



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
June 14, 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 May 10, 2021 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

**A. Planned Development – PD-30**

Name: Avalon Planned Development Revision

Applicant: Coastal Site Design c/o Howard Resnik

Tax Parcels: 16900011

Location: North Fisher King Drive

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 adds 7 single family lots creating an overall density of 2.09 dwelling units per acre.

**B. Planned Development – PD-44**

Name: Stone Farm Planned Development

Applicant: Criteria Development c/o Micah Jones

Tax Parcels: 22600001, 22600005, 2410000111, 2260000101, 22600004

Location: Thomasboro Road (SR 1165) and Old Georgetown Road (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 1009.3 acres creating an overall density of 2.14 dwelling units per acre.

C. Planned Development – PD-49

Name: Ricelands Planned Development  
Applicant: H & W Design c/o Dan Weeks  
Tax Parcels: 05900005, 0590000502, 0590000103, 0590000104, 0590000501, 0590000101  
Location: River Road (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.

D. Rezoning Z-815

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

E. Rezoning Z-816

Proposed rezoning of approximately 14.61 acres located at 540 Southport-Supply Road (NC 211) near Bolivia from RR (Rural Residential) to CLD (Commercial Low Density) for a portion of Tax Parcel 16800109.

LAND USE PLAN MAP AMENDMENT LUM-816:

Request to amend a 14.61 acre portion of Tax Parcel 16800109 located at 540 Southport-Supply Road (NC 211) near Bolivia from MDR (Medium Density Residential) to Commercial.

9) Other Business.

- Brunswick County Comprehensive Transportation Plan Update.
- Planning Board Case Update.

10) Adjournment.

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

**6:00 P.M. Monday**  
**May 10, 2021**

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

MEMBERS PRESENT

Eric Dunham, Chair  
Joy Easley, Vice Chair  
Richard Leary  
Brett Riggs, Alternate  
William Bittenbender  
Christopher Wood

MEMBERS ABSENT

Eileene Shake  
Ron Medlin

STAFF PRESENT

Helen Bunch, Zoning Administrator  
Connie Marlowe, Admin. Asst. II  
Marc Pages, Senior Planner  
Justin Brantley, Project Planner  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins  
J. Phillip Norris, Norris & Tunstall Consulting Eng.  
William Roach  
Thomas Scheetz, Norris & Tunstall Consulting Eng.  
James Hardy  
Bradley Hines  
Mario Lawrence  
Joel & Kimberly Sheppard  
Charles Ward

Dan Weeks  
Lewis Dozier  
Timothy McCumbee  
Scott Stewart  
Michael & Annetta Laska  
Shawn Lennon  
Harvey Bell  
Danny Fields  
Chris Barefoot

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Ron Medlin and Ms. Eileene Shake were absent.

IV. CONSIDERATION OF MINUTES OF THE 12-APR-21 MEETING.

Mr. Bittenbender made a motion to approve the 12-Apr-21 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Pages addressed the Board. He stated that Zoning Case Z-800CZ has been postponed at the applicant's request until the 14-Jun-21 Planning Board meeting.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS.

A. Rezoning Z-813 – William A. Roach.

Request rezoning of approximately 1.37 acres located at 1580, 1586, 1590 and 1594 Sykes Street SW near Holden Beach from SBR-6000 (Site Built High Density Residential) to R-6000 (High Density Residential) for Tax Parcels 232AC001, 232AC002, 232AC003 and 232AC004.

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

Ms. Bunch said staff recommends approval from SBR-6000 (Site Built High Density Residential) to R-6000 (High Density Residential) for Tax Parcels 232AC001, 232AC002, 232AC003 and 232AC004.

Mr. Dunham asked if any other property is zoned SBR-6000 and Ms. Bunch identified the current SBR-6000 zoning adjoining the subject properties on the western and northern boundaries. Mr. Dunham asked the major difference between SBR-6000 and R-6000 zoning designations? Ms. Bunch said the biggest difference is Class A and B manufactured homes are not permitted in the SBR-6000 zoning district.

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

Mr. William Roach addressed the Board. Mr. Roach said the adjacent property to the east of the subject property currently have single and/or double wide manufactured homes, which is not allowed in SBR-6000. He stated that the property owners in Holiday Pines Subdivision are opposed to SBR-6000 zoning.

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

Mr. Wood made a motion to approve Tax Parcels 232AC001, 232AC002, 232AC003 and 232AC004 from SBR-6000 (Site Built High Density Residential) to R-6000 (High Density Residential) and the motion was unanimously carried.

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

**APPROVED – 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 is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as MDR (Medium Density Residential).

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

The proposed zoning is consistent with the surrounding area.

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. PUBLIC HEARINGS.

### A. Rezoning Z-814 – Timothy Chad McCumbee.

Request rezoning of approximately 9.69 acres located off Old Shallotte Road NW (SR 1316) near Shallotte from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 1950002607.

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

Ms. Bunch said staff recommends approval from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 1950002607.

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

Mr. Timothy McCumbee addressed the Board. Mr. McCumbee said the zoning change will provide for flexibility with the property as he intends to build a personal storage building on the property.

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

Mr. Leary made a motion to approve Tax Parcel 1950002607 from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) and the motion was unanimously carried.

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

**APPROVED – 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 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 and 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.

B. Planned Development – PD-43

Name:	Bella Point Planned Development
Applicant:	Norris and Tunstall Consulting Engineers, PC
Tax Parcel(s):	2020000103, 2020000108 and 2020000104
Location:	Sunset Harbor Road SE (SR 1112)
Description:	Bella Point is a proposed Planned Development consisting of 336 single family lots on a gross site of 136.96 acres creating an overall density of 2.45 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.

Ms. Easley 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 on behalf of the developer. Mr. Scheetz made himself available for any comments.

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-43 (Bella Point Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-45

Name:	Smith NC 211 Tract Planned Development
Applicant:	Norris and Tunstall Consulting Engineers, PC
Tax Parcel(s):	1690001301
Location:	Southport-Supply Road SE (NC 211) and Old Lennon Road SE (SR 1504)
Description:	Smith NC 211 Tract is a proposed Planned Development consisting of 292 single family lots on a gross site of 133.61 acres creating an overall density of 2.18 dwelling units per acre.

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

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

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

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

Mr. J. Phillip Norris, Norris and Tunstall Consulting Engineers, addressed the Board on behalf of the developer. Mr. Norris said they are in agreement with the Staff Report. He reiterated that this project was part of an approved planned unit development that was not developed. However, the property was subdivided into 2 tracts. Mr. Norris said there will be no wetland impacts and the proposed lots are outside the floodplain areas. He further stated that a Traffic Impact Analysis (TIA) is being completed for the project to address the North Carolina Department of Transportation's (NCDOT) concerns regarding connections to Southport-Supply Road SE (NC 211) and other side streets. He concluded that public water and sewer will be provided by Brunswick County.

Michael & Annette Laska, 901 Old Lennon Road SE (SR 1504), addressed the Board. Ms. Laska asked where the main entrance to the project will be located? Mr. Norris said they are proposing the main entrance off NC 211. However, NCDOT will make the determination of the main entrance location. Mr. Laska said their home is 50' off Old Lennon Road SE (SR 1504) and traffic lights will be reflected in their bedroom from the proposed development.

Ms. Laska asked if any of the Board members transit NC 211 frequently? Ms. Easley and Mr. Bittenbender said they frequently travel NC 211. Ms. Laska asked if they have issues with ingress and egress on NC 211? Ms. Easley replied, no because she alters her route in an effort to minimize travel time. Ms. Laska said there are a number of travelers that have accessibility issues on and off NC 211. Ms. Laska asked the future plans for NC 211? Ms. Bunch said NC 211 has been funded for the expansion to 4 lanes from Southport to Midway Road SE (NC 906). However, funding is underway from Midway Road SE (NC 906) to Sunset Harbor Road SE (SR 1112) and from Sunset Harbor Road SE (SR 1112) to US 17. She further stated that an interchange at the intersection of US 17 and NC 211 has already been funded and construction is anticipated in the next 5 years. Ms. Bunch said US 17 to Southport will eventually be a 4 lane road with a median.

Mr. Shawn Lennon addressed the Board. Mr. Lennon asked if there will be a buffer on the project easement near Old Lennon Road SE? Mr. Pages said there is a 30' minimum periphery buffer required, but no buffer is required from Old Lennon Road SE. Mr. Norris said the proposed project does not include a buffer along Old Lennon Road SE. Ms. Easley clarified that Mr. Lennon owns property on either side of the subject property and Mr. Lennon concurred. Mr. Lennon suggested a berm be installed to buffer from the proposed project and his property. Mr. Pages said this matter will have to be discussed and agreed upon by the developer.

Mr. Bradley Hines addressed the Board. Mr. Hines said the subject property borders an agricultural field on the west side. He felt that the neighboring property owners should have been consulted and considered prior to this meeting to ensure their property rights are protected. He further stated that he and Mr. Lennon are hunters and he expressed concern with future neighbors complaining about discharge of firearms in the neighborhood. Mr. Hines asked that this matter be tabled until the neighbors and the developer can come to an agreement about an adequate buffer.

Mr. Dunham asked if a neighborhood meeting was held? Mr. Norris said a neighborhood meeting is not required and Mr. Pages concurred. Mr. Norris said he will be happy to speak with Mr. Hines after the meeting to address the neighborhood's concerns.

Mr. Mario Lawrence addressed the Board in opposition to the proposed development. Mr. Lawrence said this is a farming area and there are currently stormwater drainage issues in the area as well as gunfire from hunters in the early morning. He further stated that there are traffic issues

on NC 211 and the proposed development will only compound the traffic issues. Mr. Pages interjected that a State and County stormwater permit will have to be obtained prior to the project being 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-45 (Smith 211 Tract Planned Development) with the noted conditions presented in the Staff Report and the motion carried 5 to 1 with Ms. Easley voting no.

D. Planned Development – PD-48

Name:	Smith/Ward Tract Planned Development
Applicant:	Norris and Tunstall Consulting Engineers, PC
Tax Parcel(s):	1530001101 and 1530001103
Location:	Old Ocean Highway (US 17B)
Description:	Smith/Ward Tract is a proposed Planned Development consisting of 83 single family lots on a gross site of 33.30 acres creating an overall density of 2.49 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. Dunham clarified that the property could be developed with 5.8 units per acre without creating a planned development and Mr. Pages concurred. He further stated that a planned development will only allow 2.5 units per acre with minimum buffering requirements. Mr. Pages added that a major subdivision does not require a buffer if the adjoining zoning is the same. Mr. Dunham further stated that these planned developments are proposing more than the minimum open space and recreational space requirements.

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

Mr. J. Phillip Norris, Norris and Tunstall Consulting Engineers, addressed the Board. Mr. Norris said they have addressed the comments presented at the Technical Review Committee (TRC) meeting. He reiterated that there are substantial wetlands on the site that will be avoided; there will be a 30' buffer on the perimeter of the property; there will be 1 access onto the NCDOT highway; public water and sewer will be provided by Brunswick County; an NCDOT Driveway

Permit will have to be obtained as well as a State and County Stormwater Permit, and a State Erosion Control Permit is required prior to construction beginning.

Mr. Wood asked about the access points in the event the main entrance is blocked. Mr. Norris said he was uncertain if NCDOT will be amenable to having 2 driveways in close proximity to one another. He said they, typically, have a divided road with an island when there is 1 entrance and exit into a project.

Joel & Kimberly Sheppard address the Board. Ms. Sheppard said there is flooding issues in the area. Mr. Sheppard was concerned with stormwater runoff from the proposed development. Ms. Sheppard had photos of the area during flooding events. Mr. Sheppard further stated that Eagle Creek is in close proximity and the proposed project will potentially create additional stormwater runoff. Ms. Sheppard said they hunt on their property. She concluded that there are traffic concerns in the area and there have been several accidents in this immediate area, which have resulted in fatalities. Ms. Sheppard provided several examples of areas that flooded and she felt that the additional lots created from the project will increase stormwater runoff issues in the area.

Mr. Dunham asked Mr. Norris the size of the stormwater pond proposed on the project? Mr. Norris said the site will be designed to contain stormwater drainage on the site. Mr. Sheppard felt that the stormwater runoff from the subject property will eventually end up on his property. Mr. Norris said he wanted to see the photos of the flooded areas so he can be aware of any potential stormwater issues.

Mr. Harvey Bell addressed the Board. Mr. Bell reiterated that there are flooding issues in the area as well as traffic congestion. Mr. Bell said he participates in the Voluntary Agricultural District Program (VAD). He was also concerned with trespassers on his property. Mr. Dunham suggested that he speak with Mr. Norris regarding the stormwater issues in the area because the Planning Board cannot address stormwater issues. Mr. Pages added that the plans are reviewed by the Stormwater Engineer, Brigit Flora, and Floodplain Administrator, John Shirk and they provide comments, whenever applicable.

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

Mr. Wood made a motion to approve PD-48 (Smith/Ward Tract Planned Development) with the noted conditions presented in the Staff Report and the motion carried 5 to 1 with Ms. Easley voting no.

E. Planned Development – PD-46

Name:	Timber Farms Planned Development
Applicant:	H & W Design
Tax Parcel(s):	21100069, 19500004, 19400008, 2110006903, 2110006804, 2110006803 and 2110005703
Location:	Ocean Highway West (US 17) and Longwood Road NW (NC 904)
Description:	Timber Farms is a proposed Planned Development consisting of 1,600 single family units, 450 townhomes and 950 multi-family units on a gross site of 798.50 acres creating an overall density of 3.7 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;
- Show and label a 0.6 opacity 30-foot peripheral boundary around Tax Parcel 2110006902; and
- The Stormwater Management System will be designed to attenuate the 25-year/24-hours storm event on a project wide basis. In addition, the project stormwater management plan will be evaluated for the 100-year/24-hour storm event.

Mr. Dunham clarified that there are approximately 11 stormwater ponds proposed for this project and Mr. Pages concurred. Mr. Pages said there will be additional stormwater ponds within the site-specific plans of the commercial areas and multifamily areas, which have not been designed at this time.

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

Mr. Dan Weeks, H & W Design, addressed the Board on behalf of the developer. Mr. Weeks said they have an access point off Pea Landing Road NW (SR 1304) and US 17 and 2 access points off Longwood Road NW (NC 904). Mr. Weeks said the parcels that are directly under the bottom portion of the subject property are owned by the same entity. He said their intent is to push the density out toward the major roadways and integrate open space and pocket parks. Mr. Weeks reiterated that they are proposing a significant amount of open space. He further stated that they are protecting the wetland areas. Mr. Weeks said there is an outparcel (2110006902) owned by Ms. Grissette and she wishes to maintain access off Foxwood Lane NW. Mr. Weeks said the developer (Greg Gore) was unable to attend this meeting, but he has agreed that Ms. Grissette's access will remain open and maintained as is. Mr. Weeks concluded that the plan has to be altered to accommodate for the access easement utilized by Ms. Grissette to access her property.

Mr. Bittenbender asked the number of vehicle trips that will be generated per day from this project? Mr. Pages said it would equate to approximately 23,645 vehicle trips per 24-hour weekday volume.

Mr. Dunham asked the acreage of wetlands on the site? Mr. Weeks said there are approximately 175 acres of wetlands on the site.

Mr. James Hardy addressed the Board. Mr. Hardy expressed concern with the potential traffic that will be generated by the proposed project and the dangers currently associated with travelling on US 17. He felt that the Planning Board should be protecting the citizens of Brunswick

County. Mr. Dunham said the project has to be reviewed by several agencies prior to consideration by the Planning Board.

Mr. Danny Fields addressed the Board. Mr. Fields said he owns 24 acres beside the subject property and his property currently floods during a torrential rainstorm. He asked where the Carolina Bays Parkway will come through the County? Mr. Dunham said he does not know the exact route of the Carolina Bays Parkway because NCDOT has not released information regarding its route. Ms. Bunch interjected that there are 4 proposals, but the actual route will be decided in the fall of 2021. Mr. Fields asked if stormwater will be controlled? Mr. Dunham said the developer is proposing approximately 11 stormwater ponds on the site that should address runoff generated by the proposed development.

Mr. Charles Ward addressed the Board. He, too, was concerned with the location of the Carolina Bays Parkway. Mr. Ward asked what type of buffer will be required on the perimeter of the property? Mr. Pages said there is a 0.6 opacity buffer required on the perimeter of the project. Mr. Ward asked about proposed connections? Mr. Pages said they are proposing 4 connections (1 on Pea Landing Road NW, 1 on US 17 and 2 on Longwood Road NW) as well as multiple stub-outs to adjacent properties for potential future connections. Mr. Ward asked about the phasing process and Mr. Dunham said there are 3 phases proposed. Mr. Ward asked if public sewer is available to the site and Mr. Weeks said public sewer is off US 17.

Mr. Chris Barefoot addressed the Board. Mr. Barefoot asked that Foxwood Lane NW not be disturbed. He stated that they currently have a deeded easement with Greg Gore that Foxwood Lane NW would be maintained. He stated that the proposed development shows the access near the multifamily units. The Board agreed that the deeded easement is between Mr. Barefoot and Mr. Greg Gore and any alterations would have to be agreed upon by the 2 parties.

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

Ms. Easley made a motion to approve PD-46 (Timber Farms Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

F. Planned Development – PD-47

Name:	Demarest Park Planned Development Expansion
Applicant:	Scott D. Stewart
Tax Parcel(s):	05700067, 0570006539, 05700065 and 0460001007
Location:	Maco Road NE (NC 87)
Description:	Demarest Park is a proposed Planned Development consisting of 329 single family lots on a gross site of 90.30 acres creating an overall density of 3.64 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. Dunham asked if a neighborhood meeting is required for a planned development? Mr. Pages said expansion of an existing planned development requires a neighborhood meeting, but a neighborhood meeting is not required for a new planned development. However, staff recommends a neighborhood meeting for new planned developments. Mr. Dunham asked if the Board feels that a neighborhood meeting should be required for planned developments and the other Board members concurred. Mr. Pages said he will pass the Board's suggestion to the Director, Kirstie Dixon, to potentially draft a text amendment requiring a neighborhood meeting for planned developments.

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

Mr. Scott Stewart addressed the Board. Mr. Stewart reiterated that the original project was approved in November 2020. Mr. Stewart provided the Board with a booklet (attached) outlining the expansion of Demarest Park Planned Development.

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

Mr. Bittenbender made a motion to approve PD-47 (Demarest Park Planned Development Expansion) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

## IX. OTHER BUSINESS.

- Ocean Lakes Planned Development (PD-18) Extension Request

Mr. Pages addressed the Board. He stated that Ocean Lakes Planned Development was approved in 2018 for 421 single-family units and 58 townhomes on 220 acres. He stated that the 3-year vested rights will lapse in 2 months and they are requesting a 2-year extension.

Mr. Leary made a motion to approve a 2-year extension for Ocean Lakes Planned Development and the motion was unanimously carried.

- Brunswick Blueprint 2040 Update

Mr. Justin Brantley addressed the Board. He provided the Board with a handout (attached) for the Youth Art Contest Winners. He stated that the Brunswick Arts Council and Brunswick County Schools partnered with the County to provide prizes for the winners.

- Brunswick County Comprehensive Transportation Plan

Ms. Bunch addressed the Board. She stated that the County and NCDOT are hosting a transportation survey from March 11 – June 9, 2021 via online surveys or paper surveys that are available in the Planning Department. Ms. Bunch encouraged everyone to complete the survey and get friends and family involved to complete the survey.

Mr. Lewis Dozier suggested that monorail be considered in the transportation study and Ms. Bunch said she will share that with NCDOT.

- Planning Board Cases Update

Mr. Pages addressed the Board. He stated that Zoning Case Z-812 was approved at the 12-Apr-21 meeting and there were no written objections within the 15 day requirement so this zoning cases is approved.

#### X. ADJOURNMENT.

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-30

Applicant: CSD Engineering – Howard Resnick

Project Name: Avalon Planned Development Revision

Property Location: Southport-Supply Rd. SE (NC 211)

Parcel Number: 16900011

Zoning District: R-6000 (High Density Residential)

Surrounding Zoning **North:** R-7500 (Medium Density Residential)  
**South:** R-6000  
**East:** R-6000 and RR (Rural Residential)  
**West:** R-6000 and R-7500

Proposed Use: 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 with an overall density of 2.05 units per acre. The proposed revision adjusts lot configuration and adds 7 single family lots increasing the overall density to 2.09 dwelling units per acre.

During the economic downturn a decade ago, Avalon was partially completed with some lots sold to individuals and the remainder of the property foreclosed on by multiple banks. The southern portion was later bought by D. R. Horton and is currently nearing completion. The northern portion of the development had improvement guarantees (bond sureties) on the property. Once secured by Brunswick County, the infrastructure was installed to the existing lots. Unfortunately, there was not enough bond money to install the necessary electrical service. Of the 88 recorded lots in the northern portion, 48 are owned by individuals with the remainder owned by the developer.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential and vacant land. The Future Land Use Map denotes this area as MDR (Medium Density Residential).
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure will include:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
  3. **Electrical** service is currently not installed in the northern portion of Avalon. The developer will install the missing electrical service to the existing and unrecorded lots.
- The proposed additional lots will not result in any additional driveway permitting requirements by NCDOT.

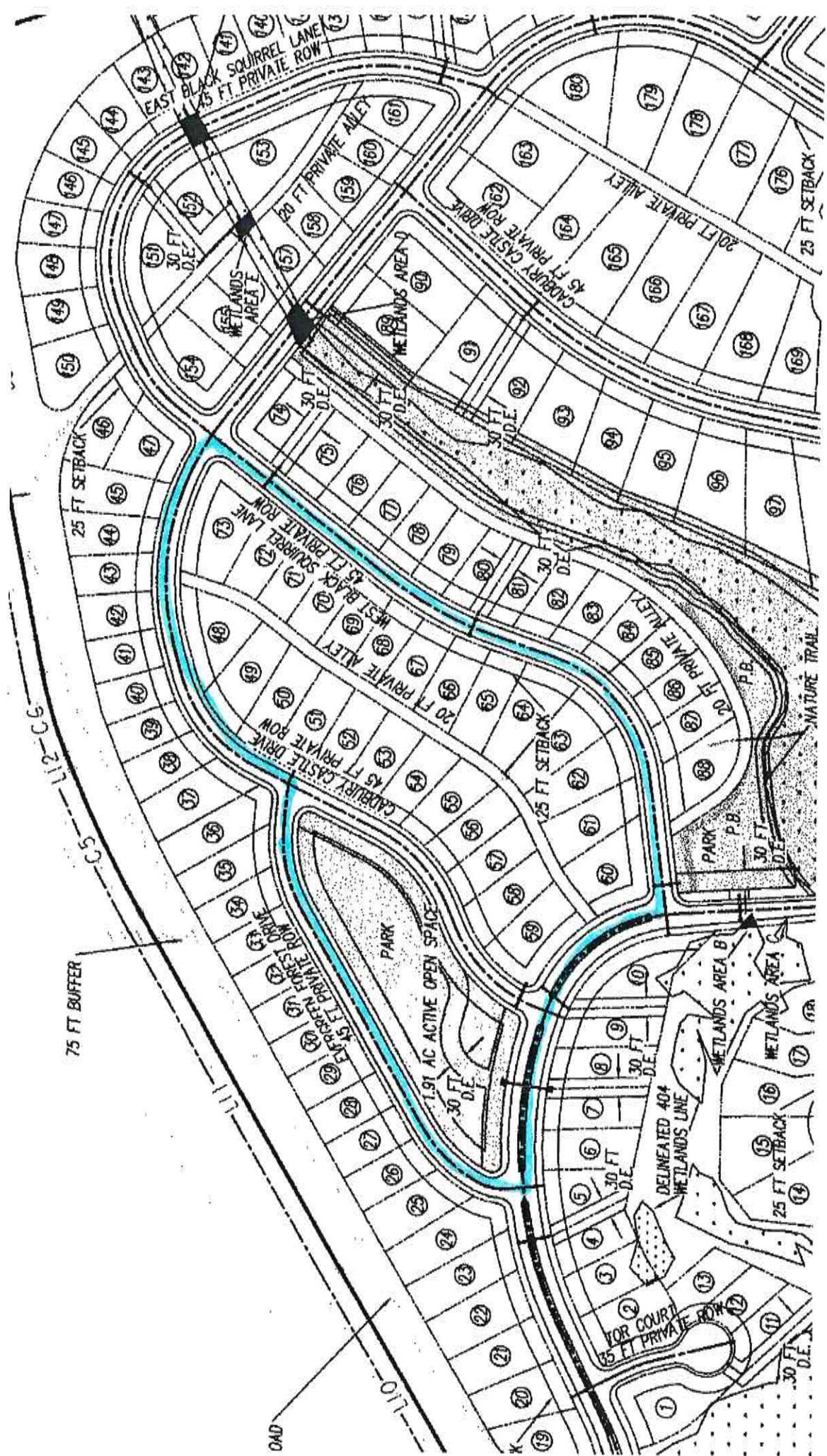
- Parking will be off-street, and the proposed project meets the minimum vehicular access point requirements.
- The total **Open Space** to be provided is **73.40** acres which exceeds the 2005 site plan requirement of **22.63** acres. The proposed additional 7 lots are to be placed in an area previously labeled as open space, but the reconfiguration of the lots and the alleys has not resulted in a net loss of overall open space.
- Surrounding uses include single family residential and vacant land.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on April 16, 2020.
- A Neighborhood Meeting consistent with UDO Section 9.2 was held on July 1, 2020 and June 1, 2021 at Lockwood Folly Park.

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 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.

# 2005 Plan

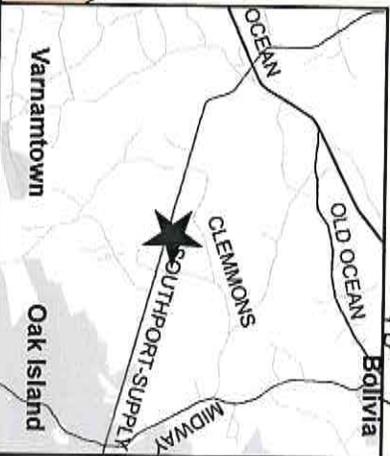
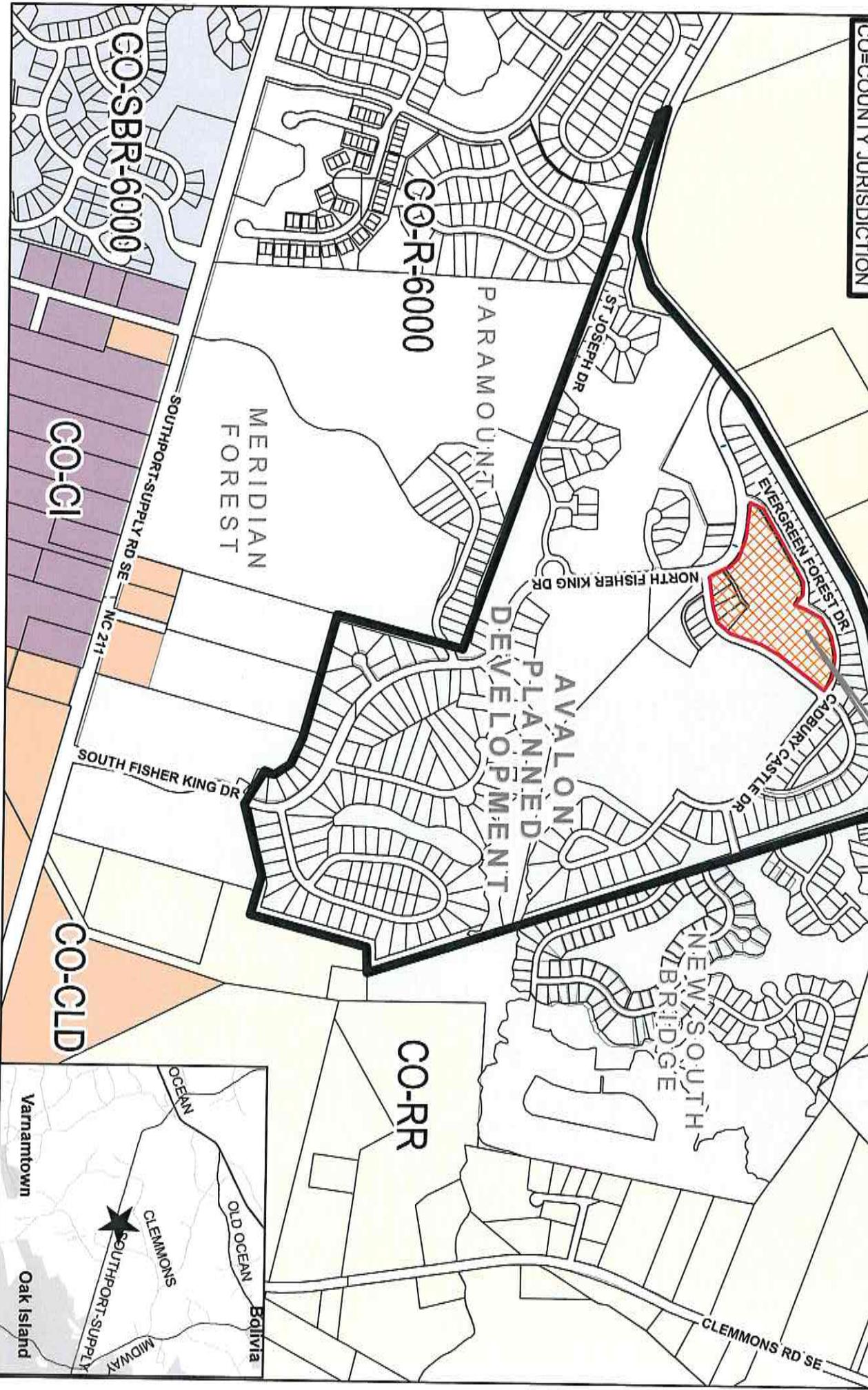


# Planned Development Case PD-30 Avalon (Revision)

CO-COUNTY JURISDICTION

CO-R-7500

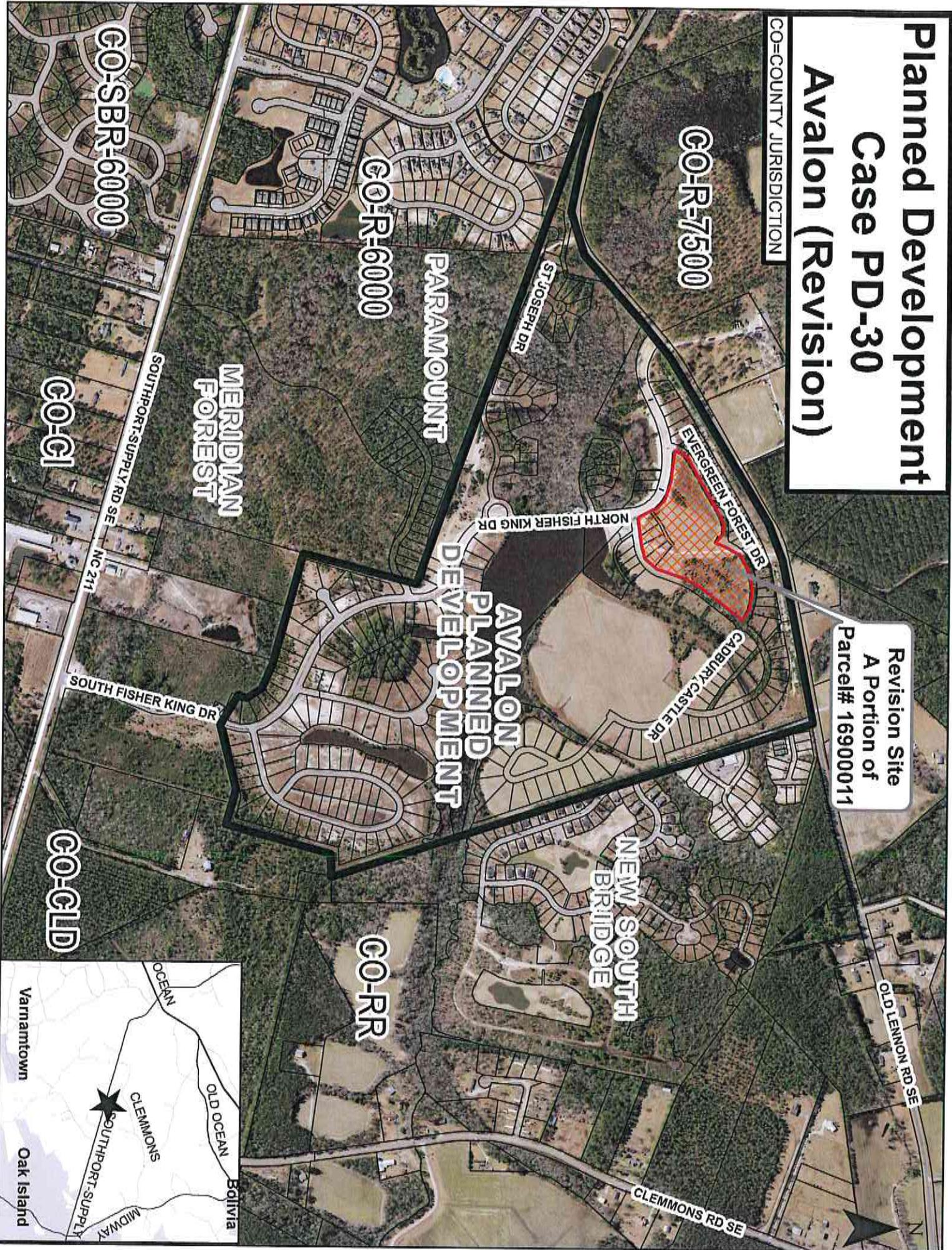
Revision Site



# Planned Development Case PD-30 Avalon (Revision)

CO-COUNTY JURISDICTION

Revision Site  
A Portion of  
Parcel# 16900011





# Major Subdivision

Application and Checklist

Fee: \$350

For Office Use Only	
File # <u>PD-30</u>	Receipt # _____
Date Submitted: <u>3/26/2020</u>	

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 8.2.12. of the Brunswick County 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	<u>LAND LIMITED, Anthony Ambrosio</u>	Phone	<u>732-330-6953</u>
	Address	<u>8 HILLSIDE AVE STE 103</u>	Fax	_____
	City, St, Zip	<u>Montclair, NJ 07042-2129</u>	Email	<u>TPB.LMB@verizon.net</u>

Applicant or Representative	Name	<u>Howard Resnik, PE</u>	Phone	<u>910-791-4441</u>
	Address	<u>PO BOX 4041</u>	Fax	_____
	City, St, Zip	<u>Wilmington, NC 28406</u>	Email	<u>howard@csd-engineering.com</u>

Property Information	Address	_____
	Tax Parcel(s)	<u>1690011</u>
	Acreage	<u>37.08</u>
	Current Zoning	<u>R-6000</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	<u>Avalon</u>
	Modification or Expansion Of Existing Subdivision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<u>37.08</u>
	Commercial Acres	_____
	Number of Lots	<u>33</u>

Authorization	Property Owner Signature	<u><i>Anthony Ambrosio</i></u>	Date	<u>3-9-2020</u>
	Applicant/Representative Signature	<u><i>H.R.</i></u>	Date	<u>3-17-2020</u>

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



**Brunswick County Planning Department**  
P.O. Box 249  
75 Courthouse Drive N.E., Bldg I  
Bolivia, NC 28422  
(910) 253-2025

April 17, 2020

CSD Engineering  
PO Box 4041  
Wilmington, NC 28406

**RE: Avalon Planned Development Revision**  
**File # PD-30**

Dear Mr. Broyhill,

The Brunswick County Technical Review Committee (TRC) have reviewed the preliminary plans for the above referenced project.

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

- Much of the northern half of Avalon Planned Development does not have electrical service installed to the existing lots. Is this being addressed with this revision?
- Please verify your lot counts as I am only seeing an additional 7 lots over what was originally approved. The original approval had 344 lots and the new site plan indicates 371 lots.
- Please note that per UDO Section 9.2., any modification to an existing Major Subdivision that requires a public hearing must first hold a neighborhood meeting at least 10 days prior to the Planning Board hearing.
- Brigit Flora with Brunswick County Engineering had the following comments regarding stormwater:
  - Project has existing County and State Stormwater Permit which will need to be modified.
  - Calculations will need to be provided showing that the runoff from the increase in BUA from additional lots can be handled by the existing permitted stormwater ponds per the county requirements.
  - A final stormwater inspection is required, and the stormwater pond will need to be certified by the Engineer once construction is complete and before lots can be platted.
- Amy Aycock with Brunswick County Engineering had the following comments regarding the utilities:
  - Water system will need to be completed on Cadbury Castle and connect to the existing 8" stub-outs on Evergreen Forest Dr & North Fisher King Dr
  - Low pressure sewer system will need to be completed and connect to the stub out on North Fisher King Dr
  - Street ROW will need to be defined/recorded and street completed
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and internet service to the project. Please contact Dane Stanley prior to

construction to forward a digital file of the project. He may be contacted at [jdstanley@atmc.coop](mailto:jdstanley@atmc.coop).

- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.

Please return a digital copy of the revised plans to the Brunswick County Planning Department by 12:00 p.m. on April 27, 2012. Revisions will be reviewed, and you may be asked for additional hard copies for Planning Board distribution.

If you have any questions, please feel free to contact me at 910-253-2056.

Sincerely,

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

Marc Pages  
Senior Planner

**GARY S. LAWRENCE**  
ATTORNEY AT LAW  
1226 N. HOWE STREET  
P.O. BOX 11369  
SOUTHPORT, NORTH CAROLINA 28461

TELEPHONE (910) 454-0606  
FACSIMILE (910) 454-0663

E-MAIL ADDRESS:  
GARY@SOUTHPORTATTORNEY.COM

March 18, 2021

Marc A. Pages  
Brunswick County Planning Department  
P. O. Box 249  
Bolivia, NC 28422

Re: Avalon

Dear Mr. Pages:

On July 6, 2020, I wrote you a letter on behalf of Land Limited, LLC, expressing my client's objection to the Major Subdivision Permit Application that had been submitted to the Brunswick County Planning Board. I had mentioned in our conversation that there was a civil action regarding the ownership of Land Limited the owner of a majority of the back half of Avalon.

As I informed you some time ago, the parties have reached a settlement in the civil action. As a result, Mr. Ambrosio is now the owner of Land Limited, LLC. My client no longer has an interest in the LLC and therefore has no objection to the Permit application. It is hoped that this "stalled" subdivision will finally be completed. Should you have any questions, please feel free to contact me.

Sincerely,



Gary S. Lawrence





# CASE PD-30

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
185CC026	MAHOM EILEEN ETALS	6 E CHATSWORTH LN	FARMINGDALE	NJ	07727-4327
16900011	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185DA00101	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185DA006	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185DA002	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185DA003	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185DA004	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185DA005	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185CC022	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185CC024	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185DA001	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185DA007	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185DA008	LAND LIMITED LLC	8 HILLSIDE AVE STE 103	MONTCLAIR	NJ	07042-2129
185CE002	VAN ATTA CHRISTINE M AND	1337 N FISHER KING DR SE	BOLIVIA	NC	28422
185CE001	SMITH JASON ETUX	1333 N FISHER KING DR	BOLIVIA	NC	28422
1690001101	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185CE003	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185CC021	BURNETT EDWIN L III AND	4028 BARNES BLF SE	SOUTHPORT	NC	28461-7448
185CC027	HEWETT LESTER DEAN ET NANCY	PO BOX 192	SUPPLY	NC	28462
185CC007	CAVIN IRIS B	4999 GLEN COVE DRIVE	SOUTHPORT	NC	28461
185CC012	SU ZHONG	6733 WANNAMAKER LANE	CHARLOTTE	NC	28266
185CC013	STOMBAUGH ELROY G ETUX MAUREEN A	5123 MINNESOTA DR SE	SOUTHPORT	NC	28461
185CC023	STOMBAUGH ELROY G ETUX MAUREEN A	5123 MINNESOTA DR SE	SOUTHPORT	NC	28461
185CC014	MONTMARANO JEFF ETUX JENNIFER	4 HEMLOCK LANE	KINNELON	NJ	7405
185CC016	GRELA MICHAEL ETUX TRACEY G	5052 WYNIC WYND	SOUTHPORT	NC	28461
185CC017	PHILLIPS LINDA R	458 TRAPPE ROAD	BALTIMORE	MD	21222
185CC025	KLEINKLAUS JOSEPH E	58 SUNSET PLACE	ONEONTA	AL	35121
185CC006	CUNNEEN PETER ETUX KIMBERLY	34 ELLEN AVENUE	BABYLON	NY	11702
185CC020	HOLLADAY JAMES E	4 FOREST HILLS DRIVE	WILMINGTON	NC	28403
185CC015	LEFTWICH CURTIS C JR	2509 SPRINGFIELD PARK DR	RALEIGH	NC	27614
185CC015	TAYEBI REAL ESTATE I LLC	PO BOX 928769	SAN DIEGO	CA	92192
185CC029	TAYEBI REAL ESTATE I LLC	PO BOX 928769	SAN DIEGO	CA	92192
185CC008	LAWRENCE CARSON P ETVIR	111 E BAY STREET	SOUTHPORT	NC	28461
185CC009	HAWLEY MARK	365 S. ATLANTIC AVE APT 3	PITTSBURG	PA	15224-2310
185CC018	BURNETT EDWIN L IV	4028 BARNES BLF SE	SOUTHPORT	NC	28461-7448
185CC011	PHILLIPS RANDALL CRAIG	458 TRAPPE RD	DUNDALK	MD	21222-2249
185CC019	MATHEWS JOSEPHINE	2015 CAWOOD FALLS LN	KNOXVILLE	TN	37931-4065
185CC010	ELB FAMILY LP	4028 BARNES BLF SE	SOUTHPORT	NC	28461-7448
185CC005	LAWRENCE GARY S ETUX PAMELA T	PO BOX 11369	SOUTHPORT	NC	28461-1369

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16900011	LAND LIMITED LLC	C/O ANTHONY P AMBROSIO	MONTCLAIR	NJ	07042-2129

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16900011	HOWARD RESNIK	PO BOX 4041	WILMINGTON	NC	28406

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-44

Applicant: Criteria Development c/o Micah Jones

Project Name: Stone Farm Planned Development

Property Location: Thomasboro Rd (SR 1165) and Old Georgetown Rd (NC 179)

Parcel Numbers: 22600001, 22600005, 2410000111, 2260000101, 22600004

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

Surrounding Zoning **North:** R-7500 and CLD  
**South:** CA-R-8 and CA-HC (Calabash Jurisdiction), SB-MR-3 (Sunset Beach Jurisdiction)  
**East:** R-7500 and SB-MR-3  
**West:** R-7500, CLD and CS-R8 and CS-MFH (Carolina Shores Jurisdiction)

Proposed Use: 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 1009.3 acres creating an overall density of 2.14 dwelling units per acre.

There is a 128.12-acre portion of the proposed development located in the Town of Calabash that is not included in this submittal. Approval of that portion must be secured through the Town's approval authority.

**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).
- 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 201.86 acres of which a minimum of 30.28 acres is required to be active recreation space. The developer is proposing 338.21 acres of dedicated open space of which 41.0 acres is to be recreational.
- Approximately 743.16 acres of Tax Parcels 22600001 and 2260000101 are currently part of a Wetland Mitigation Bank and are not part of the proposed Planned Development.
- The proposed 2,159 residential units will generate approximately 20,661 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.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Tax Parcel 22600003 is not part of the project but access will be provided via a 20' access easement.

- A Neighborhood Meeting consistent with UDO Section 9.2 was held on May 26, 2021 at the Calabash Senior Resources Center.
- The Exceptional Design elements to be included in the project are as follows:
  1. Sidewalks are to be provided on one side of all streets.
  2. Two-Lane limited access collector street to improve connectivity within the area.
  3. 100' Street Buffer along Old Georgetown Road.
  4. 10' pedestrian access easement to be provided along Thomasboro and Old Georgetown for a future greenway.
  5. Abundance of interconnected walking trails.
  6. Good distribution of recreational open space areas throughout the development.
  7. Stormwater to be exceed the minimums of the stormwater ordinance.
  8. The developer is proposing 338.21 acres of open space where as 201.86 acres are required.
  9. The developer is proposing 41.0 acres of recreation space where as 30.28 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 April 15, 2021.

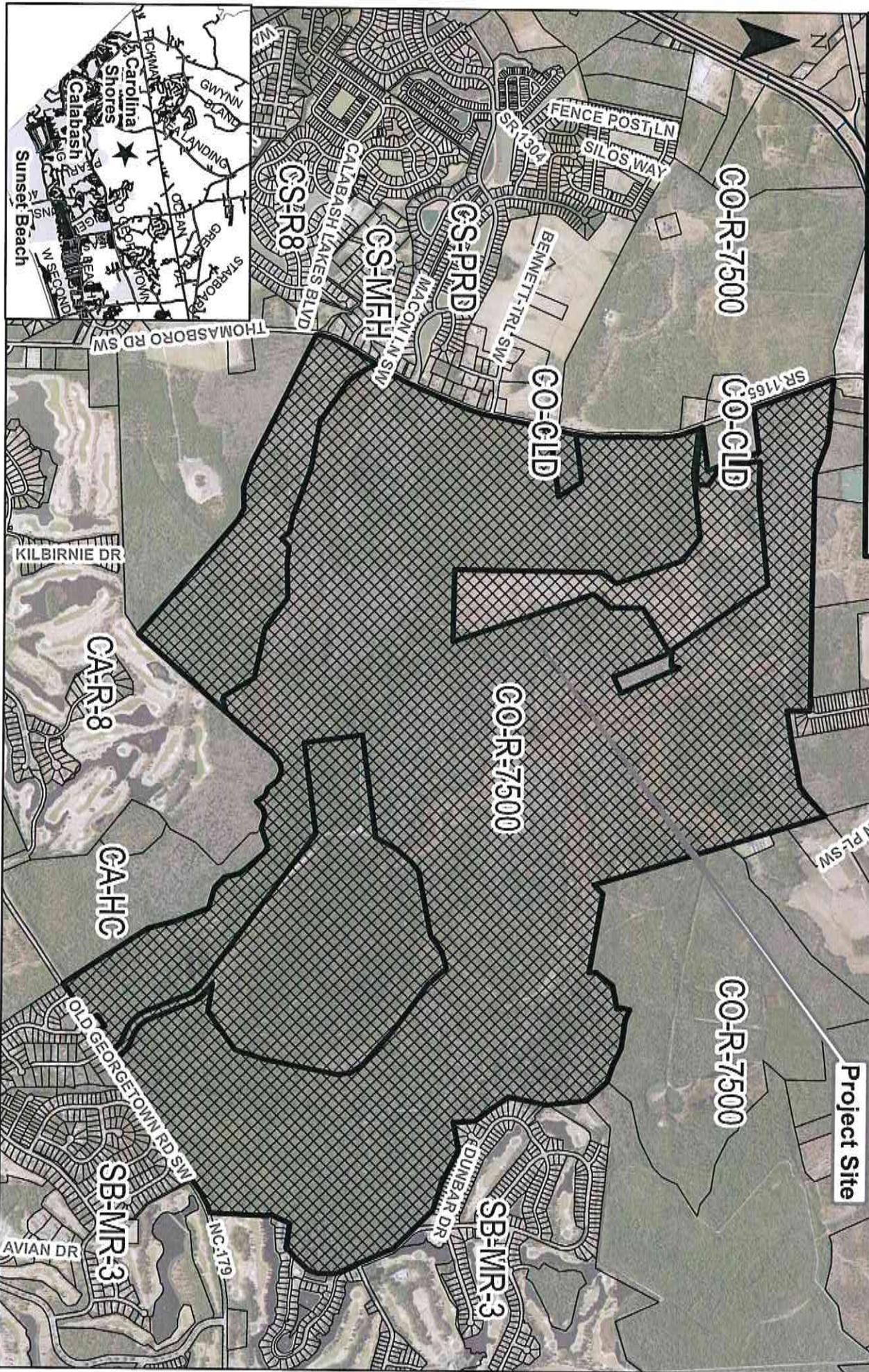
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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.
4. The Stormwater management system shall be designed to meet the detention demands of the 100-year Storm Event.



# Planned Development Case PD-44 Stone Farm



Project Site



# 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-44</u>	Invoice # <u>496355</u>
Date Received: <u>4/5/21</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 Stone Farm Investment, LLC	Phone
	Address 11 Causeway Dr.	Fax
	City, St, Zip Ocean Isle Beach, NC 28469	Email

Applicant or Representative	Name Criteria Development Marion Uter or Micah Jones, P.E.	Phone 251-263-3513
	Address 9794 Timber Cir	Fax
	City, St, Zip Daphne, AL 36526	Email marion@criteriadevelopment.com mjones@criteriadevelopment.com

Property Information	Address Old Georgetown Rd SW/Thomasboro S
	Tax Parcel(s) 22600001, 2410000102, 22600005, 2410000111, 2260000101, 22600004
	Acreage 1137.42
	Current Zoning R7500
	Public Utilities Available? Water Y Sewer Y

Project Information	Project Name Stone Farm (subject to change)
	Modification or Expansion Of Existing PD? Yes <input type="radio"/> No <input checked="" type="radio"/>
	Single Family Acres 2132 Lots
	Multi-Family Acres 0 Units
	Commercial Acres 90.07

Authorization	Property Owner Signature _____	<u>Owner's Authorization Pending Signature from Owner (to be submitted)</u>	Date _____
	Applicant/Representative Signature _____		Date <u>3/31/21</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 • (910)253-2025

April 16, 2021

Criteria Development  
c/o Micah Jones  
9794 Timber Circle  
Daphne, AL 36526

**RE: Stone Farm Planned Development  
File # PD-44**

Dear Mr. Jones,

The Technical Review Committee (TRC) at their April 15, 2021 meeting reviewed the preliminary plans for the above referenced project.

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

- Please separate or hatch all areas located in the Town of Calabash's jurisdiction and remove those calculations from the site data.
- Any development in the floodplain will require a county floodplain permit.
- Please consider designing the stormwater system to accommodate the 100-year storm event. This area and further downstream are highly susceptible to flooding.
- Reconfigure the main boulevard/thoroughfare to prevent any lots from having direct frontage. Indicate locations of stop signs, roundabouts on Blvd, etc. In addition, you may want to consult with NCDOT for them to take over the blvd/thoroughfare.
- Please note if roads are to be public or private.
- Please indicate all flood hazard zones on the site plan.
- Please provide an access easement to Tax Parcel 22600003.
- Please note probable locations for mail kiosk(s).
- Please note that a 30' 0.6 opacity peripheral buffer shall utilize existing vegetation with supplemental landscaping where necessary.
- Please note that there will be a 10' pedestrian access easement in the street buffer along Thomasboro Road and Old Georgetown Road for a future greenway.
- Please note that all residences shall have a minimum of two driveway parking spaces per lot.
- Please note that sidewalks shall be installed on one side of the street.
- Please list any exceptional design elements proposed on the site.
- Note that the HOA shall be responsible for the maintenance of all private roads and common areas within the development.



## 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 note that a Heritage Tree Survey will be completed prior to construction.
- A neighborhood meeting is encouraged to be held per UDO Section 9.2.
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and internet service to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at [jdstanley@atmc.coop](mailto:jdstanley@atmc.coop).
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.

### Comments from Flood Plain Adm.

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

- The developer is required to conduct a hydraulic and hydrology study starting at the point where the current Flood Insurance Study stopped for the Little Caw Caw Swamp to extend the full length of the water course. The study will need to establish the flood hazard boundaries, non-encroachment areas and/or floodways and base flood elevations for the area of development. Studies will need to include current undeveloped conditions and proposed conditions upon completion of development.
- A Conditional Letter of Map Revision (CLOMR) may need to be applied for through FEMA.
- A Letter of Map Revision (LOMR) will be required once the studies are completed
- Any land disturbing activity within the SFHA requires the issuance of a floodplain development permit.

### 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 modifications to both state and county stormwater permits.
- Recommend using a larger designed stormwater system due to flooding dangers.

### Comments from Engineering

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

- Existing 12" watermain on Thomasboro Rd, 16" watermain on Old Georgetown Rd & 12" watermain on Sandpiper Bay Dr – water system would need to be looped.
- 8" forcemain stub out on Thomasboro Rd and Old Georgetown Rd & 12" of US 17, that at this time have capacity available.
- Will need multiple pump stations.
- Fire hydrants required at entrances to development then every 800'
- Double water meter boxes required.
- Public utility easements required over all water & sewer mains.
- NCDOT Encroachments for connections on Thomasboro & Old Georgetown.



## 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

- Refer to Brunswick County Design Manual & Technical Specifications.

### Comments from Fire Code Official

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

- Revise Note 1. The utility plans are approved by the Fire Code Official instead of Emergency Management.
- Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800 feet thereafter. Will need hydraulic calculations. Hydrants are to be set in place and have water before combustible construction materials are placed on site.

Please email pdf copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on April 23, 2021. Revisions will be reviewed, and you may be asked for additional paper copies for Planning Board distribution.

If you have any questions, please feel free to contact me at 910-253-2056.

Sincerely,

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

Marc Pages  
Senior Planner

# CASE PD-44

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21000006	GAUSE FREEMAN	8221 OCEAN HWY W	SUNSET BEACH	NC	28468
226000603	COLEMAN RAYMOND C	780 THOMASBORO RD SW	CALABASH	NC	28467
226000604	CANADY CHARLES C	714 THOMASBORO RD	CALABASH	NC	28647
2270002409	904 GEORGETOWN TREATMENT PLANT LLC	800 SANDPIPER BAY DRIVE	SUNSET BEACH	NC	28468
227IA015	JONES MARGARET F	7557 DUNBAR DR SW	SUNSET BEACH	NC	28468
22700001	SUNSET BEACH DEVELOPMENT LLC	2002 OAK ST SUITE 200	MYRTLE BEACH	SC	29577
241EB072	CHARLES FOX HOMES LTD	16 CAUSEWAY DR SW	OCEAN ISLE BEACH	NC	28469
22600002	SOUTH BRUNSWICK FARMS LLC	P.O. BOX 70819	MYRTLE BEACH	SC	29572
24100037	DWE HOLDINGS LLC ETALS	2618 NEW VILLAGE WAY	WILMINGTON	NC	28405
227IA019	RESTIANO PEGGY ANNE	706 TROON COURT	SUNSET BEACH	NC	28468
241EA017	FOWLER NILDA GRAY (LT)	602 CORDGRASS RD	HAMPSTEAD	NC	28443
2420000946	CHINAWAY CORP DEVELOPMENT LLC	279 CLUBHOUSE ROAD	SUNSET BEACH	NC	28468
226PA031	VAUGHT LARRY D	734 THOMASBORO RD	CALABASH	NC	28467
2100000902	RIVER OF LIFE BAPTIST OF SUNSET BCH NC INC	8411 OCEAN HIGHWAY	SUNSET BEACH	NC	28468
2260001104	BENNETT L E ETUX	738 BENNETT TRL SW	CALABASH	NC	28470-2102
2260000813	BENNETT TERRY W	1708 LONG SHORE DR SW	SHALLOTTE	NC	28470-8902
24100033	MEARES HOBSON CLAYTON ETALS	870 THOMASBORO RD	CALABASH	NC	28467
227IA004	KALE ALBERT E ETUX	7515 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
227IA009	KURTZ JEFFREY A ETUX	1310 MCCLELLAN ST	PHILADELPHIA	PA	19148-2119
241EB001	HOLCOMBE KEVIN LYLE ETUX	1051 CAPE SIDE WYND	SUNSET BEACH	NC	28468-4819
2260000804	HOYER CHARLES R ETUX	1093 BRENTFORD PL	MYRTLE BEACH	SC	29579-6607
226PA030	HOLLEY RICHARD & HARRIETT	748 CAROLINA ST SW	CALABASH	NC	28467
226PA032	COLLI ARTHUR J TRUSTEE	724 THOMASBORO RD SW	CALABASH	NC	28467
2100001105	BROWN AMANDA L ETVIR	8617 OCEAN HWY W	SUNSET BEACH	NC	28468
2410000106	THISTLE GOLF COURSE LLC	1815 OLD THISTLE CLUB RD	SUNSET BEACH	NC	28468
227IA00102	SANDPIPER BAY PROPERTY OWNERS ASSCN	PO BOX 280	N MYRTLE BEACH	SC	29597
227IA00101	SANDPIPER BAY PROPERTY OWNERS ASSCN	PO BOX 280	N MYRTLE BEACH	SC	29597
2260000814	WILLIAMS RODNEY T ETUX	770 THOMASBORO RD SW	CALABASH	NC	28467
2260000836	WILLIAMS RODNEY T ETUX	770 THOMASBORO RD SW	CALABASH	NC	28467
227IA029	REGAN STEVEN JAY ETUX	7593 DUNBAR DRIVE SW	SUNSET BEACH	NC	28468
2100001302	LONG MARIE B ETVIR	51 THOMASBORO RD SW	SUNSET BEACH	NC	28468
226000014	VAUGHT MEDIA M (LT) ETVIR	8901 OCEAN HIGHWAY WEST	CALABASH	NC	28467
227IA008	JAMIESON MARY ETVIR	7531 DUNBAR DRIVE SW	SUNSET BEACH	NC	28468
241EB073	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430

241EB071	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
22600009	DUNCAN WHITNEY E	PO BOX 4951	CALABASH	NC	28467
227IA010	LUCKETT MIQUE	7539 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
22600011	BENNETT L E ETUX	738 BENNETT TRL SW	CALABASH	NC	28467-2102
241EB00101	CAPE SIDE POA INC	PO BOX 12051	WILMINGTON	NC	28405-0100
2100000701	PLANTERS GREEN LLC	15 SCOTLAND ST	OCEAN ISL BCH	NC	28469-7629
2260000818	FREY CHRISTIAN	79 PINEWOOD DR	CAROLINA SHORES	NC	28467-2317
227IA002	PASQUARELLA RICHARD J	7507 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2270002416	SUNSET VILLAGE AT SANDPIPER B G & CO	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403-5737
227IA007	MCLAUGHLIN HOLLY L ET	3752 NORMAN RD	MORGANTON	NC	28655
227IA026	MASSENA AVERY R ETUX	6403 GROSBEAK CT	HOBART	IN	46342-6886
2260000102	BRUNSWICK COMMUNITY COLLEGE	PO BOX 30	SUPPLY	NC	28462
2100001106	PIERCE JIMMY HOWARD ETUX	8621 OCEAN HWY W	SUNSET BEACH	NC	28468-6124
227IA030	WILLIAM B & JOYCE L JAMES REV LIV T	7595 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
22600003	VEREEN PEARLY ETUX	3738 EXUM RD NW	ASH	NC	28420-2712
227IA014	JAMES MASSEY REV LIVING TRUST AND	151 WINDSOR RD	STATEN ISLAND	NY	10314-4517
241EB070	DRAPAC GROUP 24 LLC	SUITE 30	ATLANTA	GA	30306
227IA001	MCGRW DENNIS D ETUX	7505 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
227IA006	KIPP FAMILY 2018 IRREVOCABLE TRUST	53 TODT HILL RD	STATEN ISLAND	NY	10314-4535
227IA003	MATTIOLI JOSEPH A ETUX	9003 HAWKINS TRAIL	COLFAX	NC	27235-9765
226PC00101	FARM AT BRUNSWICK HOA INC THE	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403-5737
2260000838	FARM AT BRUNSWICK HOA INC THE	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403-5737
2260000819	FOLEY CHRISTOPHER ETUX	PO BOX 1146	LITTLE RIVER	SC	29566-1146
227IA021	CONNOLLY PATRICIA AND	141 CRESTVIEW LN	MT ARLINGTON	NJ	07856-2302
2260000801	CANADY CHARLES E	714 THOMASBORO RD SW	CALABASH	NC	28467-2156
2270002402	NORTH STAR CAROLINA CORP	800 N SANDPIPER CLB DR SW	SUNSET BEACH	NC	28468
2270002401	NORTH STAR CAROLINA CORP	800 N SANDPIPER CLB DR SW	SUNSET BEACH	NC	28468
227000024	NORTH STAR CAROLINA CORP	800 N SANDPIPER CLB DR SW	SUNSET BEACH	NC	28468
2260000817	CRANE SAMUEL ETUX	636 THOMASBORO RD SW	CAROLINA SHOR	NC	28467-2155
2100001004	FARMER TIMOTHY DEAN ETUX	PO BOX 2546	SHALLOTTE	NC	28459-2546
2100000739	WJH LLC	3091 GOVERNORS LAKE DR	PEACHTREE COR	GA	30071-1143
22600015	CARLUS JOE PHIPPS FAMILY TRUST	228 THOMASBORO RD SW	CALABASH	NC	28467-2151
22600013	CARLUS JOE PHIPPS FAMILY TRUST	228 THOMASBORO RD SW	CALABASH	NC	28467-2151
22600012	PRICE TROY ET	9955 NANCE STREET	CALABASH	NC	28467-2151
227IA027	CERSOSIMO DOMINIC J ETUX	7589 DUNBAR DR SW	CALABASH	NC	28467
227IA013	KELLEHER SHIRLEY A	7551 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
227IA024	JAMES L GUDE & BRENDA J GUDE REV LIV TRUST THE	7583 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
227IB024	HARRINGTON CLAUDE ET	7603 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
227IA020	LAWTON EARL R	707 TROON CT	SUNSET BEACH	NC	28468
227IB022	ROEDER ALFRED D ET	7599 DUNBAR DR SW	SUNSET BEACH	NC	28468

226PA001	TYLER PHILLIP ETUX	749 CAROLINA STREET SW	CALABASH	NC	28467
2260000812	JOHNSON ALLEN L ET	4125 JOHNSON AVE	HOPE MILLS	NC	28348
2270002432	SUNSET VILLAGE AT SANDPIPER BAY	2008 PELICAN REACH PL	WILMINGTON	NC	28405-4232
2270002420	SUNSET VILLAGE AT SANDPIPER BAY	2008 PELICAN REACH PL	WILMINGTON	NC	28405-4232
21000008	KING JOE K ETUX	8351 OCEAN HIGHWAY WEST	SUNSET BEACH	NC	28468
241EA001	RICE RICKIE	950 SALEM RIDGE RD	ROCK CAVE	WV	26234-8544
227IA025	GLORIA JEAN MALONE REV TRUST	631 ANNA MARIA ST	LIVERMORE	CA	94550-5222
2420000940	SUNRISE CORPORATE DEV HOLDINGS LLC	279 CLUBHOUSE RD	SUNSET BEACH	NC	28468-4404
2260000503	COLEMAN RAYMOND C SR ETUX	780 THOMASBORO ROAD SW	CALABASH	NC	28467
2260000810	HENLEY PATRICK A ETUX	694 THOMASBORO RD	CALABASH	NC	28467
227IA011	RYAN MARK D ETUX	7543 DUNBAR DR SW	SUNSET BEACH	NC	28467
227IA005	HOLT FELIX THOMAS III	202 HINSDALE AVE	FAYETTEVILLE	NC	28468
227IA028	HELD FRANCIS J ET	7591 DUNBAR DRIVE SW	SUNSET BEACH	NC	28305-5322
227IA031	HORSLEY WILLIAM NOLEN JR ET	7597 DUNBAR DR SW	SUNSET BEACH	NC	28468
227IA012	HOCK JOSEPH M ET	7547 DUNBAR DRIVE	SUNSET BEACH	NC	28468
241EA01701	INMAN C PATRICK ET	8311 OLD GEORGETOWN ROAD	SUNSET BEACH	NC	28468
227IB023	BROOKS JOHN F ET	7601 DUNBAR DR SW	SUNSET BEACH	NC	28468
22600024	HARDEE RANDY D ET	131 HOUGHTON PLACE SW	SUNSET BEACH	NC	28468
2260000201	HARDEE RANDY D ET	131 HOUGHTON PLACE SW	SUNSET BEACH	NC	28468
2260000602	WILLIAMS RODNEY T ET	770 THOMASBORO RD SW	SUNSET BEACH	NC	28468
242HA018	VIOHL KENNETH R ETUX	5469 NATURE LN	CALABASH	NC	28467
241EA002	CLARK GLORIA JEAN AND	1050 SIRWOOD PL SW	VIRGINIA BCH	VA	23455-2164
241EA00101	CLARK GLORIA JEAN AND	1050 SIRWOOD PLSW	SUNSET BEACH	NC	28468
21000013	LONG MARIE B ETALS	51 THOMASBORO ROAD SW	SUNSET BEACH	NC	28468
227IA018	SCHAFFER KENNETH D TRUSTEE AND	704 TROON COURT SOUTHWEST	SUNSET BEACH	NC	28468
242HA00101	SEA TRAIL PLANT MASTER ASSOC INC	STE 108	SUNSET BEACH	NC	28468
2420000905	SEA TRAIL PLANT MASTER ASSOC INC	STE 108	WILMINGTON	NC	28403-5737
24100038	GORE GAIL AND	9267 BONAPARTE DR SW	WILMINGTON	NC	28403-5737
2260001105	BELLAMY MICHAEL R ET	490 THOMASBORO RD SW	CALABASH	NC	28467
			CALABASH	NC	28467

**OWNER(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	STONE FARM INVESTMENT LLC	11 CAUSEWAY DR	OCEAN ISLE BEACH	NC	28469

**APPLICANT(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	CRITERIA DEVELOPMENT	9794 TIMBER CIR	DAPHNE	AL	36527



Summary of Information/Questions from Neighborhood Meeting for Stone Farm Planned Development held on May 26<sup>th</sup> at the Brunswick Senior Center in Calabash

Who is here?

Micah Jones, P.E – Engineering Manager for Criteria Development/Criteria Engineering (Presenter)  
Les Basnight – President of Construction for Criteria Construction  
Marc A. Pagès – Senior Planner – Brunswick County  
John Shirk – Flood Plain Manager – Brunswick County

Are you in Carolina Shores or Calabash? A majority of the property is actually in the County. A small portion of the project is within the Calabash town limits.

How long will this project take to complete and when will it start and where will it start? The project is proposed to be developed in as many as 14 phases. We would expect full buildout of the development to take anywhere from 7-10 years, depending on market conditions. Construction is anticipated to start near the end of 2021. We anticipate the first phase would start along the Northernmost portion of the project although that is subject to change.

What are the proposed improvements along Thomasboro Rd. The traffic study will dictate what needs to be done, but we anticipate that a majority of the roadway fronting the property will be three-laned.

Will the speed limit be lowered on Thomasboro Rd. - The traffic study would make that recommendation although it is not expected that would be a recommendation.

We have low water pressure at the Farm, will this project make it worse? We were not advised about any water pressure or capacity issues during our pre-submittal meeting, but we have relayed this information to the utility for more information.

Have you performed an environmental impact study? A Phase 1 Environmental study was performed and no environmental concerns were identified therefore we did not pursue a Phase 2 study. Also, the wetlands have been delineated by a local wetland consultant and we are just waiting on concurrence of the wetland line by the Corps of Engineers.

Have you performed an economic impact study? No.

What are you going to do with stormwater? Will there be ponds? Currently, Brunswick County requires what is referred to as a 10-year design storm. This project proposes at a minimum to meet a 25-year design storm and in areas where it is determined that an even stricter design is required, the design will exceed even the 25-year design storm. Yes, there will be many ponds.

Is this low income housing? No.

Where is this project in the process and when will it be approved? It is currently a proposed project that will be reviewed by the Planning Commission next month.

Who will be providing fire protection? Calabash Fire.

What about the wetlands around the property? Those wetlands are not part of our project. They are part of a wetland mitigation bank established a few years ago. They are also part of a recorded conservation easement so nothing can ever be built in this area.

What kind of commercial development are you proposing? We do not plan to develop the commercial areas. We just sell the parcels to individual developers and they decide what they want to build. We have no say in the type of development.

Will you be sending sewer to the private Sandpiper Bay treatment plant? No.

Where will the cut-thru road come out on Thomasboro Rd and Georgetown Road? It is currently planned to line up with the entrance to the Farm on Thomasboro Rd and with Sinwood Pl on Georgetown.

Stone Farm Planned Unit Development  
 Neighborhood Meeting  
 Attendance Sheet  
 5/26/2021

Name	Address	Email Address
DONALD + LINDA BAKER	959 SANDPIPER BAY DR	dbake2592@aol.com
Mike & Henriett Donovan	7485 Belmont Dr	mikee.Donovan.Realestate@bnc.com
GEORGE GRANT	276 CAROLINA FARMERS BLD	
Chad Hicks	Town of Caroline Shores Admin.	Chicks@Carol...shoresnc.com
MIKE HEENIN	1091 WILSON AVE	DINPOCT@YAHOO.COM
JOE PRZYWARA	883 COON PLANTERS CIRCLE, CON. SHORES	JPRZYWARA@BIMC.NET
Marlou Preus	7572 Dunbar Dr S.W.	
ERIC PREUS	Sandpiper Bay	luckya@aue.net
Tom Gardner	7455 Prestwick, Sunset Beach 28469	zgardner@atmc.net tgardner@atmc.net
Bernice & Denis Callinan	7406 Baldemar Dr Sunset Beach	CALLINAN@AOL.COM CALLINAN@AOL.COM
BILL BRENNAN	818 WATSON AVE CAROLINA SHORES	bill.brennan@atmc.net
Ricky Lyda Fore	538 Sandpiper Bay S.B	rctford1199@gmail.com



Stone Farm Planned Unit Development  
 Neighborhood Meeting  
 Attendance Sheet  
 5/26/2021

Name	Address	Email Address
Brenda Williams	956 SANDPIPER BAY DR	bswrjw
Jim & Pat McSweeney	2375 BALBOA PR SUNSET	
Randy Harder	136 HOUGHTON PL SW SUNSET BEACH FLA	
Dorothy Bolinger	1025 TOWER PKT IN CAULEN STONE	Bolinger@ATMC.NET

Stone Farm Planned Unit Development  
 Neighborhood Meeting  
 Attendance Sheet  
 5/26/2021

Name	Address	Email Address
Mark Ryan	7543 DUNBAR DR S.B. N.C.	mdr5463@gmail.com
Tom/Shirley Kelleher	7551 Dunbar Dr. Smith Beach	TOMPKELLO@TMC.NET
Jeffrey Alvinware Shuman	8800 Kirkcubley Court, Cary, NC 27513	JEFFK74925@aol.com
Randa Gill	860 Corn Planters Ct The Farm	LAT110608@gmail.com
STEVE WILEMAN	931 STRATHAVEN LN SB 28468	SWILEMAN37@gmail.com
MARGE McMAKIN	7628 DUNBAR DR. S.B 28468	/

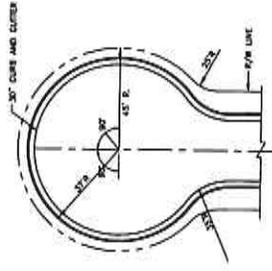






# Concept Plans for Stone Farm Planned Development

- SHEETS:**  
 1 - LAYOUT PLAN  
 2 - DRAINAGE PLAN  
 3 - UTILITY PLAN  
 4 - PHASING PLAN



**TYPICAL CUL-DE-SAC PLAN**  
NOT TO SCALE

**SITE DATA**

Gross Project Area: 1137.42 AC  
 Gross Project Area (Brunswick County): 1009.30  
 Gross Residential Area: 964.20 AC (802.22 developable, 161.90 wetland)  
 Gross Commercial Area: 45.10 AC (43.66 developable, 1.44 wetland)  
 Current Zoning: 2.23 Units / Acre (Residential)  
 Number of Lots: 875  
 Street Length: 2,159 Lots  
 R/W Width: 76,202 LF  
 Pavement Width: Boulevard - 60', Typical - 45'  
 Stormwater Maintenance: NCDOT  
 Min. Depth of Front Yard: 20 feet  
 Min. Width of Rear Yard: 15 feet  
 Corner Lots: 5 feet for SFR lots  
 Tax Parcel ID: 22600001, 22600005, 241000011, 22600004 (excluding wetland mitigation banks existing within these parcels (approx. 736 acres))  
 Smallest Lot Size: 2991.67 SF (Townhome Lot)  
 Average Lot Size: 5900 SF  
 Required Green Space (20%): 218.46 AC  
 Provided Green Space (31%): 338.21 AC  
 Provided Recreational Space (15%): 32.77 AC  
 Provided Rec. Green Space: (19%) 41.00 AC

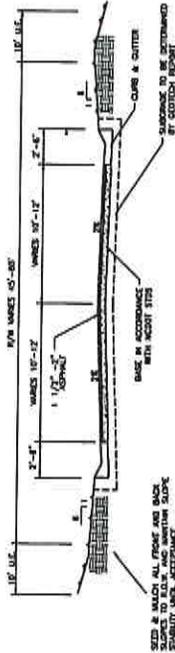
**IMPROVEMENT TABLE**

IMPROVEMENT	QUANTITY	RATIO
NEW ACCESS	45	1:12
NEW DRIVE	18	1:20
NEW SIDEWALK	17	1:31
SOUTH ACCESS	6	1:150
TOTAL SITE	90	1:102

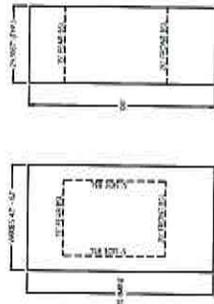
**APPROXIMATE IMPROVEMENT AREA TABLE**

IMPROVEMENT	AREA PER	TOTAL IMPROVEMENT AREA (AC)
TOWNHOUSES	181	75025
42' LOTS	40	16800
52' LOTS	902	36080
62' LOTS	50	20000
ROADWAY (10')	70	28000
ROADWAY (12')	25	10000
TOTAL	3	41500

**WETLAND NOTE:**  
 WETLANDS AS SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. THESE CHANGES COULD AFFECT THE DEVELOPED AREAS AND PERCENTAGES AS DESCRIBED IN THE ABOVE TABLE.



**TYPICAL ROAD SECTION**  
N.C.S.



**TYPICAL TOWNHOUSE LOT LAYOUT**

**TYPICAL LOT LAYOUT**



**Site**  
 Vicinity Map

**DEVELOPER DATA**

**OWNER/DEVELOPER:**  
 CRITERIA DEVELOPMENT, LLC  
 9794 TIMBER CIR  
 DAPHNE, AL 36526

**CIVIL ENGINEER**

CRITERIA ENGINEERING, PLLC  
 MICAH JONES, P.E.  
 9794 TIMBER CIR  
 DAPHNE, AL 36526

- NOTES:**
- Project to be built to County or City specifications for water and sewer. A utility plan must be submitted and approved by the appropriate authority before construction.
  - County and/or State Department of Transportation permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits.
  - There shall be a note on the final plans, master covenant, and deeds showing the location of wetlands and noting that those areas may not be filled, disturbed, or altered in any way unless properly permitted by the AC.
  - A home owners association shall be formed and approved by the appropriate authority at the time of the purchase within the development. The Homeowners Association will comply with the standards set forth in Section of the Unified Development Ordinance.
  - All roads will be built to NCDOT minimum parking standards for subdivision such use shall be publicly necessary.
  - A 30' O.G. county-perennial buffer shall utilize existing vegetation with supplemental landscaping where necessary.
  - A 10' pedestrian access easement shall be provided along the street buffer of Townhouse Rd and Georgetown.
  - A 10' fire lane.
  - 10' wide sidewalks.
  - 10' wide shoulders.
  - 10' wide base in accordance with NCDOT standards.
  - The HMA shall be provided for all common areas and any streets that are to remain private.
  - A drainage easement will be completed prior to construction.

**EXCEPTIONAL DESIGN ELEMENTS**

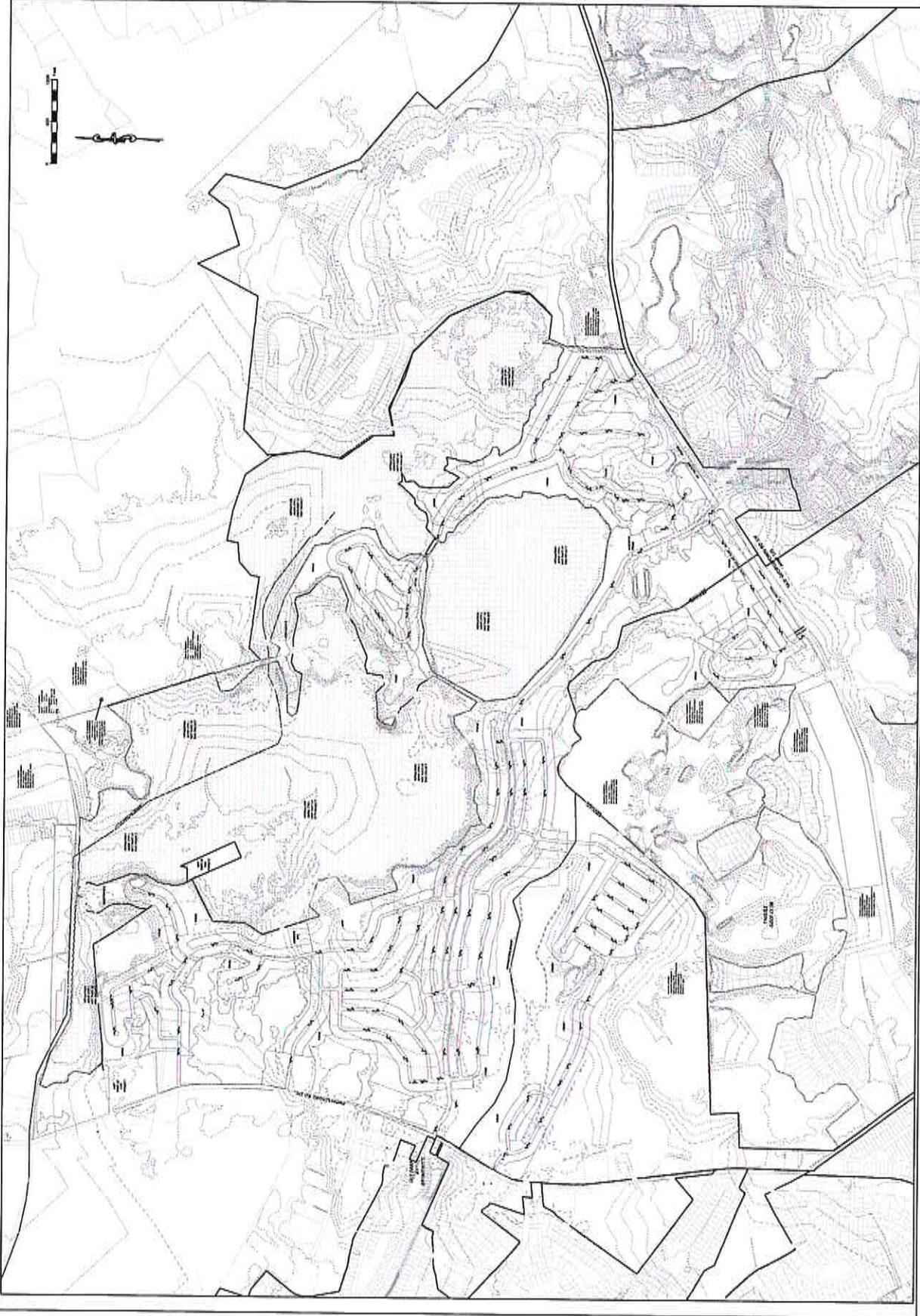
- Stormwater Outlets to Exceed Minimum Requirements
- Sidewalks on One Side
- Landscaped Entrances
- Green-Walking Trails
- Street Lighting
- Street Furniture
- Public Use Connector Road
- 10% More Greenpace than Required
- Tree and Natural Buffer around Perimeter
- Neighborhood Amenities (Clubhouses, Playgrounds, Parks)



Plans for  
Stone Farm  
Cataoka, NC  
Brunswick County, NC  
PREPARED FOR: Criteria Development, LLC

REAL TIME SURVEY  
SURVEY NO. 06889  
NO. CA 0128

**CRITERIA DEVELOPMENT**  
All dimensions, including bearings and distances, are based on a survey of the site on 1/15/07. The survey was conducted by the firm of REAL TIME SURVEY, INC., a professional engineering firm, under the supervision of the Professional Engineer, J. L. B. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping profession in North Carolina. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping profession in North Carolina. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping profession in North Carolina.

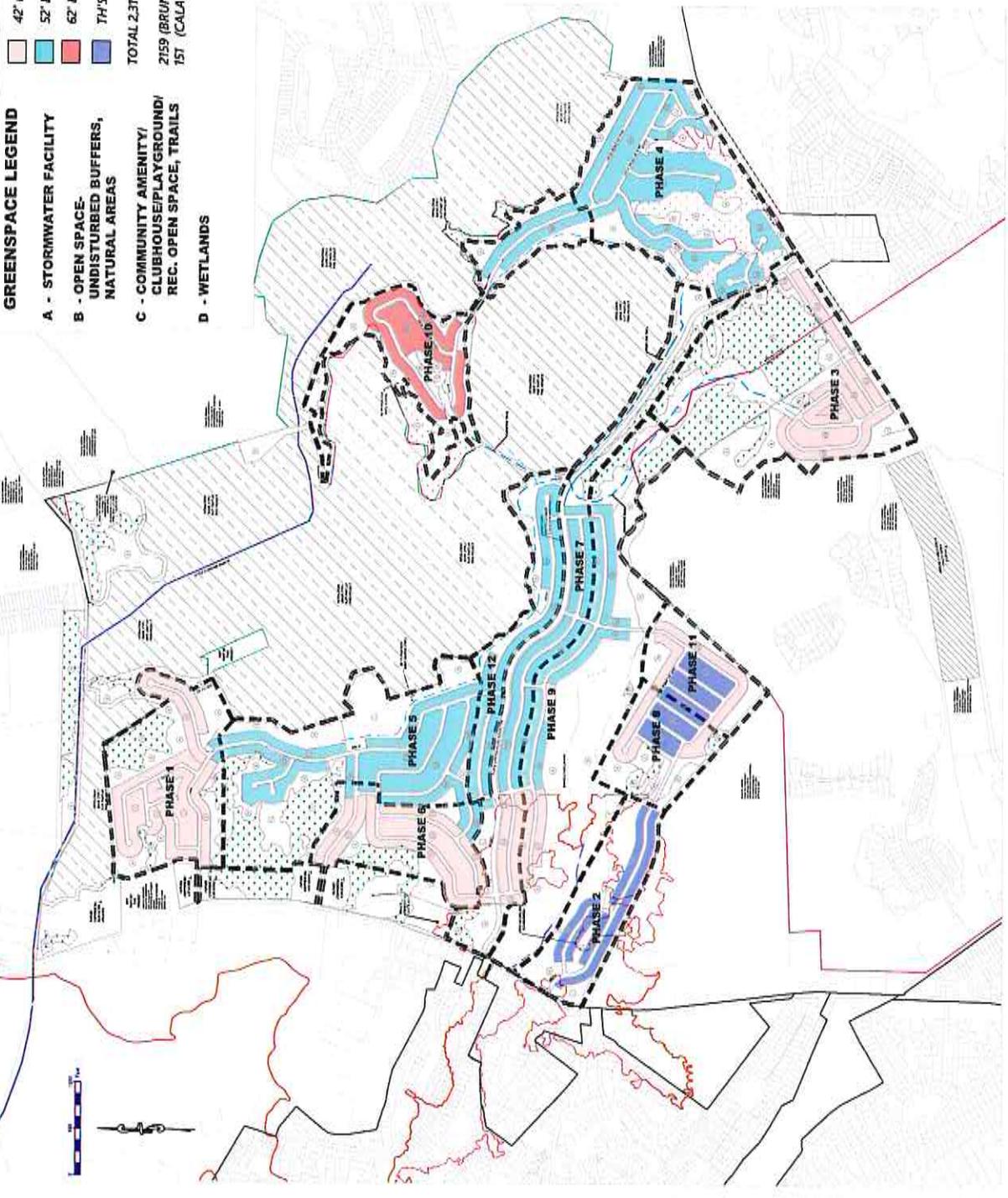




- GREENSPACE LEGEND**
- A - STORMWATER FACILITY
  - B - OPEN SPACE-UNDISTURBED BUFFERS, NATURAL AREAS
  - C - COMMUNITY AMENITY/ CLUBHOUSE/PLAYGROUND/ REC. OPEN SPACE, TRAILS
  - D - WETLANDS

- 42' LOTS (692(B), 151(C))
- 52' LOTS (001Z)
- 62' LOTS (92)
- TH'S - (363)

TOTAL 2,310 LOTS  
 2159 (BRUNSWICK)  
 151 (CALABASH)



POG NUMBER	WIDTH (FT)	LENGTH (FT)	UNITS
1	42	67	1
2	42	55	2
3	42	49	4
4	42	56	4
5	42	32	8
6	52	58	5
7	52	52	5
8	52	52	5
9	52	52	5
10	42	41	11
11	52	57	12
12	52	61	13
13	52	50	14
14	42	28	15
15	42	28	16
16	42	28	17
17	42	28	18
18	42	17	19
19	42	17	20
20	42	7	7
21	52	42	52
22	52	24	42
23	52	24	42
24	52	47	47
25	52	17	17
26	52	17	17
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66	42	23	23
67	42	23	23

Planning Map for Stone Farm  
 Prepared For: Criteria Development, LLC  
 Johnston, NC  
 Date: 08/25/2014  
 Sheet: 1 of 1  
 SHEET NUMBER: 4

**CRITERIA DEVELOPMENT**  
 1000 W. MARKET STREET  
 RALEIGH, NC 27601  
 TEL: 919.876.1100  
 FAX: 919.876.1100

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**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-49

Applicant: H & W Design

Project Name: Ricelands Planned Development

Property Location: River Road (NC 133)

Parcel Numbers: 05900005, 0590000502, 0590000103, 0590000104, 0590000501, 0590000101

Zoning District: R-6000 (High Density Residential)

Surrounding Zoning **North:** LE-PUD (Leland Jurisdiction)  
**South:** R-6000 and R-7500 (Medium Density Residential)  
**East:** R-6000 and RR (Rural Residential)  
**West:** LE-PUD

Proposed Use: 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.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential and vacant land. The Future Land Use Map denotes this area as MDR (Medium Density Residential) and Conservation.
- 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 11.82 acres of which a minimum of 1.77 acres is required to be active recreation space. The developer is proposing 13.56 acres of dedicated open space of which 6.4 acres is to be recreational.
- The proposed 90 residential units will generate approximately 1,500 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.
- 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. All lots are to be excluded from any wetlands or flood hazard areas.
  2. 10' pedestrian access easement to be provided along River Road for a future greenway.
  3. The developer is proposing 13.56 acres of open space where as 11.82 acres are required.
  4. The developer is proposing 6.4 acres of recreation space where as 1.77 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 May 13, 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.

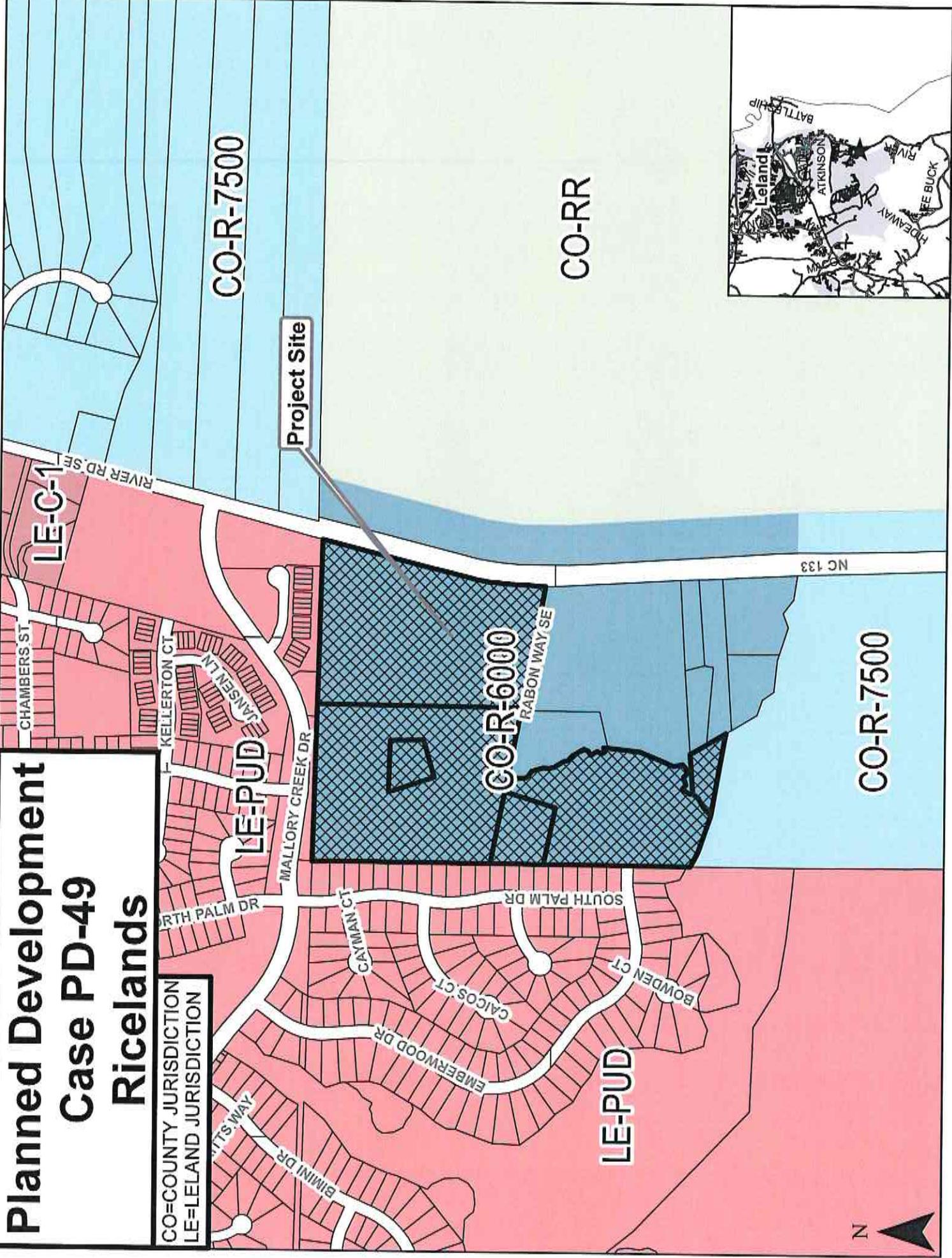
Staff recommends approval based on the following conditions:

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-49 Ricelands

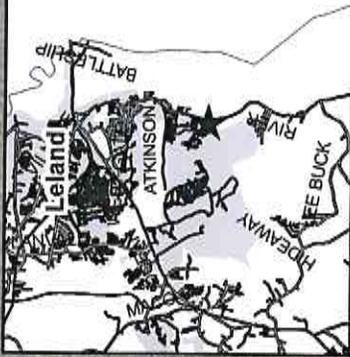
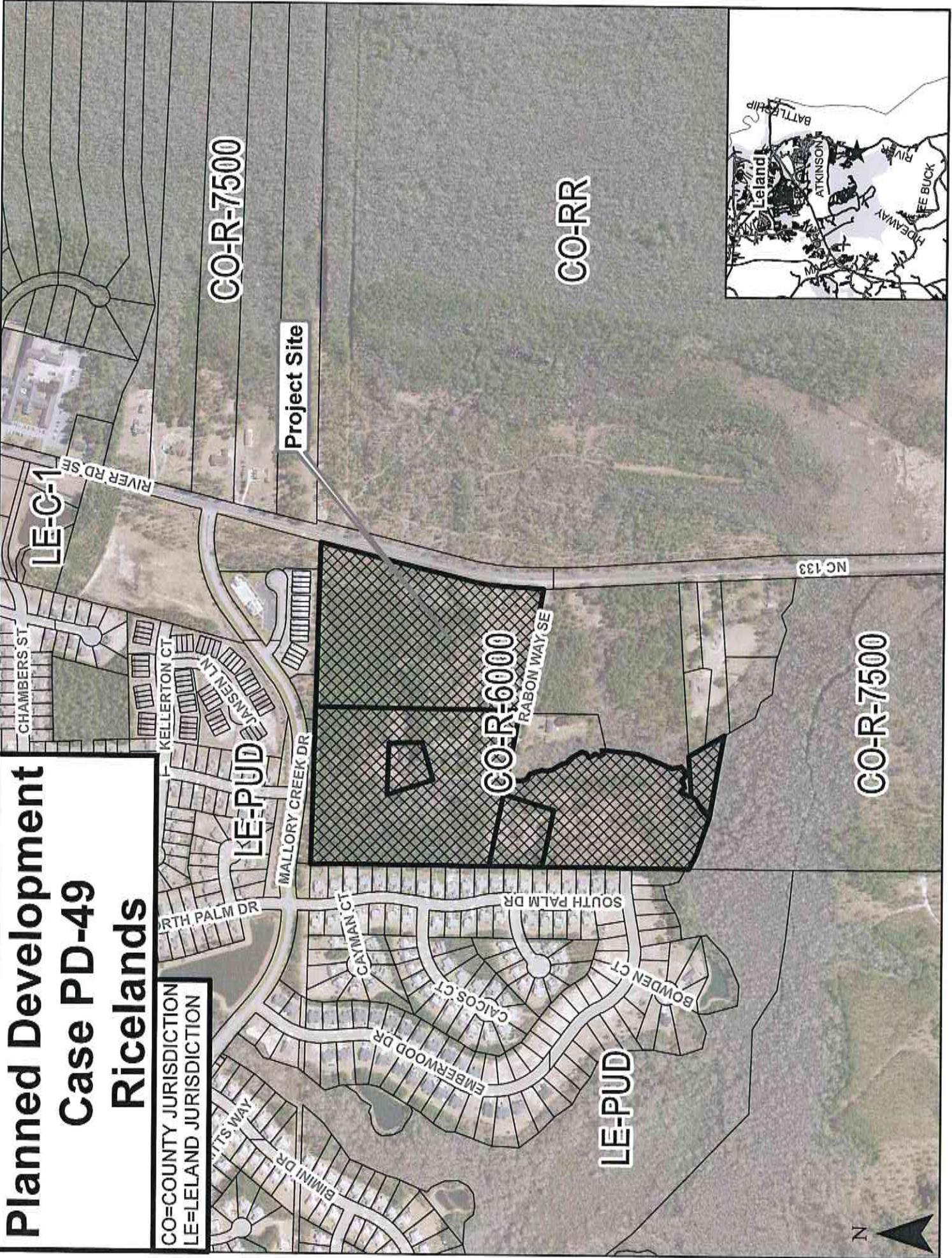
CO=COUNTY JURISDICTION  
LE=LELAND JURISDICTION

Project Site



# Planned Development Case PD-49 Ricelands

CO=COUNTY JURISDICTION  
LE=LELAND JURISDICTION





# Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File #	PD-49 Invoice # 500571
Date Received:	5/3/21
Northwest Jurisdiction	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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	123 SEDELMER L/C 123 INVESTMENTS LLC KARON ESTATES PROPERTIES		Phone	910 431 4887
	Address	P.O. BOX 3649		Fax	—
	City, St.	WILMINGTON, NC 28406		Email	JIMMYHOPKINS@REMAX.NET

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

Property Information	Address	1589 RIVER RD SE		Project Information	Project Name	RICELANDS		
	Tax Parcel(s)	05900005, 059000502 0590000103, 0590000104, 0590000101, 0590000501			Modification or Expansion Of Existing PD?	Yes	<input checked="" type="radio"/> No	
	Acreage	47.28			Single Family Acres	30	Lots	90
	Current Zoning	R6000			Multi-Family Acres	7.28	Units	110
	Public Utilities Available?	Water	<input checked="" type="checkbox"/>		Sewer	<input checked="" type="checkbox"/>	Commercial Acres	0

Authorization	Property Owner Signature			Date	5-3-21
	Applicant/Representative Signature	 DANIEL WEEKS		Date	MAY 3/2021

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

May 13, 2021

H & W Design  
c/o Dan Weeks  
2512 Independence Blvd. Ste 200  
Wilmington, NC 28467

**RE: Ricelands Planned Development  
File # PD-49**

Dear Mr. Weeks,

The Technical Review Committee (TRC) at their May 13, 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)

- Some of the site data on the right side of the plan appears to be cut off. Please revise so the data figures are legible.
- Please revise lot 43 to include an appropriate turnaround that would comply with fire code.
- Please submit a letter from H2GO stating that they will be the water and sewer provider.
- Please indicate in the open space calculations that the zoning is R-6000.
- Please list the Tax Parcel ID's for the development.
- Please note that there will be a 10' pedestrian easement in the street buffer along River Road for a future greenway.
- Please show the Flood Hazard Zones for the development.
- Please indicate the average lot width.
- Please specify the recreation space uses.
- Please differentiate the proposed setbacks for the Townhomes and the Single-Family lots.
- Please specify the periphery buffer will have a 0.6 opacity.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.
- Please note that street names will be needed for the development. Contact Jan Clemmons with GIS at 910-253-2392 to secure appropriate street names.

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.



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- Project will require modifications to both state and county stormwater permits.

### Comments from Fire Code Official

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

- Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800 feet thereafter. Will need hydraulic calculations. Hydrants are to be set in place and have water before combustible construction materials are placed on site.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on May 21, 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-49

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
059NA007	BORDEAUX CAROLYN HILLIARD TRUSTEE	213 SATARA DR	WILMINGTON	NC	28412
059JB009	KISNER WENDY R	119 SOUTH PALM DRIVE	WINNABOW	NC	28479
059JB010	FRIDLEY LU-ANNE M	121 SOUTH PALM DRIVE	WINNABOW	NC	28479
059NA009	LAWSON ALLAN M	139 S PALM DRIVE	WINNABOW	NC	28479
059JB006	HICKS CHRISTOPHER R	643 PLEASANT HILL CHR CRD	ELLABELL	GA	31308
059NA003	PLOWMAN EDWARD ETUX	127 S PALM DRIVE	WINNABOW	NC	28479
059OA001	WILSON LESLIE	242 EMBERWOOD DR	WINNABOW	NC	28479-5833
590000302	RICH JAMES A AND	1647 RIVER RD SE	WINNABOW	NC	28479-5209
5900003	RICH JAMES A AND	1647 RIVER RD SE	WINNABOW	NC	28479-5209
059NA011	ROGERS DAWN STANLEY ET/IR	143 SOUTH PALM DRIVE	WINNABOW	NC	28479
059NA010	POWERS SHARON ET/IR	141 S PALM DRIVE	WINNABOW	NC	28479
059JB002	BATIOJA BORIS ETUX	320 ST KITTS WAY	WINNABOW	NC	28479-5683
5900002	LABRIOLA ANTHONY ETUX	15701 DEERFIELD CT UN 25	ORLAND PARK	IL	60462-3597
5900006	BLT TRUST	131 OCEAN BLVD W	SUPPLY	NC	28462-5024
059NA006	BREWSTER DAVID ETUX	133 S PALM DR	WINNABOW	NC	28479-5187
059JB005	LAIRD HENDRICK JR ETUX	111 S PALM DR	WINNABOW	NC	28479-5187
059NA004	PARIKH HASMUKH ETUX	4308 GAINESFORD CT	WILMINGTON	NC	28412-8247
059NA002	HARABIN KEITH E ETUX	125 S PALM DR	WINNABOW	NC	28479-5187
059JB003	BOWDEN MICHAEL P ETUX	107 S PALM DR	WINNABOW	NC	28479-5187
590001004	WILMINGTON WEST INC	PO BOX 3649	WILMINGTON	NC	28406-0649
590001002	WILMINGTON WEST INC	PO BOX 3649	WILMINGTON	NC	28406-0649
059JB001	POINTS ETHAN ETUX	103 S PALM DR	WINNABOW	NC	28479-5187
059JB008	PAGE ADAM MICHAEL ETUX	117 S PALM DR	WINNABOW	NC	28479-5187
059NA008	GRACE ELAINA BROOKE	137 S PALM DR	WINNABOW	NC	28479-5187
059KA00101	MALLORY CREEK PLANTATION HOA	PO BOX 12051	WILMINGTON	NC	28405-0100
590001018	MALLORY CREEK PLANTATION HOA INC	PO BOX 12051	WILMINGTON	NC	28405-0100
590001016	MALLORY CREEK PLANTATION HOA INC	PO BOX 12051	WILMINGTON	NC	28405-0100
059JA002	MALLORY CREEK PLANTATION HOA INC	PO BOX 12051	WILMINGTON	NC	28405-0100
059NA001	MCKINNEY BRUCE C ETUX	123 S PALM DR	WINNABOW	NC	28479-5187
590000201	GAULDIN JAMES H ETUX	9731 RABON WAY SE	WINNABOW	NC	28479-5207
059NA005	AUCHSTETTER MICHAEL J	131 S PALM DR	WINNABOW	NC	28479-5187
059JB004	BEIGHLE RICHARD ET	109 SOUTH PALM DR	WINNABOW	NC	28479-5187
059JB007	PLEVA DANIEL J AND	115 SOUTH PALM DRIVE	WINNABOW	NC	28479

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	133 INVESTMENTS LLC	PO BOX 3649	WILMINGTON	NC	28406
	RABON ESTATES PROPERTIES	PO BOX 3649	WILMINGTON	NC	28406
	133 SEDELMAYER LLC	PO BOX 3649	WILMINGTON	NC	28406

## APPLICANT(S)

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

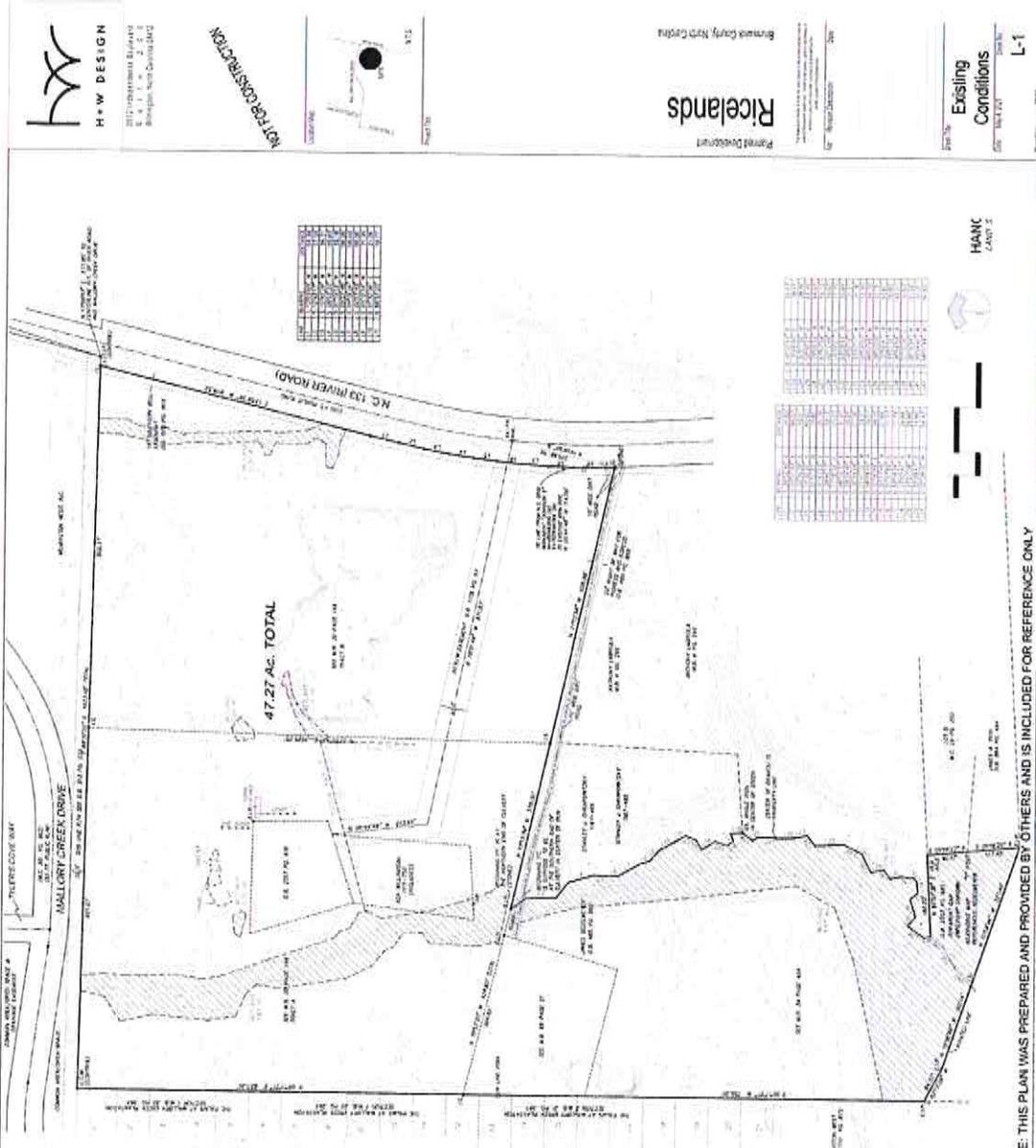




**RABON SEDLEMEYER TRACTS**  
 COMPOSITE MAP OF  
 TOWN GREEN TOWNSHIP BRUNSWICK CO. NORTH CAROLINA  
 DATE: JANUARY 2018



Flood Hazard Zones Map  
 Brunswick County GIS Data



**H+W DESIGN**  
 2017 UNIVERSITY BLVD #100  
 SUITE 100  
 WILMINGTON, NORTH CAROLINA 28403

**NOT FOR CONSTRUCTION**



**RiceIands**  
 Planned Development  
 Brunswick County, North Carolina

Project No. 18-001  
 Date: 01/11/2018

Existing Conditions  
 Date: 01/11/2018  
 Scale: 1" = 100'

Area	Area (Ac)	Area (Sq Ft)
Area 1	10.00	435,600
Area 2	15.00	653,400
Area 3	22.27	965,400
<b>Total</b>	<b>47.27</b>	<b>2,054,400</b>

MANC  
 CADD 2

NOTE: THIS PLAN WAS PREPARED AND PROVIDED BY OTHERS AND IS INCLUDED FOR REFERENCE ONLY

**PRELIMINARY PLAT**

- 1. THIS PLAN IS PREPARED FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT.
- 2. THIS PLAN IS PREPARED FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT.
- 3. THIS PLAN IS PREPARED FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT.
- 4. THIS PLAN IS PREPARED FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT.
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- 9. THIS PLAN IS PREPARED FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT.
- 10. THIS PLAN IS PREPARED FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT.



# REZONING STAFF REPORT

Prepared by Marc Pages, Senior Planner  
Rezoning Case#: Z-815  
June 14, 2021



## APPLICATION SUMMARY

The applicant, Phil Norris, requests to rezone Tax Parcel 01600062 from RR (Rural Residential) to R-7500 (Medium Density Residential). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

Mt. Misery Road (SR 1426)

### Tax Parcel

01600062

### Current Zoning

RR (Rural Residential)

### Proposed Zoning

R-7500 (Medium Density Residential)

### Surrounding Zoning

RR and IG (Industrial General)

### Current Use

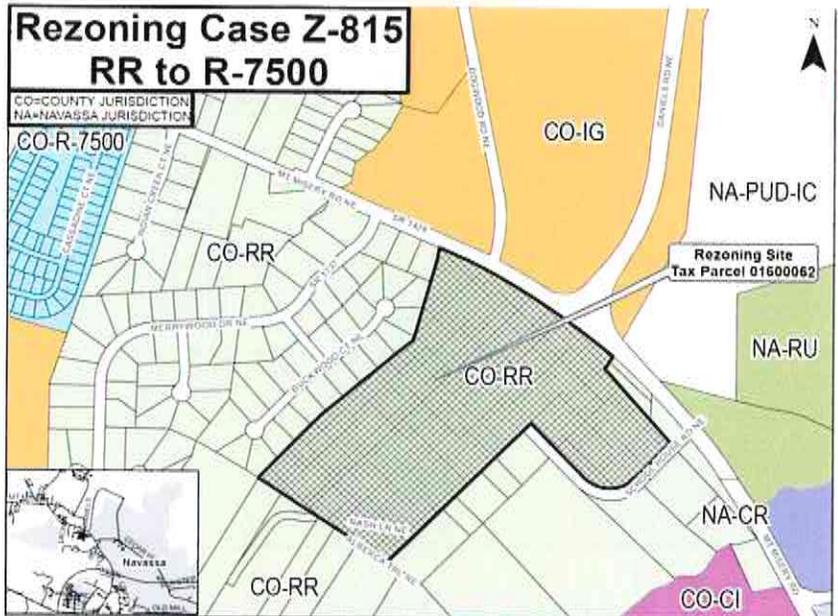
Vacant

### Surrounding Land Uses

Residential and Vacant Lands

### Size

40.33 acres



## SITE CONSIDERATIONS

**Zoning History:** There has been no rezoning activity on the site since zoning was implemented by the county in 1994.

**Buffers:** If rezoned to R-7500, all residential and non-residential uses will require a 0.2 opacity buffer to RR areas.

**Traffic:** There are no capacity deficiencies for this section of Mt. Misery Road (SR 1426). The developer shall be responsible for obtaining a NCDOT driveway permit prior to construction.

**Utilities:** Water and sewer is available from Brunswick County Utilities along Mt. Misery Road (SR 1426).

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

**CIP Projects in Area:** Northwest Water Plant Expansion-Phase 3 (FY 2020). New Town Creek Middle School (FY 2020).

**NCDOT Road Improvements in Area:** Lanvale Road and Old Fayetteville Road Intersection Improvements – Near Future.

**Environmental Impacts:**

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: The site scores a 0 out of 10 due to no substantial wetlands on the site.
- The rezoning site does not lie within a half mile of a Voluntary Agricultural District.

## ANALYSIS

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

**CAMA Land Use Plan Classification:** LDR

- Proposed Zoning is consistent with CAMA Land Use Plan

**Applicable CAMA Land Use Policies:**

- P.15 states that Brunswick County supports greater residential densities in areas that are accessible to water and sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.
- 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 R-7500 FOR TAX PARCEL 01600062** 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-815 (RR to R-7500)



**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.

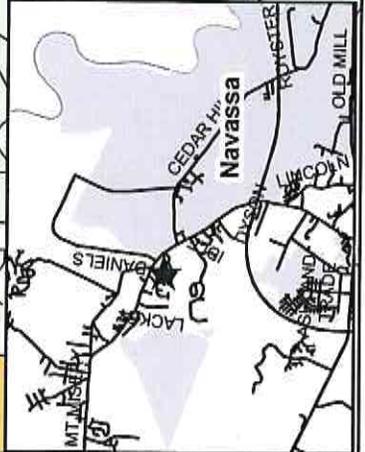
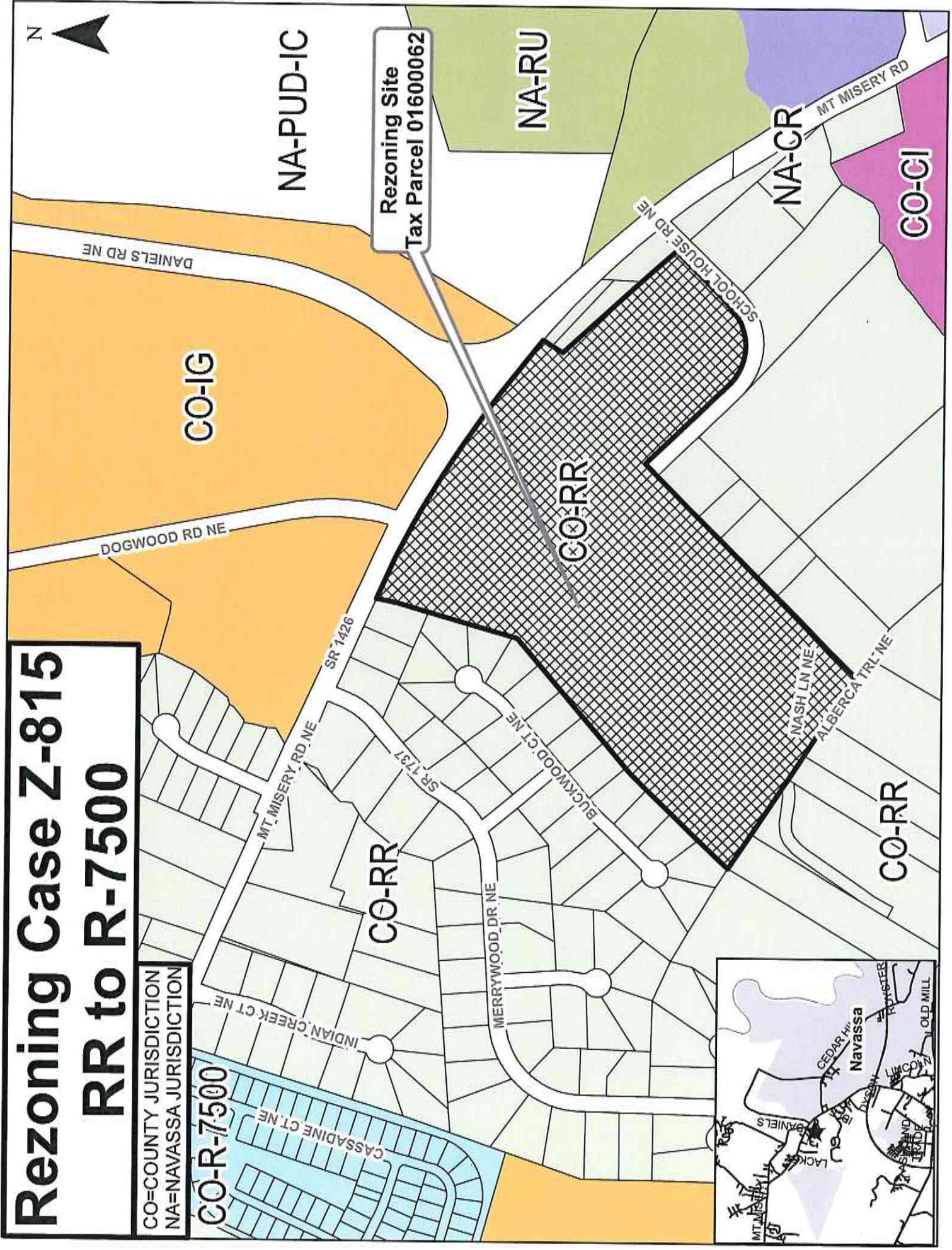
# Rezoning Case Z-815 RR to R-7500

CO=COUNTY JURISDICTION  
NA=NAVASSA JURISDICTION

CO-R-7500



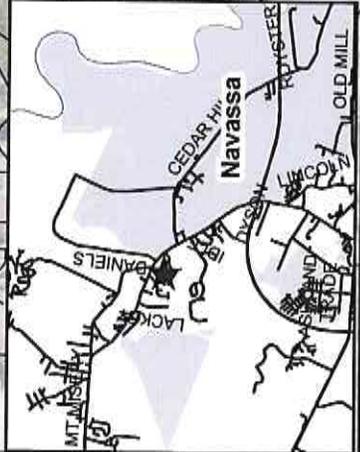
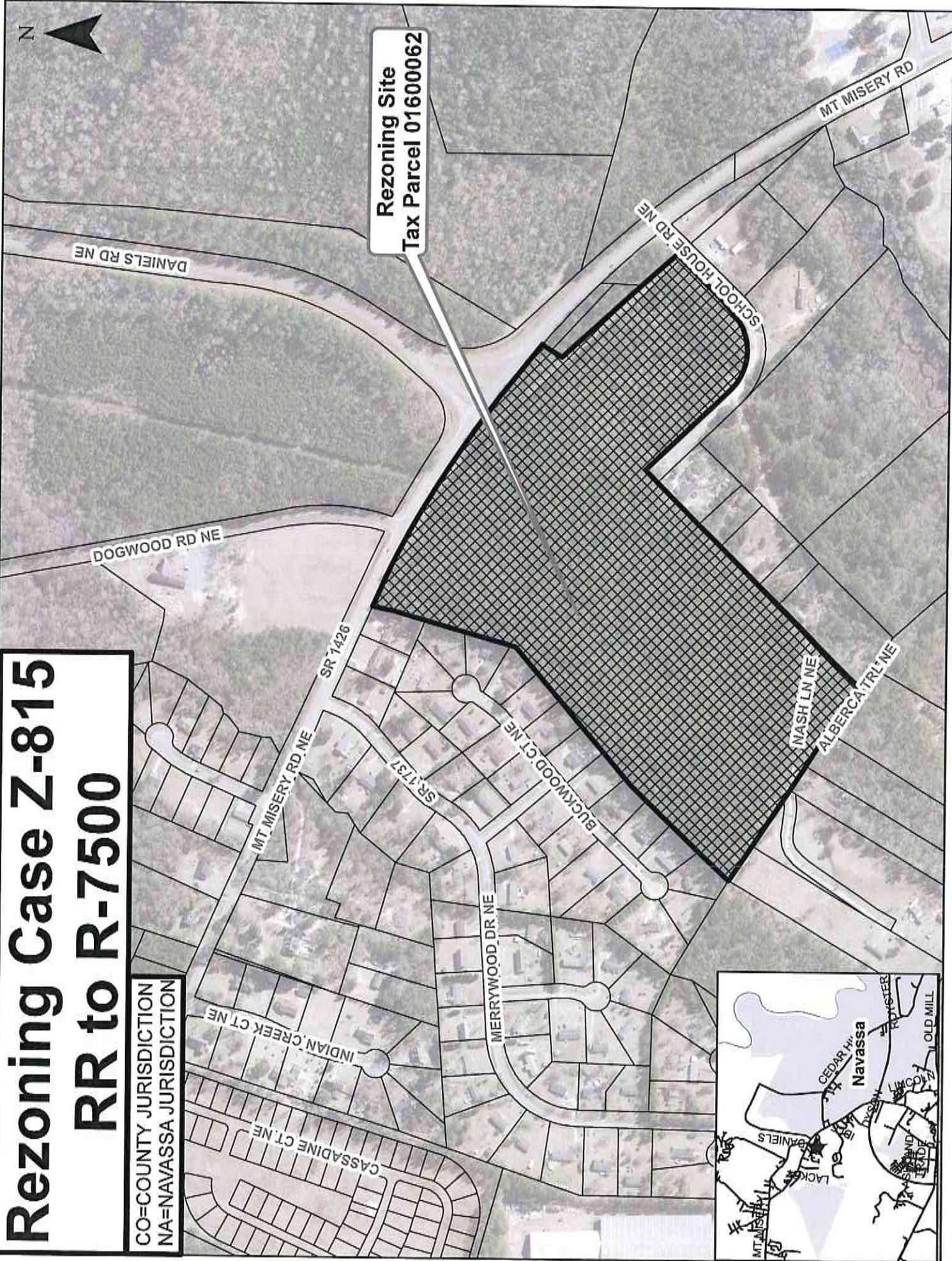
Rezoning Site  
Tax Parcel 01600062



# Rezoning Case Z-815 RR to R-7500

CO=COUNTY JURISDICTION  
NA=NAVASSA JURISDICTION

Rezoning Site  
Tax Parcel 01600062



# Rezoning Case Z-815 Land Use Plan

CO-COUNTY JURISDICTION



Rezoning Site  
Tax Parcel 01600062

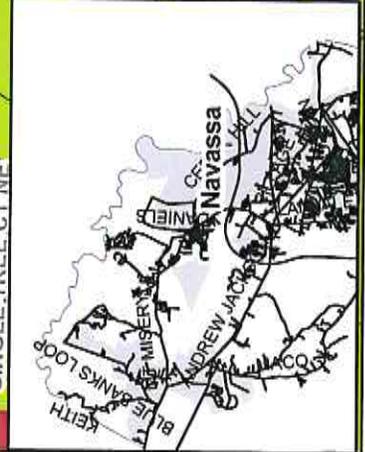
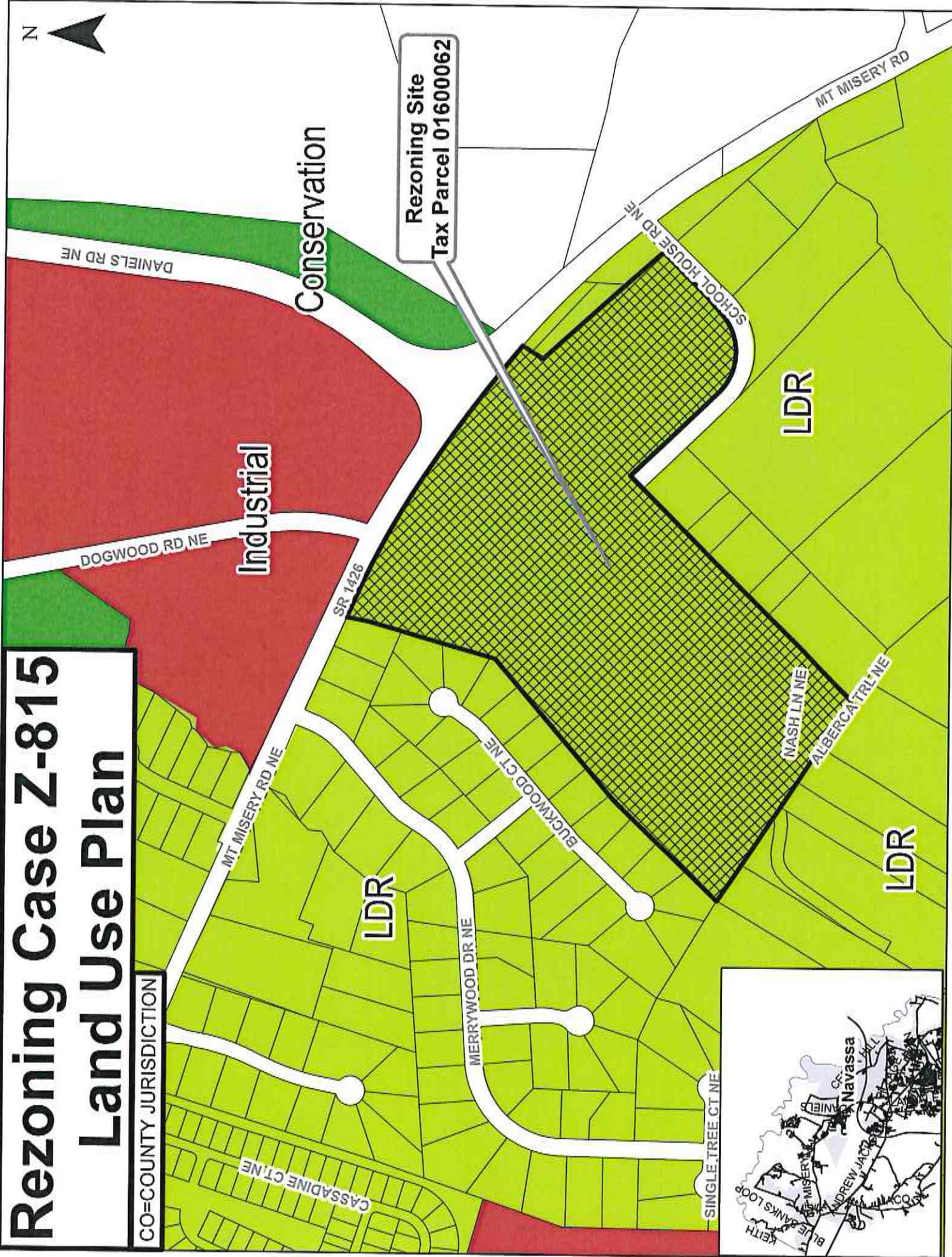
Conservation

Industrial

LDR

LDR

LDR





# REZONING APPLICATION

NT 21034

<i>For Office Use Only</i>	
Rezoning Case #	815 Invoice # 488292
Date Received	4/27/21
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

### APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)

Applicant Name(s): Nathan S. Sanders

Mailing Address: P.O. Box 3167, Wilmington, NC 28406

Phone: 910-791-1196 Email: sancohomes@sancohomes.com

### PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): Goudarzi & Goudarzi, LLC

Mailing Address: 1721 New Hanover Medical Park Drive  
Wilmington, NC 28403

Phone: 910-512-6442 Email: hormozeg@gmail.com

### PROPERTY INFORMATION

Property Address and/or Description of Location:

Parcel Tax ID #(s): 01600062	Total Site Acreage: 40.33
---------------------------------	------------------------------

Current Zoning District(s): RR (Rural Residential)	Proposed Zoning District(s): R-7500
--	-------------------------------------

Conditional Zoning Request  YES  NO  
*Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.*

**NOTE:** If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

**STATEMENT OF REASONABLENESS**

Please explain why the proposed zoning is reasonable for the area. Possible reasons could be the rezoning is consistent with the character of the area, the rezoning will match the surrounding zoning, or the rezoning is consistent with the Land Use Plan:

Similar uses and zoning is located in the vicinity of the parcel to be rezoned.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

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

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

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

**APPLICANT/OWNER SIGNATURE**

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

Applicant Signature: Holtan J. [Signature]

Date: 4/26/2021

Owner Signature: [Signature]

Date: 4/26/21

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**

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

**City of Northwest Jurisdiction Fees**

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

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

# CASE Z-815

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1600034	VICTORIA CYNTHIA	PO BOX 26381	COLLEGEVILLE	PA	19426
160002817	HENRY FLOYD JR	537 TOWN CREEK RD NE	LELAND	NC	28451
160002825	SVENDSEN DAWN M	23 HESTON RD	SHIRLEY	NY	11967
1600041	CLARK MELUSSA R	PO BOX 1883	LELAND	NC	28451
1600029	SUMMERVILLE CHURCH	2991 DOGWOOD RD NE	LELAND	NC	28451
1600062	GOUDARZI & GOUDARZI LLC	PARK DRIVE	WILMINGTON	NC	28403
160002827	R3 FINN LLC	PO BOX 15209	WILMINGTON	NC	28412
160002822	RIOS ANDRES FELIPE PARRA	9378 BUCKWOOD COURT NE	LELAND	NC	28451
160006301	CALLIHAN JOHNNY ALBERT SR	9072 NE GREENLOOP ROAD	LELAND	NC	28451
160002826	OHARE ANGELA GAY	1208 TREMONT CT	WILMINGTON	NC	28411
170005305	MULBERRY WEST LLC	P O BOX 306	CAROLINA BEACH	NC	28428
160002801	MOON STEWART ETUX	11 S 8TH ST	WILMINGTON	NC	28401-4759
160002818	QUILLEN ROCKY C ETUX	9362 BUCKWOOD CT NE	LELAND	NC	28451-9009
160002819	SALINAS HERRERA GREGORIO ETUX	9366 BUCKWOOD CT NE	LELAND	NC	28451-9009
170005302	INDIAN CREEK WEST LLC	PO BOX 306	CAROLINA BCH	NC	28428-0306
110000101	DUPONT E I DE NEMOUR	PO BOX 2909	WILMINGTON	DE	19805-0909
160006302	WALKER KATHERINE G	9072 GREEN LOOP ROAD NE	LELAND	NC	28451-9006
160002824	SVENDSEN DANIEL ET	84 CHANEL DR E	SHIRLEY	NY	11967-3812
160002823	BURTON MICHAEL ANTHONY ET	9382 BUCKWOOD CT NE	LELAND	NC	28451
1600042	SHAW WILLIE BERNARD SR AND	51 DIXON LN	SOUTHPORT	NC	28461-7717
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
160003801	SMALL GLENDA G	10076 CHAPPELL LOOP RD SE	LELAND	NC	28451-8542
1700091	TOWN OF NAVASSA	334 MAIN ST	NAVASSA	NC	28451-7630
160003802	GRADY JOHN ETALS	8796 NORTHRIDGE DR	LELAND	NC	28451-8074
1600038	GRADY JOHN ETALS	8796 NORTHRIDGE DR	LELAND	NC	28451-8074
1600035	D & H INVESTORS INC	P O BOX 157	LELAND	NC	28451
1600040	JENKINS ROBERT L	9416 NASH LANE NE	LELAND	NC	28451
160002821	SIMMONS SKYE J ETUX	9374 BUCKWOOD CT NE	LELAND	NC	28451-9009

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
155000801	GOUDARZI AND GOUDARZI, LLC	1721 NEW HANOVER MEDICAL PA	WILMINGTON	NC	28403

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	NATHAN SANDERS	PO BOX 3167	WILMINGTON	NC	28406
	PHIL MORRIS	1429 ASH LITTLE RIVER RD	ASH	NC	28420

# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-816

June 14, 2021

## APPLICATION SUMMARY

The applicant, Norma Redfern, requests to rezone a portion of Tax Parcel 16800109 from RR (Rural 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

540 Southport Supply Road SE (NC 211) near Bolivia

### Tax Parcel

A Portion of 16800109

### Current Zoning

RR (Rural Residential)

### Proposed Zoning

CLD (Commercial Low Density)

### Surrounding Zoning

RR, CLD, R-7500 (Medium Density Residential)

### Current Use

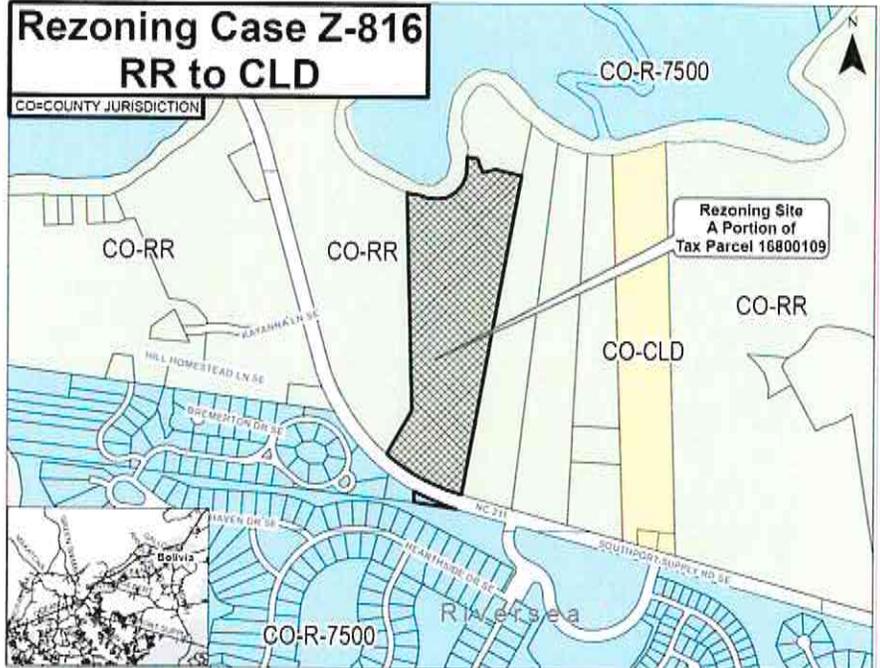
Residential and Vacant Land

### Surrounding Land Uses

Residential, Commercial, Vacant Lands

### Size

14.61 acres



## SITE CONSIDERATIONS

**Zoning History:** There has been no rezoning activity on the site since zoning was implemented by the county in 1994.

**Buffers:** If rezoned to CLD, all non-residential uses will require a 0.6 (vacant) or 0.8 (developed) opacity buffer adjacent to RR areas.

**Traffic:** There are no capacity deficiencies for this section of Southport-Supply Road (NC 211). 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 Southport-Supply Road. Utility connection will require developer responsibility to connect to the water and sewer system.

**Schools:** The Virginia Williamson Elementary School, Cedar Grove Middle School and South 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:

- A significant portion of the rear of the parcel lies within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 7 out of 10 due to substantial wetlands on the 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:** MDR (Medium Density Residential)

- Proposed Zoning is NOT consistent with CAMA Land Use Plan
- Land Use Amendment (LUM-816) proposed from MDR (Medium Density Residential) to Commercial.

### 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 IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR A PORTION OF 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-816 (RR 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: \_\_\_\_\_

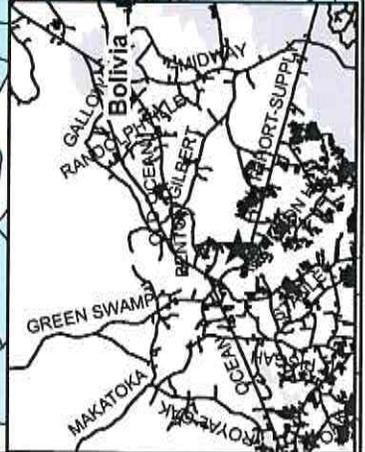
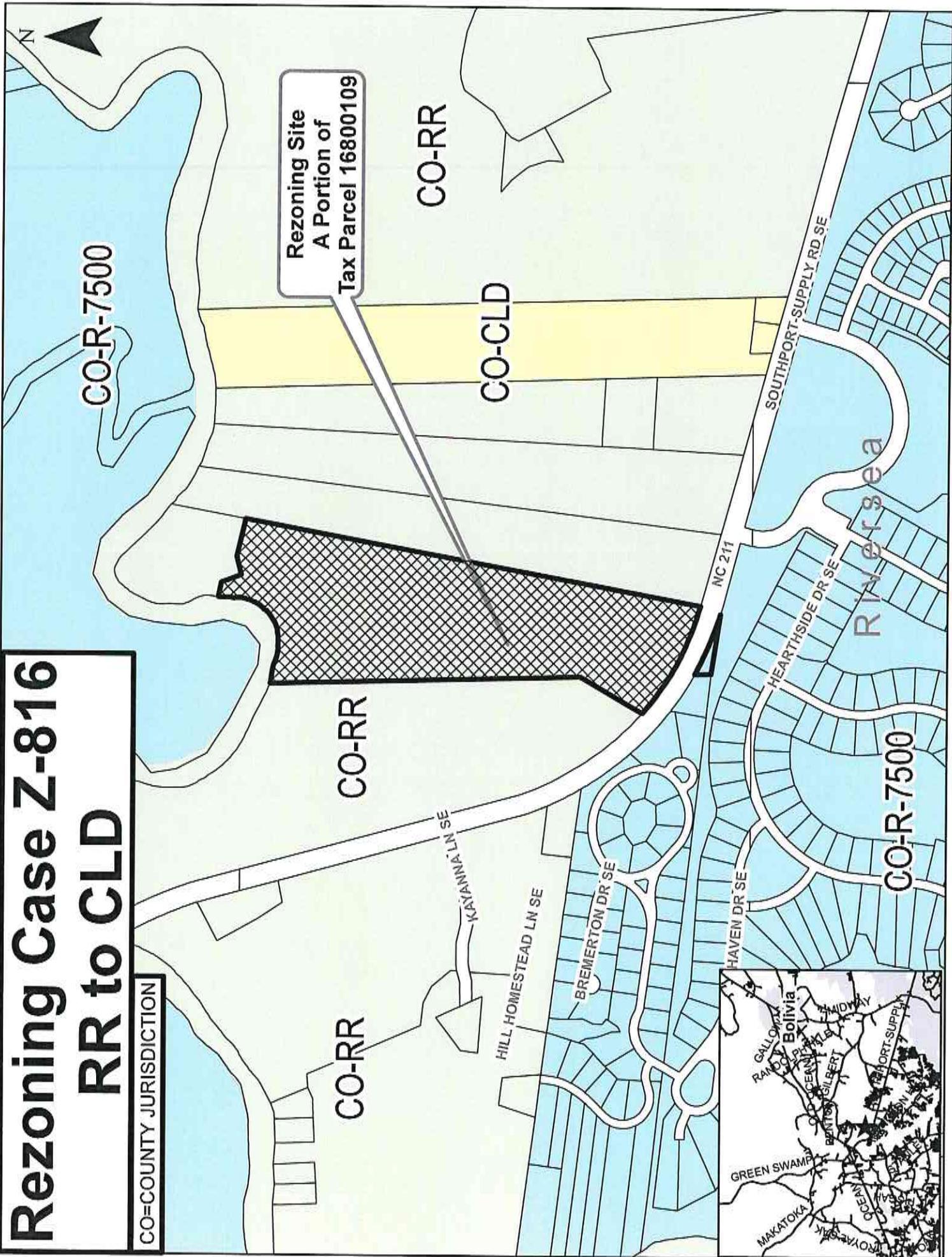
**TABLED**

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

# Rezoning Case Z-816 RR to CLD

CO=COUNTY JURISDICTION

Rezoning Site  
A Portion of  
Tax Parcel 16800109

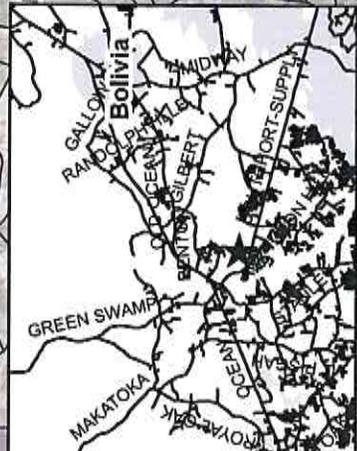
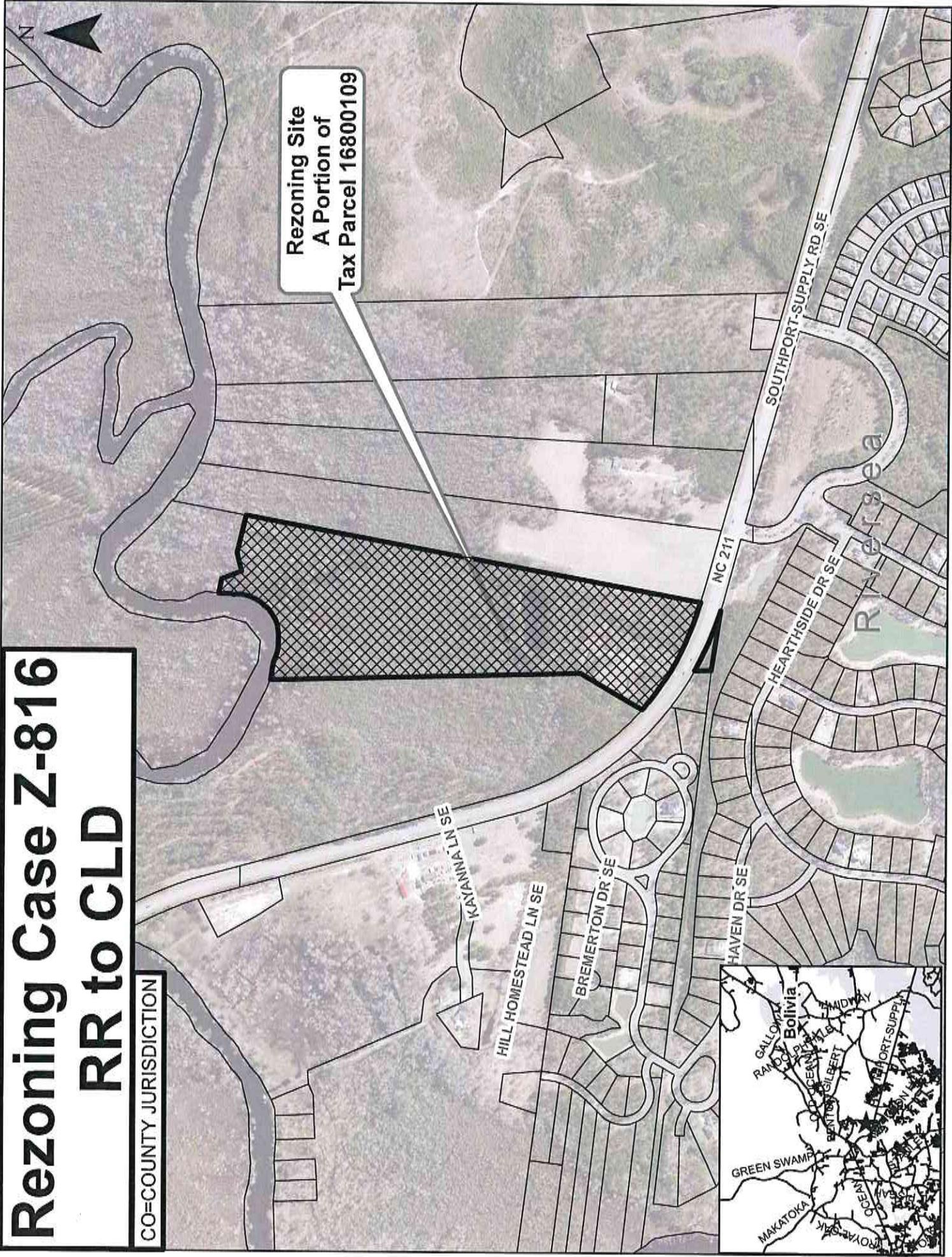


# Rezoning Case Z-816

## RR to CLD

CO-COUNTY JURISDICTION

Rezoning Site  
A Portion of  
Tax Parcel 16800109

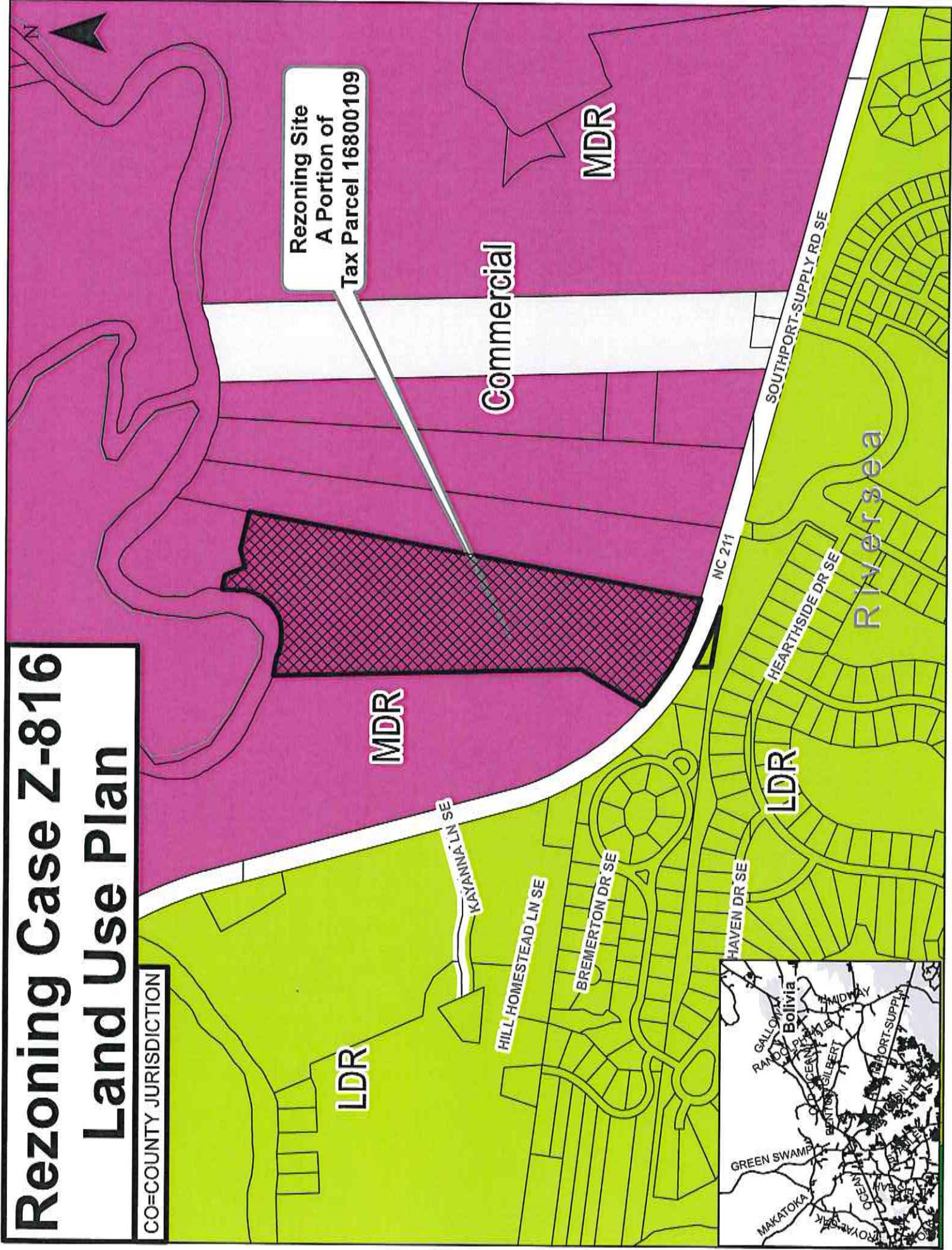


# Rezoning Case Z-816

## Land Use Plan

CO-COUNTY JURISDICTION

Rezoning Site  
A Portion of  
Tax Parcel 16800109



MDR

Commercial

MDR

LDR

RIVERSEA



# REZONING APPLICATION

*For Office Use Only*

Rezoning Case Z- 20816 Invoice # \_\_\_\_\_

Date Received 5/3/21

Northwest Jurisdiction  YES  NO

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

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Norma Redfern</u>	
Mailing Address: <u>PO Box 1591</u> <u>Wrightsville Beach NC 28480</u>	
Phone: <u>540-538-2676</u>	Email: <u>greyoutdoor@gmail.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>Norman Redfern</u> <u>Eric Redfern</u> <u>Mildred Evans</u>	
Mailing Address: <u>2124 Waverston Rd</u> <u>Fredericksburg VA 22406</u>	
Phone: <u>540-538-2676</u>	Email: <u>Reddove43@aol.com</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>540 Southport Supply Rd.</u>	
Parcel Tax ID #(s): <u>16800109 (a portion of)</u>	Total Site Acreage: <del>14.75</del> AC <u>14.61</u>
Current Zoning District(s): <u>RR</u>	Proposed Zoning District(s): <u>C-LD</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:

Site is adjacent to hwy 211 a major thoroughfare and surrounding properties in close vicinity are zone C-LD. Rezoning is consistent with Land use plan and surrounding areas.

## LAND USE COMPATIBILITY

Future Land Use Map Classification: MDR

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:

Site is adjacent to a major thoroughfare hwy 211 area is changing to become more commercial development areas closely are also zoned C-LD and surrounding areas are developing commercially.

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

## APPLICANT/OWNER SIGNATURE

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

Applicant Signature: \_\_\_\_\_

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

Owner Signature: Norma E. Reardon

Date: April 1, 2021

Owner Signature: Eric W. Reardon

Date: April 1, 2021

Mildred Evans

April 1 - 2021

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 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-816

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1680000101	MULDER JAMES J	406 MIDDLESOUND LOOP RD	WILMINGTON	NC	28411
1680000102	STRICKLAND LINDA CROUCH	13085 77TH PLACE NORTH	WEST PALM BEACH	FL	33412
1680011003	ARNOLD THOMAS E	112 EDALE AVE	WILLIAMSBURG	VA	23185-5406
16800109	EVANS MILDRED C (LT) AND	2124 WARRENTON RD	FREDERICKSBURG	VA	22406-4824
1840000301	RIVERSEA PLANTATION POA INC	PO BOX 26844	CHARLOTTE	NC	28221-6844
168NA00102	RIVERSEA PLANTATION PROPERTY OWNERS	PO BOX 26844	CHARLOTTE	NC	28221-6844
168NA028	COOK SCOTT H	6520 BREBARD DR	WILMINGTON	NC	28485-4197

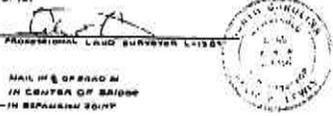
## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16800109	EVANS MILDRED C (LT) AND NORMA REDFERN	2124 WARRENTON RD	FREDERICKSBURG	VA	22406-4824

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	NORMA REDFERN	PO BOX 1591	WRIGHTSVILLE BEACH	NC	28480

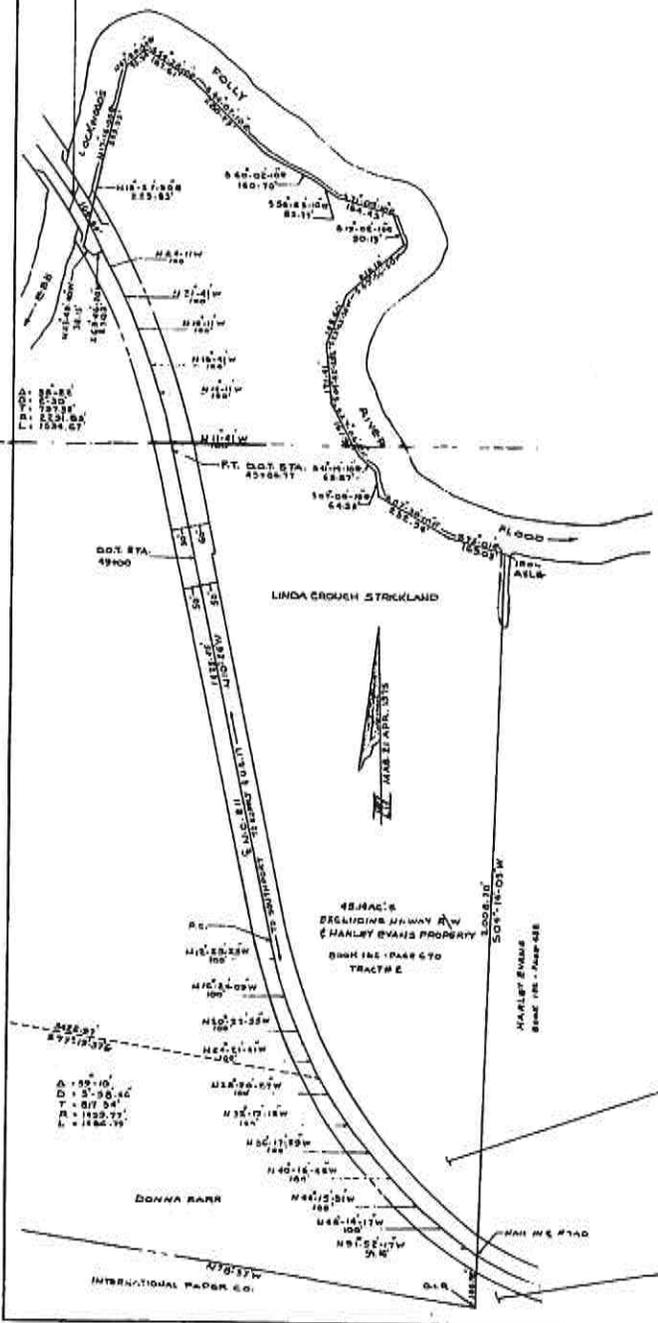
I ALVIN D. LEWIS, CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY MADE BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE ERROR OF CLOSURE IS 11 6/30-46.



NAIL IN E. CORNER IN CENTER OF BRIDGE IN SPANISH POINT

SURVEY FOR  
MORRIS V. CROUCH

SMITHVILLE TWP. BRUNSWICK CO., N.C.  
SCALE 2 1/2" = 200' DATE: 25 APRIL 1978.



SUBSCRIBED BEFORE ME THIS 27 DAY OF October 1978.  
MY COMMISSION EXPIRES ON 2/14/79

*W. P. Watts*  
NOTARY PUBLIC

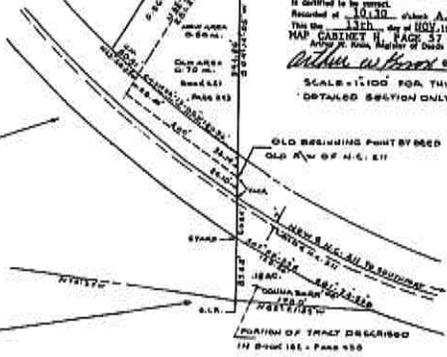


NO APPROVAL REQUIRED  
CLERK, BRUNSWICK COUNTY  
PLANNING BOARD  
DATE: 10/27/78

STATE OF NORTH CAROLINA  
Brunswick County  
The Fearing Certificate of EDNA F. WATTS, NOTARY PUBLIC

I certify to be correct.  
Recorded at 10:30 o'clock A.M. on this the 13th day of NOV. 1978.  
MAP CABINET # PAGE 57  
of 1079 P. from Register of Deeds  
*Watts in Book 600*  
SCALE = 1" = 100' FOR THIS OBTAINED SECTION ONLY

ADDITION TO EXISTING PARCEL



Map 102 - 1

November 11 1978 10:11 AM 4750 at Map Cab. H. 57

