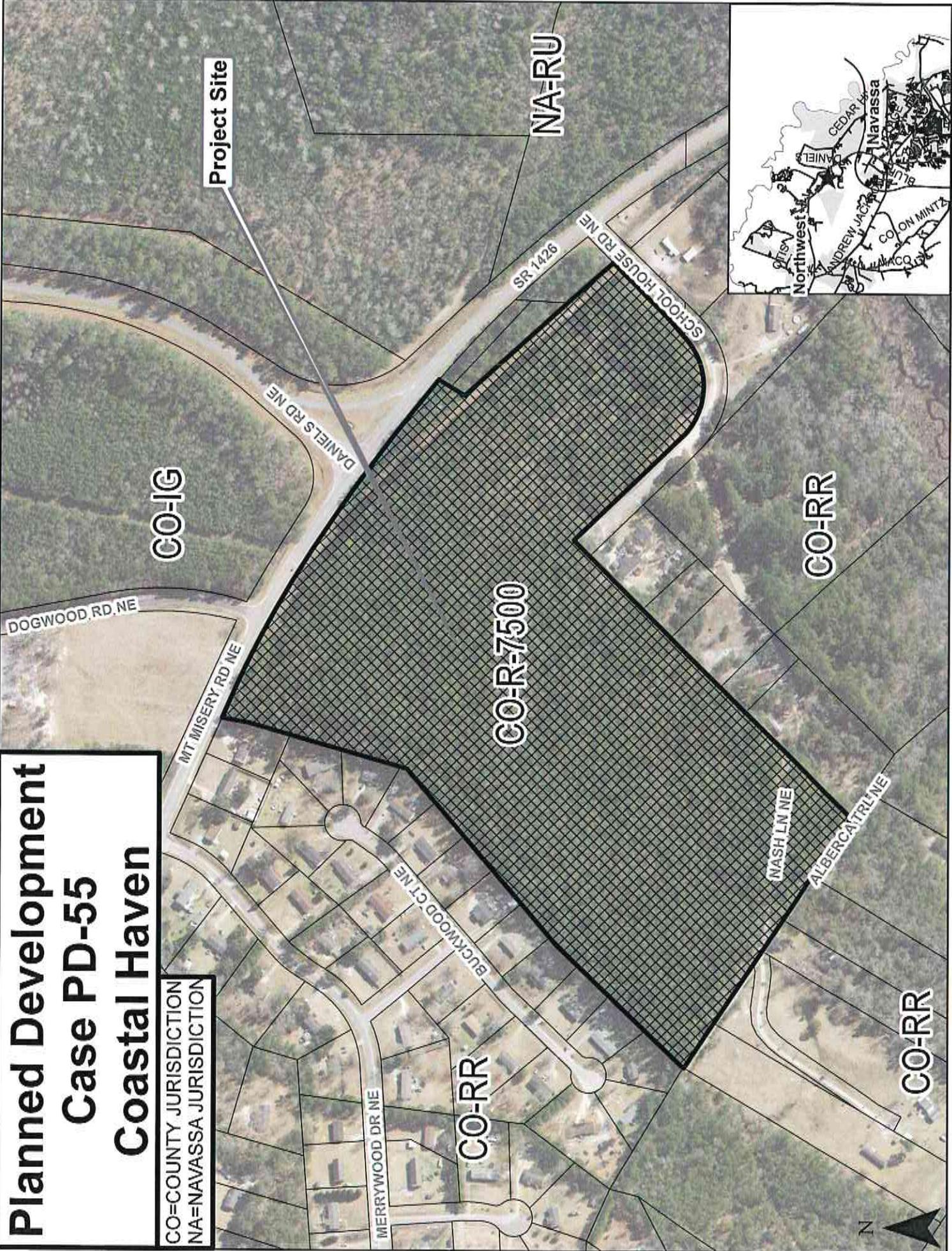
NASH LN NE

ALBERCA TRL NE

# Planned Development Case PD-55 Coastal Haven

CO=COUNTY JURISDICTION  
NA=NAVASSA JURISDICTION

Project Site



CO-R-7500

CO-IG

NA-RU

CO-RR

CO-RR

CO-RR



BRUNSWICK COUNTY, NORTH CAROLINA  
 MT. MISERY ROAD/DANIELS ROAD  
 PARCEL #01800062  
 CONCEPTUAL SITE PLAN

**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS P.C.  
 1000 W. HARRIS ST. SUITE 100  
 FARMINGTON, NC 27834  
 PHONE (703) 398-8888  
 FAX (703) 398-8889  
 WWW.NORRIS-TE.COM

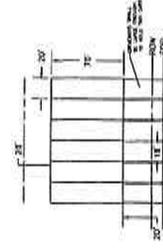
Project No. 210334  
 Date 01/11/11  
 Scale 1" = 100'  
 Drawing No. 01  
 Revision 01

**C1**

DATE	DESCRIPTION	BY
01/11/11	ISSUED FOR PERMIT	NT

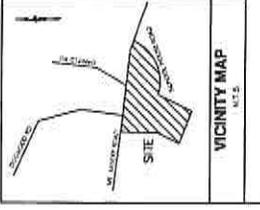
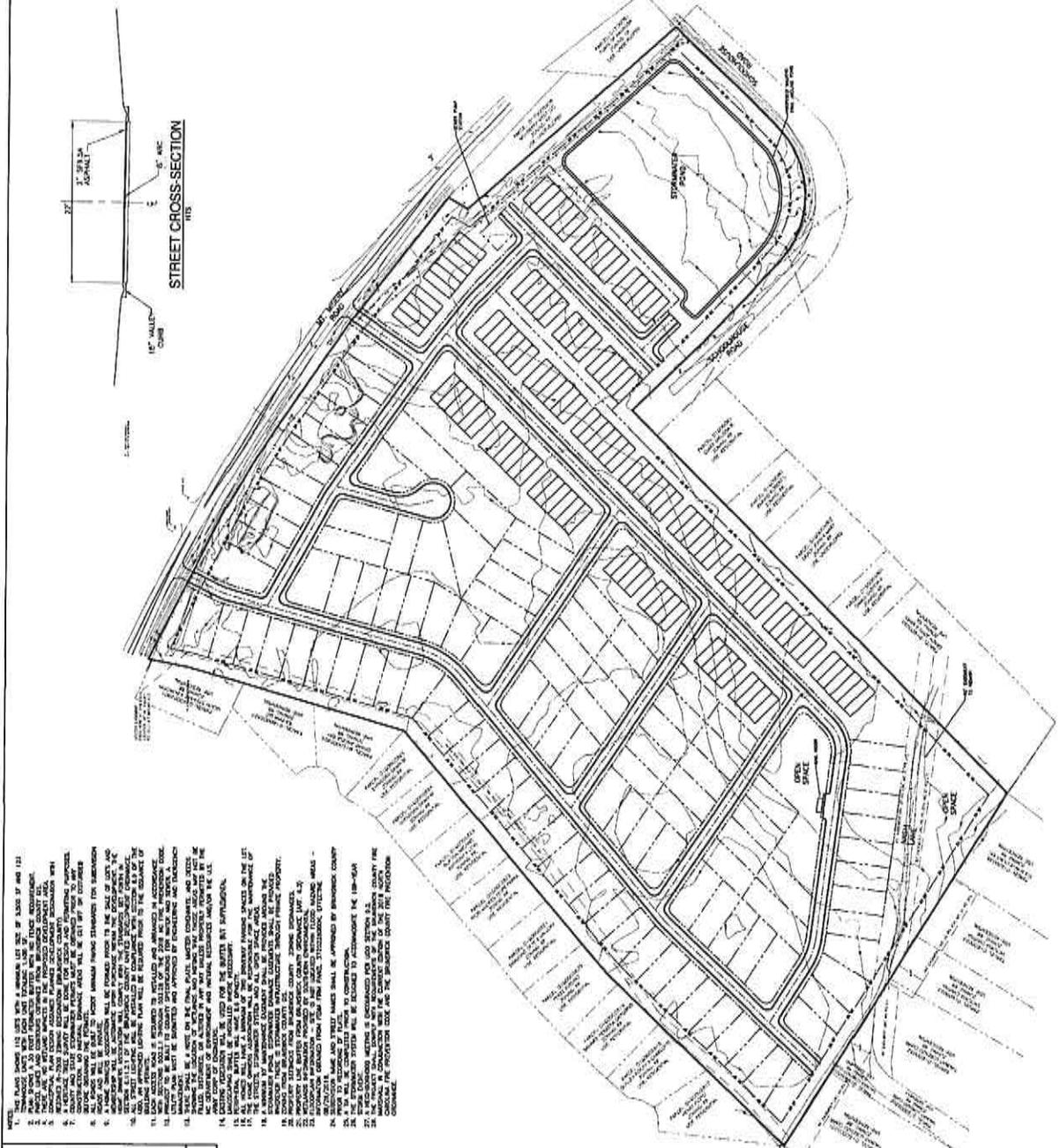
**SITE DATA**

PARCEL NUMBER	01800062
ZONE	RESIDENTIAL
ADJACENT ZONES	RESIDENTIAL
TOTAL AREA	1.23 AC
NET AREA	0.85 AC
PERMITTED USES	RESIDENTIAL
PERMITTED DENSITY	10 UNITS PER ACRE
PERMITTED SETBACKS	FRONT - 25 FT SIDE - 10 FT REAR - 10 FT
UTI USE	RESIDENTIAL
ADJACENT PROPERTIES	1000 W. HARRIS ST. 1000 W. HARRIS ST. 1000 W. HARRIS ST.
ADJACENT UTILITIES	1000 W. HARRIS ST. 1000 W. HARRIS ST.
ADJACENT RIGHTS OF WAY	1000 W. HARRIS ST. 1000 W. HARRIS ST.



**TOWNHOME DETAIL**  
 T15

SCALE: 1" = 100'



1. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
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20. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
21. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
22. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
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24. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
25. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
26. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
27. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
28. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
29. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.
30. THE PLANS SHOW THE LOTS WITH DIMENSIONS AND THE LOTS OF 1000 W. HARRIS ST.

NT 21034



**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-55</u>	Invoice # <u>502712</u>
Date Received: <u>6/7/21</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	Goudarzi & Goudarzi, LLC Hormoz A. Gardarzi, Manager	Phone	910-512-6442
	Address	1721 New Hanover Medical Park Dr. Wilmington, NC 28403	Fax	
	City, St, Zip		Email	hormozeg@gmail.com

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

Property Information	Address	<u>Mt. Misery Road</u>
	Tax Parcel(s)	<u>01600062</u>
	Acreage	<u>40.33</u>
	Current Zoning	<u>RR (requested R-7500)</u>
	Public Utilities Available?	Water <u>(yes)</u> sewer <u>(yes)</u>

Project Information	Project Name	<u>Coastal Haven</u>
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	<u>26.93</u> Lots <u>104</u>
	Multi-Family Acres	<u>13.4</u> Units <u>131</u>
	Commercial Acres	<u>0</u>

Authorization	Property Owner Signature	<u>[Signature]</u>	Date	<u>4/26/21</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>4/26/2021</u>

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

June 18, 2021

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

**RE: Coastal Haven Planned Development  
File # PD-55**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their June 17, 2021 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 provide a townhome detail showing setbacks and off-street parking arrangement. Please consider relocation the townhomes so that they are in the front of the development and more separated from the existing single family homes on the south side of the project.
- Please label Nash Lane on the plans and indicate how this existing access will be accommodated in the new development.
- Please show pavement to the Mt. Misery Right-of-Way on the road opposite the Daniels Road intersection.
- Please list all specific recreation space elements and indicate their locations on the site plan.
- Please indicate all pedestrian connections or trails to and around the stormwater ponds.
- Please note on the plan that the stormwater system will be designed to accommodate the 100-year storm event.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.
- Please note that a TIA shall be required.

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.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Comments from Engineering

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

- Existing 12" watermain on Mt. Misery Rd for connection Fire hydrants required at entrance from Mt. Misery and 800' throughout subdivision (per fire there is not one needed across from Daniels Rd).
- Existing 12" forcemain on Mt. Misery Rd for connection (far side).
- Verify pump station layout corresponds to our details/specs.
- Double water meter boxes required.
- NCDOT Encroachment required.

### Comments from Fire Code Official

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

- Need to apply for a development permit at the following.  
<https://forms.brunswickcountync.gov/Forms/fireapplication> .
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- Road widths and hydrant spacing provided meet the requirements.
- Revise item 11 to reflect the 2018 version of the NC fire Prevention Code.
- 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.
- A sperate fire application will be required for each multi-family (excludes townhomes and duplexes) unit at the time a building permit is applied for.  
<https://forms.brunswickcountync.gov/Forms/fireapplication>

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on June 25, 2021.

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 Senior Planner

# TECHNICAL REVIEW COMMITTEE MEETING

June 17, 2021

Sign-In Sheet

## DEPARTMENT

## REPRESENTATIVE

NCDOT

Tom Rann

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Glen Phelps

Bell South

Progress Energy

Engineering & Utilities

Amy Aycock  
Brigit Flora

Stormwater

Wildlife Resources

GIS

Building Inspections

Michael Slate  
Brad Babson

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Danny Thornton  
Bill Bitterbender

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Marc Pages & Helen Bunch

Other(s)

# CASE PD-55

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
160002817	HENRY FLOYD JR	537 TOWN CREEK RD NE	LELAND	NC	28451
1600033	VICTORIA CYNTHIA	PO BOX 26381	COLLEGEVILLE	PA	19426
1600034	VICTORIA CYNTHIA	PO BOX 26381	COLLEGEVILLE	PA	19426
160002825	SVENDSEN DAWN M	23 HESTON RD	SHIRLEY	NY	11967
160006302	WALKER KATHERINE G	9072 GREEN LOOP ROAD NE	LELAND	NC	28451-9006
160002826	OHARE ANGELA GAY	1208 TREMONT CT	WILMINGTON	NC	28411
160002823	BURTON MICHAEL ANTHONY ET	9382 BUCKWOOD CT NE	LELAND	NC	28451
160002824	SVENDSEN DANIELET	84 CHAMEL DR E	SHIRLEY	NY	11967-3812
170005302	INDIAN CREEK WEST LLC	PO BOX 306	CAROLINA BCH	NC	28428-0306
160003801	SMALL GLENDA G	10076 CHAPPELL LOOP RD SE	LELAND	NC	28451-8542
1600042	SHAW WILLIE BERNARD SR AND	51 DIXON LN	SOUTHPORT	NC	28461-7717
170005305	MULBERRY WEST LLC	P O BOX 306	CAROLINA BEACH	NC	28428
1600035	D & H INVESTORS INC	P O BOX 157	LELAND	NC	28451
160002801	MOON STEWART ETUX	11 S 8TH ST	WILMINGTON	NC	28401-4759
1600029	SUMMERSVILLE CHURCH	2991 DOGWOOD RD NE	LELAND	NC	28451
1600041	CLARK MELISSA R	PO BOX 1883	LELAND	NC	28451
1600030	R3 FINN LLC	PO BOX 15209	WILMINGTON	NC	28412
160006301	GRADY LENEIR AND	1522 S 12TH ST	WILMINGTON	NC	28451
160002821	CALLIHAN JOHNNY ALBERT SR	9072 NE GREENLOOP ROAD	LELAND	NC	28401-5757
1700091	SIMMONS SKYE J ETUX	9374 BUCKWOOD CT NE	LELAND	NC	28451
1600040	TOWN OF NAVASSA	334 MAIN ST	NAVASSA	NC	28451-9009
1600040	JENKINS ROBERT L	9416 NASH LANE NE	LELAND	NC	28451
110000101	DUPONT E I DE NEMOUR	PO BOX 2909	WILMINGTON	DE	19805-0909
160003802	GRADY JOHN ETALS	8796 NORTHRIDGE DR	LELAND	NC	28451-8074
1600038	GRADY JOHN ETALS	8796 NORTHRIDGE DR	LELAND	NC	28451-8074
160002818	QUILLEN ROCKY C ETUX	9362 BUCKWOOD CT NE	LELAND	NC	28451-9009
160002820	PEREZ AVELINO	9765 OLD MILL RD NE #201	NAVASSA	NC	28451-9195
160003203	SALINAS LORENZO CLARK AND	2951 ALBERCA TRL NE	LELAND	NC	28451-7981
160003201	SALINAS LORENZO CLARK AND	2951 ALBERCA TRL NE	LELAND	NC	28451-7981
1600032	SALINAS LORENZO CLARK AND	2951 ALBERCA TRL NE	LELAND	NC	28451-7981
160002819	SALINAS HERRERA GREGORIO ETUX	9366 BUCKWOOD CT NE	LELAND	NC	28451-9009
160002822	RIOS ANDRES FELIPE PARRA	9378 BUCKWOOD COURT NE	LELAND	NC	28451

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1600062	GOUDARZI & GOUDARZI LLC	1721 NEW HANOVER MEDICAL PA	WILMINGTON	NC	28403

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	J. PHILLIP NORRIS/NORRIS & TUNSTALL	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-53

Applicant: McGill and Associates

Project Name: The Courtyards by Carrell Planned Development

Property Location: 7040 Ocean Hwy West (US 17)

Parcel Numbers: 2110000606, and portions of 21100006, 21100007 and 21100008

Zoning District: CLD (Commercial Low Density)

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

Proposed Use: The Courtyards by Carrell is a proposed Planned Development consisting of 66 single family lots on a gross site of 21.69 acres creating an overall density of 3.04 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of agricultural, single family residential and vacant land. The Future Land Use Map denotes this area as Commercial.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
  1. **Water and Sewer** will be provided by H2GO.
  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 5.42 acres of which a minimum of 0.81 acres is required to be active recreation space. The developer is proposing 8.14 acres of dedicated open space of which 3.91 acres is to be recreational.
- The proposed 66 residential units will generate approximately 632 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The Exceptional Design elements to be included in the project are as follows:
  1. Sidewalks are to be provided on one side of interior roads.
  2. The developer is proposing 8.14 acres of open space where as 5.42 acres are required.
  3. The developer is proposing 3.91 acres of recreation space where as 0.81 acres are required.

- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on June 17, 2021.

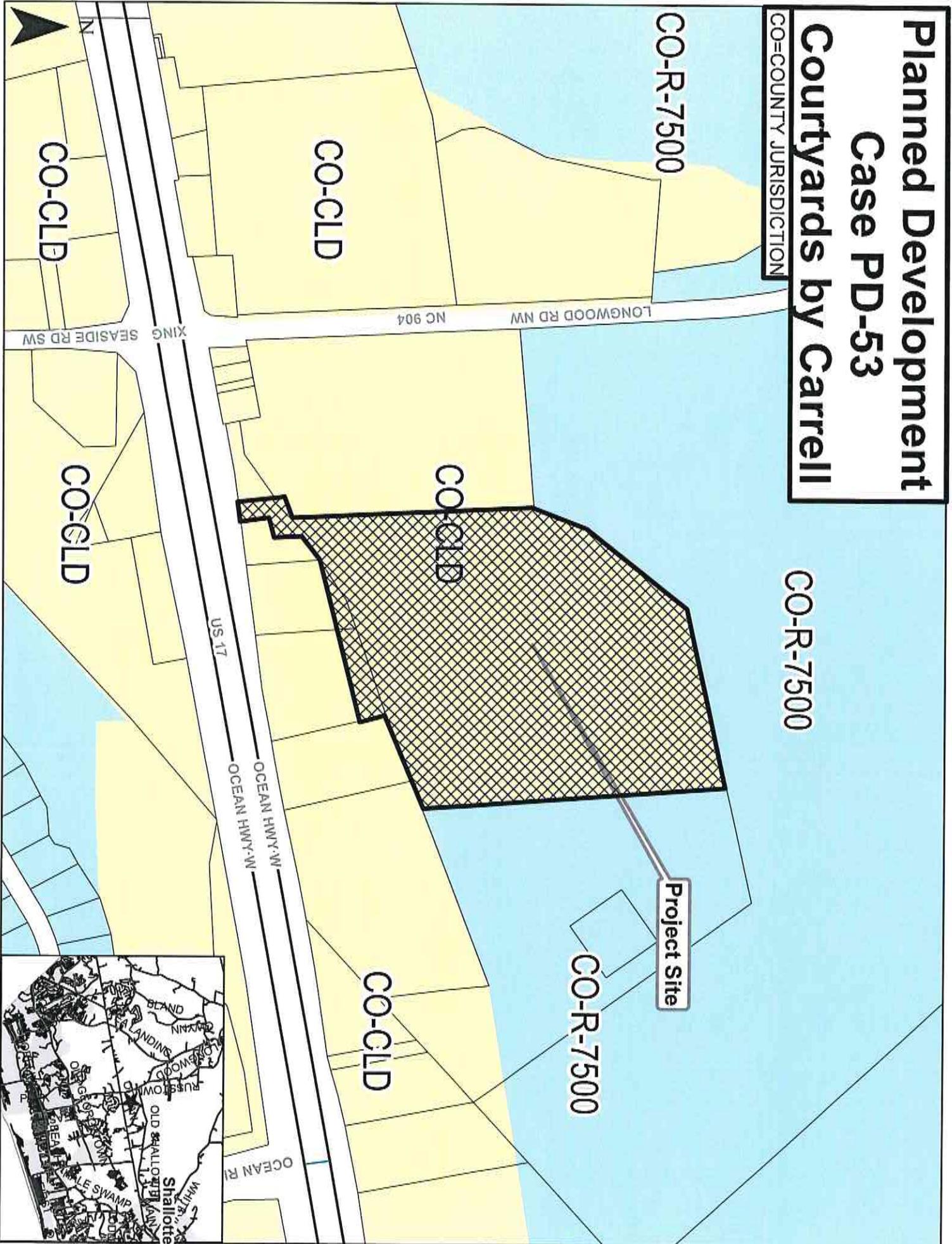
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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 (UDO).
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-53 Courtyards by Carrell

CO=COUNTY JURISDICTION



Project Site

CO-R-7500

CO-CLD

CO-CLD

CO-R-7500

CO-CLD

CO-CLD

CO-R-7500

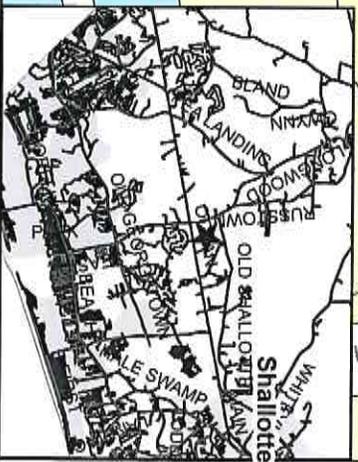
CO-CLD

US 17

OCEAN HWY-W  
OCEAN HWY-W

LONGWOOD RD NW  
NC 904

SEASIDE RD SW  
KING



# Planned Development Case PD-53 Courtyards by Carrell

CO-COUNTY JURISDICTION

CO-R-7500

CO-R-7500

Project Site

CO-R-7500

CO-CLD

CO-CLD

CO-CLD

CO-CLD

CO-CLD

LONGWOOD RD NW

NC 904

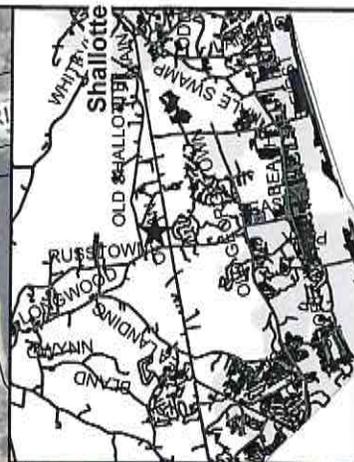
XING SEASIDE RD SW

OCEAN RI

OCEAN HWY.W

OCEAN HWY.W

US 17







# Planned Development (PD)

## Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

### For Office Use Only

File # PD-53 Invoice # 502714

Date Received: 6/7/21

Northwest Jurisdiction  YES  NO

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

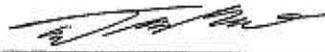
Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	Carrell Homes, LLC	Phone	843-399-4299
	Address	4422 Little River Inn Lane	Fax	
	City, St, Zip	Little River, South Carolina 29566	Email	bruce@carrellgroup.com

Applicant or Representative	Name	Thomas Mannino	Phone	828-255-0575
	Address	712 Village Road SW #103	Fax	
	City, St, Zip	Shallotte, North Carolina 28470	Email	tom.mannino@mcgillassociates.com

Property Information	Address	7030 & 7040 Ocean Hwy W Ocean Isle Beach, North Carolina 28469
	Tax Parcel(s)	2110000606, 21100006, 21100007, 21100008
	Acreage	25.68 acres
	Current Zoning	CO-CLD
Public Utilities Available?		<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Courtyards by Carrell
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	21.57 acres
	Multi-Family Acres	0 acres
Commercial Acres	4.11 acres	Units 0

Authorization	Property Owner Signature		Date	<u>6/2/21</u>
	Applicant/Representative Signature		Date	<u>06/01/2021</u>

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

# TECHNICAL REVIEW COMMITTEE MEETING

June 17, 2021

Sign-In Sheet

<u>DEPARTMENT</u>	<u>REPRESENTATIVE</u>
NCDOT	Tom Rouse
Brunswick Electric Membership Corp.	
Atlantic Telephone Membership Corp.	Glen Phelps
Bell South	
Progress Energy	
Engineering & Utilities	Amy Aycock
Stormwater	Bright Flora
Wildlife Resources	
GIS	
Building Inspections	Michael Slate
County Emergency Management/Fire Marshal	Brad Babson
Parks & Recreation	
Environmental Health	Danny Thornton
Brunswick County Planning Board	Bill Bitterbender
County Board of Education	
Soil and Water Conservation District	
Solid Waste (Operations Services)	
Town of St. James Representative	
Planning Department	Marc Pages + Helen Bunch
Other(s)	



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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June 18, 2021

McGill and Associates  
c/o Michael Norton  
712 Village Road Suite 103  
Shallotte, NC 28470

**RE: The Courtyards by Carrell Planned Development  
File # PD-53**

Dear Mr. Norton,

The Technical Review Committee (TRC) at their June 17, 2021 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 note that any street lighting will be installed consistent with UDO Section 6.9.
- Please note on the plan that the stormwater system will be designed to accommodate the 100-year storm event.
- 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.
- Existing State and County Stormwater Permits will need to be renewed and modified.

### Comments from Engineering

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

- 20 DI watermain on Hwy 17 for connection (south side of Hwy 17).
- 12/24" forcemain on Hwy 17 for connection, there is a stub-out showing for one of the commercial properties on the 24" forcemain (for ~ 7030 Ocean Hwy).
- Fire hydrants are spaced properly on the utility plans.
- Water in cul-de-sacs need to end in a hydrant or Post Flushing Hydrant (no water services after either).
- Double water meter boxes required for each lot.
- NCDOT Encroachment permit required.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Comments from Fire Code Official

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

- Fire hydrant system(s) to be installed within 400' feet of commercial and multifamily buildings and within 800' feet for subdivisions, developments, and campgrounds per the current edition of the North Carolina Fire Prevention Code and per Brunswick County Engineering Design Manual for water system.
- Need to submit fire application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> . Need to also provide the following documents with the fire permit application. Construction documents (site plan, utility plan, building plan, appendix B code summary, life safety plan, and emergency responder radio coverage plan) when obtaining permits for construction. THE club house and pool will require a separate permit application.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- Gates to be equipped with siren operated hardware system or a model 3200 Knox box.
- Need to address fire department access to all portions of proposed buildings using the 150 foot hose lay method or 200 feet if the building is equipped throughout with an approved automatic sprinkler system.
- Future Plans will need to be submitted as "unlocked" for measuring and stamping.
- 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.

### Comments from Brunswick County 911

Brian Ross – 910-253-2571 – [brian.ross@brunswickcountync.gov](mailto:brian.ross@brunswickcountync.gov)

- Rename Wexford Court. Already have a street named Wexford in the county that is problematic and contains several small cul-de-sacs.
- Prefer Jussex to be renamed from Court as it's a thru street and our courts are dead-ends – typically cul-de-sacs.
- NCDOT will need encroachment studies, keep in mind two things while going through this with them:
  - 1) Seaside/Longwood Rd @ Highway 17 is a known hotspot for high acuity wrecks. Read: Dangerous intersection.
  - 2) Highly likely that advanced infrastructure like an overpass will be put in at Seaside/Longwood Rd @ Highway 17 in the future. Uncertain if one is already planned or not.
- Based on the above, it may be foresightful to acquire or leave the ability to add an ingress/egress point to Longwood Rd.



## 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

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on June 25, 2021.

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 Senior Planner

# CASE PD-53

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2110000801	BRYANT R CHRIS ETUX	5610 HICONE RD	GIBSONVILLE	NC	27249-8847
2110000604	WEST TOMMY ET	PO BOX 326	LITTLE RIVER	SC	29566
2110000803	ABEL TAMARA	6990 OCEAN HWY WEST	SHALLOTTE	NC	28459
2110000607	GREEN LENUE ETUX	PO BOX 3130	SHALLOTTE	NC	28459-3130
2110000602	GREEN LENUE ET	PO BOX 3130	SHALLOTTE	NC	28459-3130
2110000601	FRINK WILLIAM TERRY	305 BLANE CT	SUNSET BEACH	NC	28468-9700
211000002	FRINK WILLIAM TERRY	305 BLANE CT	SUNSET BEACH	NC	28468-9700
211000003	BENTON WARREN C ETUX	4715B SAINT ANDREWS DR N	WILSON	NC	27896-9171

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
211000008	SMITH WAYNE	20 THOMASBORO ROAD	CALABASH	NC	28467
2110000606	SMITH WAYNE	20 THOMASBORO ROAD	CALABASH	NC	28467
211000006	SMITH WAYNE	20 THOMASBORO ROAD	CALABASH	NC	28467
211000007	SMITH WAYNE J	20 THOMASBORO RD SW	CALABASH	NC	28467

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	MCGILL AND ASSOCIATES	712 VILLAGE RD SUITE 103	SHALLOTTE	NC	28470

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. SS-277

Applicant: Coastal Land Design

Project Name: Allston Park Major Subdivision

Property Location: Shingletree Road (SR 1302)

Parcel Numbers: 2250003205, 2250008903 and 2250003911

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning **North:** R-7500 and CS-PRD (Carolina Shores Jurisdiction)  
**South:** R-7500, CS-CRD and CS-MFHII (Carolina Shores Jurisdiction)  
**East:** R-7500, CS-CRD and CS-PRD (Carolina Shores Jurisdiction)  
**West:** R-7500

Proposed Use: Allston Park is a proposed major subdivision consisting of 132 single family homes on a gross site of 63.32 acres creating an overall density of 2.1 units per acre.

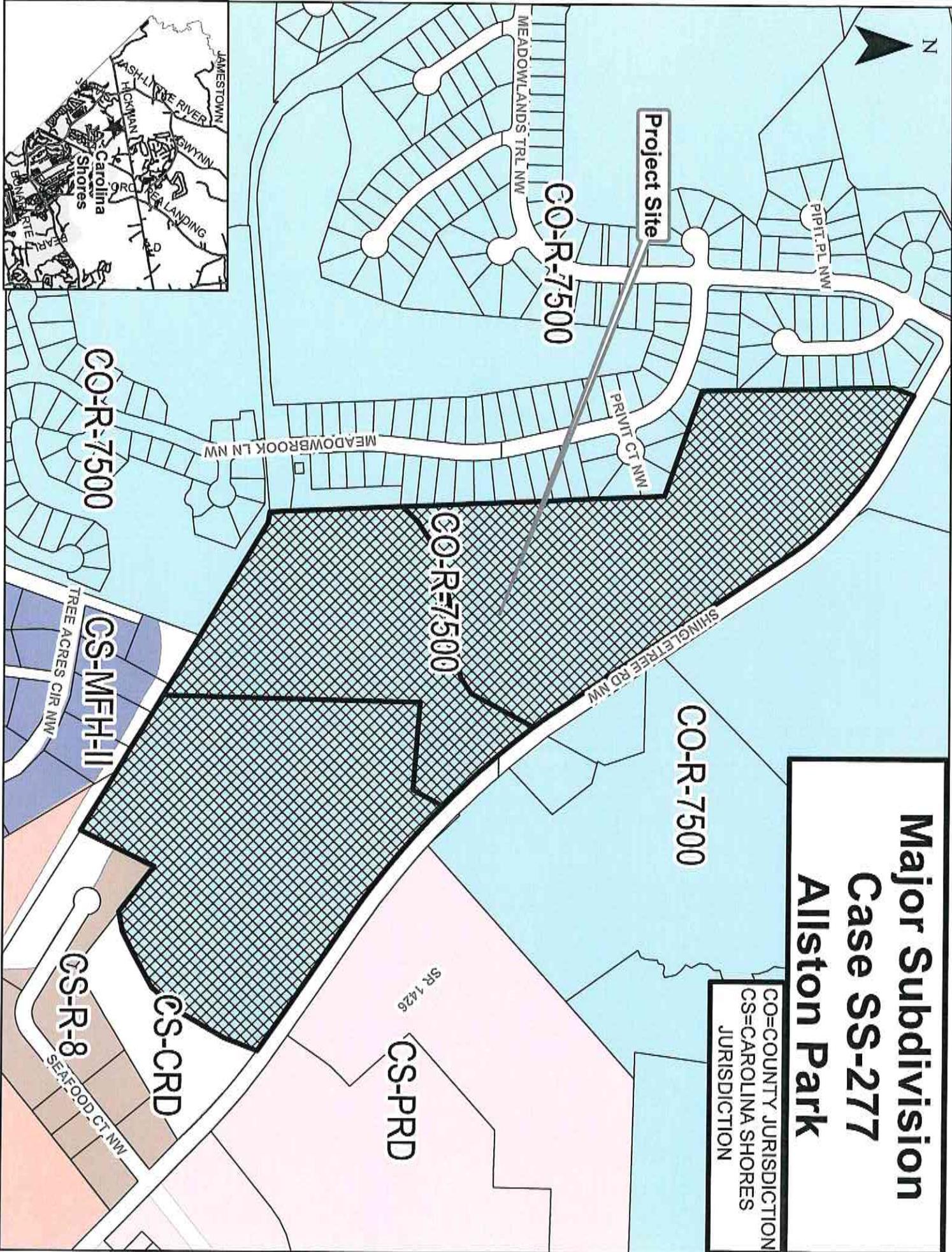
**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
  1. **Water and Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
- The proposed development will have a 20-foot voluntary peripheral buffer utilizing the existing vegetation. The street buffer will be 25-feet wide with a 3-foot-high berm.
- The required Open Space for the development is approximately 3.17 acres. The developer is proposing 18.85 acres of dedicated open space. The developer is also proposing 2.54 acres of recreation space of which 0.47 acres are required.
- The proposed 132 lots will generate approximately 1,263 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 18.85 acres of open space where as 3.17 acres are required.
  2. The developer is proposing 2.54 acres of recreation space where as 0.47 acres are required.
  3. The stormwater system shall be designed to accommodate the 100-year storm event.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on June 17, 2021.

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.



N

**Major Subdivision  
Case SS-277  
Allston Park**

CO=COUNTY JURISDICTION  
CS=CAROLINA SHORES  
JURISDICTION

**Project Site**

CO-R-7500

PIPT. PL NW

PRUIT CT NW

MEADOWBROOK LN NW

MEADOWLANDS TRL NW

CO-R-7500

CO-R-7500

CO-R-7500

SHINGLE TREE RD NW

CS-MFH-II

TREE ACRES CIR NW

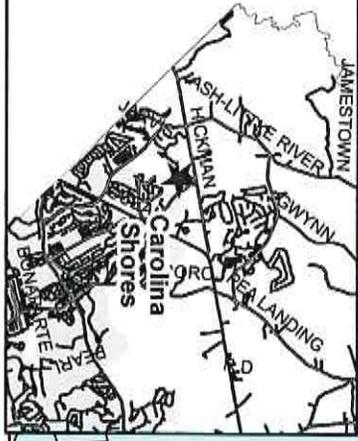
CS-CRD

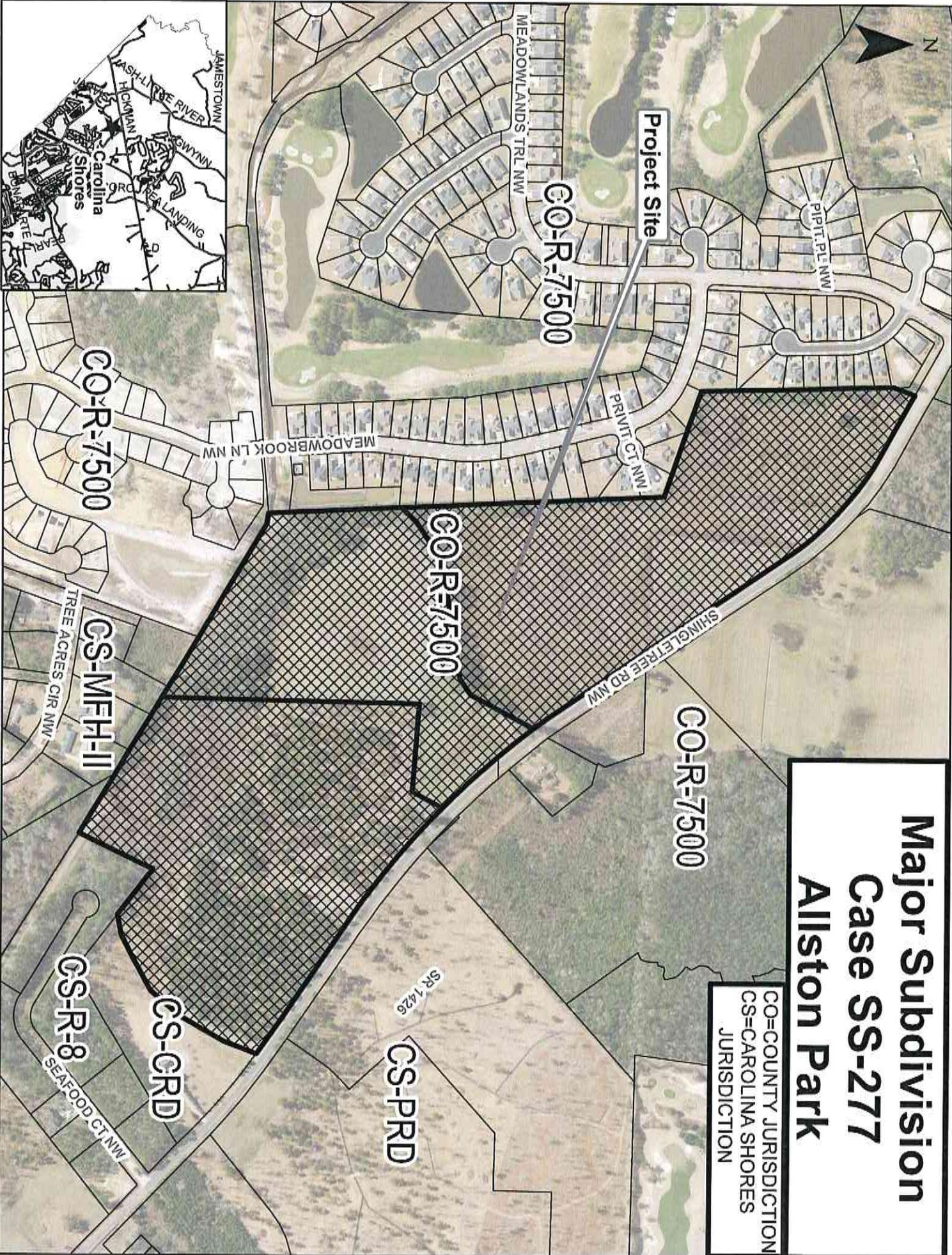
S/R 1426

CS-PRD

CS-R-8

SEAFOOD CT NW





# Major Subdivision Case SS-277 Allston Park

CO=COUNTY JURISDICTION  
CS=CAROLINA SHORES  
JURISDICTION



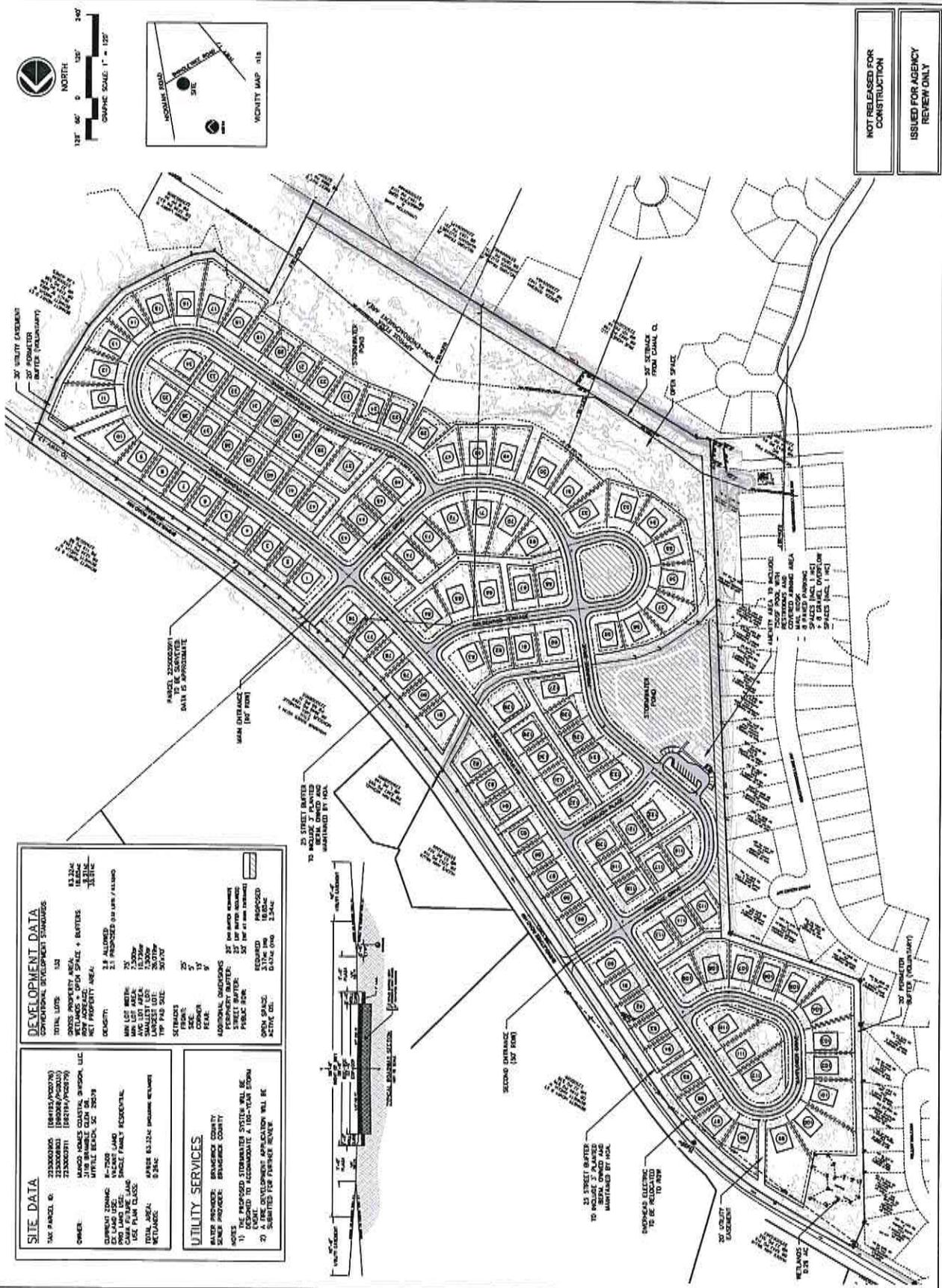
**Coastal Land Design, PLLC**  
 10000 W. HARRIS ROAD  
 SUITE 100  
 GREENSBORO, NC 27409  
 PHONE: 336.833.1111  
 FAX: 336.833.1112  
 WWW.COASTALLDESIGN.COM

**ALLSTON PARK**  
 BRUNSWICK COUNTY, NC  
 PRELIMINARY  
 SUBDIVISION PLAN

REV	DATE	DESCRIPTION
1	4/25/21	THE CONCEPT NUMBER
2	5/28/21	FINAL SUBDIVISION PLAN SUBMISSION

PROJECT NAME	SCALE	DATE
	1" = 100'	

**SHEET**  
**SP-01**



**SITE DATA**

TAX PARCEL ID: 2300000000 (08/15/14/00276) 0.25 AC  
 2300000000 (08/15/14/00276) 0.25 AC  
 2300000000 (08/15/14/00276) 0.25 AC

OWNER: MARCO HOMES COASTAL DIVISION, LLC  
 1100 BRIMBLE CREEK DR  
 APRILOE ESTATES, NC 28019

CURRENT ZONING: R-100 (SINGLE-FAMILY RESIDENTIAL)  
 DEED LAND USE: SINGLE-FAMILY RESIDENTIAL  
 COM LAND USE: SINGLE-FAMILY RESIDENTIAL  
 USE PLAN CLASS: R-100 (SINGLE-FAMILY RESIDENTIAL)

TOTAL AREA: 0.75 AC  
 RETICULATED: 0.25 AC

**UTILITY SERVICES**

UTILITY PROVIDER: BRUNSWICK COUNTY

NOTES:  
 1) THE PROPOSED STORMWATER SYSTEM WILL BE DESIGNED TO ACCOMMODATE A 100-YEAR STORM EVENT.  
 2) SUBMITTALS FOR FUTURE REVIEW.

**DEVELOPMENT DATA**  
 CONVENTIONAL DEVELOPMENT STANDARDS

TOTAL LOTS: 133  
 RESIDUAL PROPERTY AREA: 0.25 AC  
 RETICULATED + OPEN SPACE + BUFFERS: 0.25 AC  
 NET PROPERTY AREA: 0.25 AC

DENSITY: 2.18 BLDG/AC  
 2.18 BLDG/AC MIN / ALLIANCE

MIN LOT WIDTH: 70'  
 MIN LOT AREA: 7,000 sq ft  
 MAXIMUM LOT AREA: 10,000 sq ft  
 MINIMUM LOT AREA: 5,000 sq ft  
 MIN LOT SIZE: 50'x70'

STANDARDS:  
 FRONT: 25'  
 CORNER: 10'  
 REAR: 5'

ADDITIONAL DIMENSIONS:  
 25' FOR WIND MITIGATION  
 25' FOR WIND MITIGATION  
 25' FOR WIND MITIGATION  
 25' FOR WIND MITIGATION

REQUIRED PUBLIC USE:  
 25' FOR WIND MITIGATION  
 25' FOR WIND MITIGATION  
 25' FOR WIND MITIGATION  
 25' FOR WIND MITIGATION

OPEN SPACE: 0.25 AC  
 PUBLIC USE: 0.25 AC

NOT RELEASED FOR CONSTRUCTION  
 ISSUED FOR AGENCY REVIEW ONLY



# Major Subdivision

## Application and Checklist

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

55-277 For Office Use Only 502722  
 File # ~~10-19~~ Invoice # ~~5-8-76~~  
 Date Received: 5/28/21  
 Northwest Jurisdiction  YES  NO

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

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

Property Owner	Name	MUNGO HOMES COASTAL DIVISION, LLC	Phone	843-231-2428
	Address	3118 BRAMBLE GLEN DRIVE	Fax	
	City, St, Zip	MYRTLE BEACH, SC 29579	Email	MPRIEWE@MUNGO.COM

Applicant or Representative	Name	Coastal Land Design (Frank Braxton)	Phone	910-254-9333
	Address	P.O. Box 1172	Fax	910-254-0502
	City, St, Zip	Wilmington, NC 28402	Email	fbraxton@cldeng.com

Property Information	Address	
	Tax Parcel(s)	2250003905 2250008903 2250003911
	Acreage	63.32 Ac
	Current Zoning	R-7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Allston Park
	Project Description	Single Family Subdivision
	Modification or Expansion Of Existing Subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	32.78 Ac
	Commercial Acres	0
Number of Lots	133	

Authorization	Property Owner Signature	<u>Mark Priewe</u>	Date	<u>5/11/21</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>5/11/21</u>

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

June 18, 2021

Coastal Land Design  
c/o Frank Braxton  
PO Box 1172  
Wilmington, NC 28402

**RE: Allston Park Major Subdivision  
File # SS-277**

Dear Mr. Braxton,

The Technical Review Committee (TRC) at their June 17, 2021 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 provide a second entrance for the development in the vicinity of lots 90-95.
- Please note that a neighborhood meeting is highly encouraged per UDO Section 9.2.
- Please reach out to the Meadowlands developers or HOA regarding the pedestrian connection between lots 105 and 109 and the continuation of the trail and/or improvements into their property.
- Please indicate if the "voluntary" buffers will include any existing vegetation or landscaping.
- Please note on the plan that the stormwater system will be designed to accommodate the 100-year storm event.

### 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.

### Comments from Engineering

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

- End of line cleanout should be labeled as an end of line manhole.
- SSMH at Eagle Run (FKA "Shingletree") is not within the NCDOT ROW of Shingletree Road so access to said SSMH will require Pulte Homes agreement.



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- SSMH at Eagle Run has a Rim Elev. of 35.86' and an invert out of 31.94' (only 3.92' deep).
- Existing 10" watermain near Hickman Rd /Shingletree intersection for connection.
- Double water meter boxes required.
- NCDOT Encroachment required.

### Comments from Flood Plain Administrator

John Shirk – 910-253-2046 – [john.shirk@brunswickcountync.gov](mailto:john.shirk@brunswickcountync.gov)

- Project is located in the AE and Non-Encroachment Areas. Majority of the subdivision is located in the X zone however any land disturbing activity in the AE zone requires a floodplain development permit prior to commencement of work. The pedestrian connection encroaches the Non-Encroachment Area. Need detailed plans for the pedestrian cross over. No land disturbing activity is permitted in the NEA without a Hydraulic/ Hydrology No-Impact Study completed by a licensed hydraulic engineer and submission of a No-Rise Certificate by the engineer. The No-Impact Study must use the current HEC-RAS modeling and will be reviewed by the State for compliance. No land disturbing activity in the NEA without prior permit issuance and approval.

### Comments from Fire Code Official

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

- Fire hydrant system distances and road widths have been met.
- Need to submit fire development application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> .
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.
- A sperate fire application will be required for each multi-family (excludes townhomes and duplexes) unit at the time a building permit is applied for. <https://forms.brunswickcountync.gov/Forms/fireapplication>

### Comments from Brunswick County 911

Brian Ross – 910-253-2571 – [brian.ross@brunswickcountync.gov](mailto:brian.ross@brunswickcountync.gov)

- Need road types on roads:
  - Primrose
  - Dandelion
  - Mayflower
  - Goldenrod
- Goldenrod portion should just be a continuation of Mayflower, impossible to tell where one stops and the other begins.
- Need a street name for the notch that serves lots 62-68. Could use Goldenrod here.



## 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

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on June 25, 2021.

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 Senior Planner

# TECHNICAL REVIEW COMMITTEE MEETING

June 17, 2021

Sign-In Sheet

## DEPARTMENT

## REPRESENTATIVE

NCDOT

Tom Rann

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Glen Phelps

Bell South

Progress Energy

Engineering & Utilities

Stormwater

Amy Aycock  
Brigit Flora

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

Michael Slate  
Brad Babson

Parks & Recreation

Environmental Health

Brunswick County Planning Board

Danny Thornton  
Bill Bittenbender

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Marc Pages + Helen Bunch

Other(s)

# CASE SS-277

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
225FA086	DEMATTIA STEPHEN KYLE	887 WILLOW WALK NW	CALABASH	NC	28467
2250003909	BROWN LARRY W	PO BOX 881	SUPPLY	NC	28462
2250003206	HUCKS ANN WILLIS	1740 PHARVIEW DR SW	OCEAN ISL BCH	NC	28469
2250003203	HUCKS ANN WILLIS	1740 PHARVIEW DR SW	OCEAN ISL BCH	NC	28469
2250009815	MEADOWLANDS POA INC	PO BOX 769	N. MYRTLE BEACH	SC	29597
2250008901	HAMILTON MICHAEL	1300 MCLAUGHLIN LN	DAUPHIN	PA	17018
225JD00101	MEADOWLANDS POA INC	PO BOX 769	N MYRTLE BEACH	SC	29597
225JD010	BISHOP SANDRA AND	648 MEADOWBROOK LN	CALABASH	NC	28467-1749
22500063	TREST ROY D	9640 OCEAN HWY W	CALABASH	NC	28467-2429
225FA072	MEADOWLANDS POA INC	PO BOX 769	NORTH MYRTLE BEACH	SC	29597-0769
2250003802	BENNETT HENRY D ET	6205 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
2250003803	BENNETT HENRY D ET	6205 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
22500039	BENNETT HENRY D ET	6205 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
225FA089	METLESITZ STEPHEN ETUX	8123 STUART CT	N ROYALTON	OH	44133-2258
225JD009	CHRISTY DEMARCUS E AND	650 MEADOWBROOK LN	CALABASH	NC	28467-1749
225JD015	BERENDS ROBERT P ETUX	638 MEADOWBROOK LN	CALABASH	NC	28467-1749
225FA067	AVANT BRANDON ETUX	695 PRIVIT CT	CALABASH	NC	28467-1751
225OC004	MCLAMB SHEILA K	305 LARKSPUR LN	CALABASH	NC	28467
225OC003	MCLAMB SHEILA K	305 LARKSPUR LN	CALABASH	NC	28467
225JD002	KASCSAK RICHARD P ETUX	565 MEADOW SUMMITT DR	OCEAN ISL BCH	NC	28469-6183
225FA070	STARLING THURMOND E ETUX	PO BOX 558	WALLBURG	NC	27373-0558
225GA010	HAYES THOMAS J ETUX	2 S MEADOW DR	CAZENOVIA	NY	13035-9241
225OC00101	TRUE HOMES LLC	2649 BREKONRIDGE CENTRE DR	MONROE	NC	28110-5629
2250008902	MONSOUR ROGER KEITH II ETUX	360 SHINGLETREE RD NW	CALABASH	NC	28467-2034
225JD008	WALTERS ROBERT J ETUX	437 MAIN ST	TRENTON	NJ	08620-2317
225JD001	HILTON KEITH ETUX	672 MEADOWBROOK LN NW	CALABASH	NC	28467-1749
225JD007	ESPOSITO JAMES V ETUX	656 MEADOWBROOK LANE	CALABASH	NC	28467
225FA073	LUDWIG FRANK A ETUX	6163 CORAL PINK CIR	WOODLAND HLS	CA	91367-7210
225FA066	MCGEE TIMOTHY S ETUX	697 PRIVIT COURT	CALABASH	NC	28467
225FA071	KIM JOON GON ETUX	686 PRIVIT CT NW	CALABASH	NC	28467
225FA068	KAVALUKAS CHUCK	693 PRIVIT CT NW	CALABASH	NC	28467-1751
225JD004	GREEN ROY CLINTON JR ETUX	664 MEADOWBROOK LN NW	CALABASH	NC	28467-1749
225FA092	KIMBLE GERALD W ETUX	899 WILLOW WALK NW	CALABASH	NC	28467-1750
225FA090	KRIEGER WAYNE R ETUX	895 WILLOW WALK NW	CALABASH	NC	28467-1750
225JD003	MELTON JOSEPH C ETUX	668 MEADOWBROOK LN NW	CALABASH	NC	28467-1749
225JD013	MYERS WAYNE F ETUX	642 MEADOWBROOK LN NW	CALABASH	NC	28467-1749
225JD012	TURNER IRVIN JR ETUX	644 MEADOWBROOK LN NW	CALABASH	NC	28467-1749
225JD014	SULSER JAMES WILLIAM AND	640 MEADOWBROOK LN NW	CALABASH	NC	28467-1749
225JD005	MCGARRY JAMES MARTIN ETUX	662 MEADOWBROOK LN NW	CALABASH	NC	28467-1749
2250009464	VEREEN TENESHA	530 TREE ACRES CIR NW	CALABASH	NC	28467-1870
225FA091	PAPI EUGENE J ETUX	897 WILLOW WALK NW	CALABASH	NC	28467-1750
225FA069	NUMBERS JAMES H ETUX	694 PRIVIT COURT NW	CALABASH	NC	28467
225FA085	HESELDEN BARRY ETUX	885 WILLOW WALK	CALABASH	NC	28467
225JD011	BLAICH JAMES	646 MEADOWBROOK LN NW	CALABASH	NC	28467-1749
225FA087	WESELA RENATA AND	4825 AUDREY DR	HAYWARD	CA	94546-2336
2250009468	LIVINGSTON JANIE AND	P O BOX 4853	CALABASH	NC	28467
2250009475	RELFORD FRANK JR AND	PO BOX 4512	CALABASH	NC	28467
2250009473	STANLEY BARBARA A	PO BOX 4506	CALABASH	NC	28467
2250009462	RELFORD FRANK JR AND	P O BOX 4512	CALABASH	NC	28459
22500089	WHITE BOBBIE B	9113 FOREST DR SW	SUNSET BEACH	NC	28468-5023
225JD006	WELZ BRIAN HENRY ETUX	660 MEADOWBROOK LN NW	CALABASH	NC	28467-1749
225FA088	CHIUMENTO DENISE A ETVIR	PO BOX 1196	NAGS HEAD	NC	27959-1196

### OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250008903	CLAYTON PROPERTIES GROUP INC	441 WESTERN LN	IRMO	SC	29063-9230
2250003205	CLAYTON PROPERTIES GROUP INC	441 WESTERN LN	IRMO	SC	29063-9230
2250003911	CLAYTON PROPERTIES GROUP INC	441 WESTERN LN	IRMO	SC	29063-9230

### APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	COASTAL LAND DESIGN	PO BOX 1172	WILMINGTON	NC	28402