



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
March 8, 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 February 8, 2021 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

New Business

A. Planned Development – PD-40

Name: Sunrise Cove Planned Development
Applicant: Norris and Tunstall Consulting Engineers, PC.
Tax Parcel: A Portion of 2100010201
Location: 8030 Ocean Highway West
Description: Sunrise Cove is a proposed Planned Development consisting of 174 single family lots on a gross site of 40.06 acres creating an overall density of 4.34 dwelling units per acre.

B. Rezoning Z-809

Proposed rezoning of approximately 242.22 acres located on Southport-Supply Road near Oak Island from R-7500 (Medium Density Residential) to RR (Rural Residential) for a portion of Tax Parcel 18600015.

C. Rezoning Z-810

Proposed rezoning of approximately 9.74 acres located off Ocean Highway West (US 17) behind 9019 Ocean Highway W. near Calabash from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcel 2260001603.

LAND USE PLAN MAP AMENDMENT LUM-810:

Request to amend Tax Parcels 2260001603 and 2260001601 (added by staff) located off Ocean Highway West (US 17) behind 9019 Ocean Highway W. near Calabash from LDR (Low Density Residential) to Commercial.

D. Rezoning Z-811

Proposed rezoning of approximately 1.06 acres located at 930 Holden Beach Road SW (NC 130) near Shallotte from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcel 1980000203.

LAND USE PLAN MAP AMENDMENT LUM-811:

Request to amend Tax Parcel 1980000203 located at 930 Holden Beach Road SW (NC 130) near Shallotte from LDR (Low Density Residential) to Commercial.

9) Other Business.

- Brunswick Blueprint 2040 Youth Art Contest Announcement.
- Planning Board Case Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
February 8, 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

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Brandon Hackney, Project Planner
Jennifer Skaggs, Planning Tech.
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Joseph Bland
Ann Kisch
MaryK McGinley
Gae Hunt

Lewis Dozier
Tom Parnell
Mark Filipovic
Sharon Binis
Jeff Malpass

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

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

IV. CONSIDERATION OF MINUTES OF THE 11-JAN-21 MEETING.

Mr. Bittenbender noted that he was present at the previous meeting. Mr. Leary made a motion to approve the minutes with the noted correction and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon asked that the Stormwater Regulations Training be removed from Other Business.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-36

Name: The Homeplace of Southport Planned Development
Applicant: The Homeplace of Wilmington, LLC
Tax Parcels: 22100032, 22100033, 22100034, 22100035, 2210003501 and 2210003502
Location: Southport-Supply Road SE (NC 211)
Description: The Homeplace of Southport is a proposed Planned Development consisting of 53 single family lots on a gross site of 19.6 acres creating an overall density of 2.7 dwelling units per acre.

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

Ms. Skaggs 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; and
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance

Mr. Dunham asked staff if the property is currently zoned C-LD and Ms. Skaggs replied, yes. Mr. Dunham asked staff if residential dwellings are allowed in C-LD and Ms. Skaggs replied, yes.

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

Mr. Jeff Malpass addressed the Board on behalf of the applicant. Mr. Malpass said there will be interconnectivity as well as sidewalks and extra open space on the site. Mr. Malpass reiterated that water will be provided by Brunswick County and sewer will be provided by Southeast Brunswick Sanitary District.

Mr. Dunham asked if wetlands are located north and south of the stormwater pond and Mr. Malpass replies, yes.

Mr. Tom Parnell addressed the Board on behalf of Roman Catholic Diocese of Raleigh. Mr. Parnell asked if there will be access to the west of the subject property in addition to the interchange at Doshier Cut-Off SE (SR 1621)? Ms. Skaggs showed Mr. Parnell where the access is proposed on a map, which is not near Doshier Cut-Off SE (SR 1621). Mr. Parnell asked if the project will be completed before Southport-Supply Road SE (NC 211) project begins? Mr. Dunham stated that the North Carolina Department of Transportation's (NCDOT) projects are completed based on funding availability. Ms. Dixon said this project will likely be completed before the NC 211 project, which is scheduled to begin in November 2021.

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 PD-36 (The Homeplace of Southport Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Planned Development – PD-39

Name:	Marsh Walk Planned Development
Applicant:	RHH Land Investors, LLC
Tax Parcels:	21600047
Location:	Stone Chimney Road SW (SR 1115)
Description:	Marsh Walk is a proposed Planned Development consisting of 439 single family lots and 102 multi-family units on a gross site of 180.97 acres creating an overall density of 2.99 dwelling units per acre.

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

Ms. Skaggs 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; and
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance

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

Mr. Joseph Bland, Norris & Tunstall Engineering, addressed the Board. Mr. Bland said the lake area on the site was permitted as a borrow pit in 1997 for the Holden Beach renourishment

project and it was converted to a mining permit in 2001. He stated that the reclamation requirements with the State included a potential subdivision. Mr. Bland said the owner has made several attempts to sell the property and there is a potential buyer. He stated that they have completed a Traffic Impact Analysis (TIA) that has been submitted to NCDOT and the TIA is in the scoping phase. He stated that there are several stormwater features proposed on the site. Mr. Bland said the lot sizes range from 42'x120' to 70'x120'. Mr. Bland clarified that there will be 102 semi-attached units on the site that staff has identified as multi-family units. Mr. Bland said public water and sewer (sewer is currently being constructed from Stanbury Creek and a pump station will be installed for connectivity to the force main) will be available to the site.

Mr. Dunham asked if the TIA meeting has occurred and has NCDOT provided any feedback? Ms. Dixon interjected that the Scoping Meeting is scheduled for Wednesday February 10, 2021. Ms. Easley asked Mr. Bland to define semi-attached units as opposed to multi-family units? Mr. Bland said semi-attached units have a common wall with a lot line on the center of 2 units.

Ms. Ann Kisch, resident of Lakes of Lockwood, addressed the Board. Ms. Kisch asked if there have been any studies (police, fire, ambulance and roads) with the proposed density? She stated there are 3 other sites that are being built upon within 2 miles of the subject property. Ms. Kisch asked the number of entrances to the site? Mr. Bland said there will be 2 entrances off Stone Chimney Road SW (SR 1115). Ms. Kisch was concerned with the additional homes proposed to the area. Ms. Skaggs said the appropriate agencies have or will review the project for compliance with minimum requirements prior to development of the property.

Mr. Dunham asked Mr. Bland where the semi-attached units will be located? Mr. Bland stated that the semi-attached units will be located along the northern boundary of the project.

Mr. Mark Filipovic, resident of Lakes of Lockwood, addressed the Board. Mr. Filipovic asked if a traffic study has been completed for this project? Ms. Skaggs said the applicant has submitted a TIA to NCDOT and a Scoping Meeting is scheduled with NCDOT this week to address this matter. Mr. Filipovic asked how much traffic will be generated by the proposed project? Ms. Skaggs said the project is estimated to generate approximately 4,793 vehicle trips per day. Ms. Dixon interjected that NCDOT will determine whether or not road improvements will be necessary. Mr. Filipovic asked what is the minimum buffer requirement between Lakes of Lockwood and the subject property? Ms. Skaggs said a 30' minimum buffer is required. However, existing vegetation can be used to accommodate the minimum 30' buffer requirement. Mr. Filipovic asked when the project will begin? Mr. Bland said the project will begin when all permits have been secured, which will likely be approximately 8 months. Mr. Filipovic asked if a homeowner's association will be in place and Mr. Bland replied, yes. Mr. Filipovic asked the average value of the homes to be sold? Ms. Dixon said the County cannot consider home values as part of the approval process, so it is not addressed with the applicant.

Ms. MaryK McGinley, President of Lakes of Lockwood Property Owners Association (POA), addressed the Board. Ms. McGinley asked if fencing will be required for this project? Ms. Skaggs said there is a 0.60 opacity peripheral buffer requirement and existing vegetation will be considered. However, supplemental landscaping will be installed, where necessary. Ms. McGinley was concerned with the additional traffic generated by this development as this area is currently congested with traffic. She was also concerned with adequate infrastructure being in place to service the additional homes to the area. Ms. McGinley asked the distance the entrances will be from each other and Mr. Bland said they are approximately 500 hundred feet apart. Ms. McGinley asked Mr. Bland if there will be a deceleration and/or turn lane to the project? Mr. Bland said NCDOT will determine if road improvements will be necessary to the area. Mr.

Dunham added that NCDOT will make that determination once a traffic study of the area has been completed. Ms. McGinley asked how the process moves forward? Ms. Dixon stated that the applicant has to receive approval from several different entities, including, but not limited to NCDOT and the plat has to be approved and recorded before permits can be issued for individual lots to be developed. Ms. McGinley asked if this will be a gated community and Mr. Bland replied, no. Ms. McGinley asked the minimum square footage of homes? Mr. Bland said his office provides an allocation of total impervious coverage including driveways and the developer will address home sizes within the restrictive covenants. Ms. McGinley reiterated that infrastructure has to be in place to address new development and property values should not depreciate. Ms. McGinley asked if the community will be kept abreast of the status of this development as it moves forward? Ms. Skaggs said staff does not send letters to adjacent property owners beyond this meeting, but she said anyone can reach out to the Planning Department with questions about the status of this project.

Ms. Sharon Binis addressed the Board. Ms. Binis also expressed concern with the number of homes proposed on the site. She asked if any studies have been done regarding the marsh and the potential impact to wildlife? Mr. Dunham said the property is zoned for residential use and the property can be developed as such with approval from the County and other appropriate agencies. Ms. Skaggs said several agencies are involved in the approval of this project and any wetland issues will be addressed through the North Carolina Department of Environmental Quality.

Ms. Gae Hunt addressed the Board. Ms. Hunt asked if beach parking has been considered? Ms. Dixon said beach parking is not addressed for individual projects, but beach parking is addressed in the County's Comprehensive Plan that is currently being updated.

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 PD-39 (Marsh Walk Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Southeastern North Carolina Regional Hazard Mitigation Plan

Mr. Hackney addressed the Board. He provided a brief overview (attached) of the Southeastern North Carolina Regional Hazard Mitigation Plan (Plan) via a PowerPoint presentation. Mr. Hackney said the Plan is updated every 5 years to maintain eligibility. He further stated that the current Plan will expire 25-Apr-21. Mr. Hackney said a grant was awarded from FEMA through the North Carolina Division of Emergency Management for Brunswick, New Hanover, Onslow, and Pender Counties to update the current Regional Plan with no local match. He said the County will receive 15 CRS (Community Rating System) points as a result of presenting the Plan at this meeting. Mr. Hackney concluded that the Plan will be presented to the Board of Commissioners at a later date.

- Annual Report – 2020 Administrative Adjustments

Ms. Dixon addressed the Board. She provided the Board with a copy (attached) of the Administrative Adjustments approved by staff in 2020.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Case Z-800 will be presented to the Board of Commissioners on Monday February 15, 2021. She said the applicant requested that the matter be sent back to staff for consideration, which will likely result in a conditional zoning request to the Planning Board. Mr. Bittenbender asked if the appeal will be considered at the Board of Commissioners' meeting on Monday 15-Feb-21? Ms. Dixon said the Board of Commissioners will either approve the zoning change or deny the zoning change or refer the matter back to staff for further consideration. She said if the matter is referred back to staff, it will have to be viewed as a new submittal. Ms. Dixon further stated that Zoning Cases Z-802, Z-805, Z-806 and Z-808 were approved at the Planning Board's 11-Jan-21 meeting and no rezoning appeals were received so the Planning Board's decision stands for these zoning cases.

Ms. Dixon said the surveys for Brunswick Blueprint have been extended until Monday 15-Feb-21. She said the Stormwater Regulations Training will be held at the Tuesday 16-Feb-21 Workshop. She further stated that the Workshop will be offered virtually and recording for future viewing.

IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-40

Applicant: Norris and Tunstall Consulting Engineers, PC

Project Name: Sunrise Cove Planned Development

Property Location: 8030 Ocean Highway West (US 17)

Parcel Number: A Portion of 2100010201

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

Surrounding Zoning **North:** R-7500
South: C-LD
East: C-LD and R-7500
West: C-LD and R-7500

Proposed Use: Sunrise Cove is a proposed Planned Development consisting of 174 single family lots on a gross site of 40.06 acres creating an overall density of 4.34 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consist of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- A Traffic Impact Analysis (TIA) and NCDOT Driveway Permit shall be completed prior to the recording of the individual lots.
- The proposed development will generate approximately 1,665 vehicle trips per 24-hour weekday volume.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements including a stubout to Tax Parcel 21000098 for a future connection.
- Proposed infrastructure:
 1. **Water and Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 8.02 acres. The developer is proposing 9.84 acres of dedicated open space. The developer is also proposing 4.78 acres of recreation space of which 1.2 acres are required.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 9.84 acres of open space whereas 8.02 acres are required.
 2. The developer is proposing 4.78 acres of recreation space whereas 1.2 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 February 11, 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).

Planned Development Case PD-40 Sunrise Cove

CO-COUNTY JURISDICTION

Project Site

CO-R-7500

CO-CLD

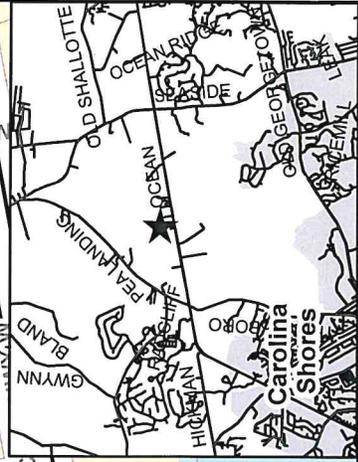
CO-R-7500

CO-R-7500

CO-CLD

CO-CLD

CO-R-7500



NICOLE CIR NW

JENRETTE WAY NW

REAVES WAY NW

PASCHAS LOOP NW

HOUGHTON PL SW

US 17

GAUSE TRL NW

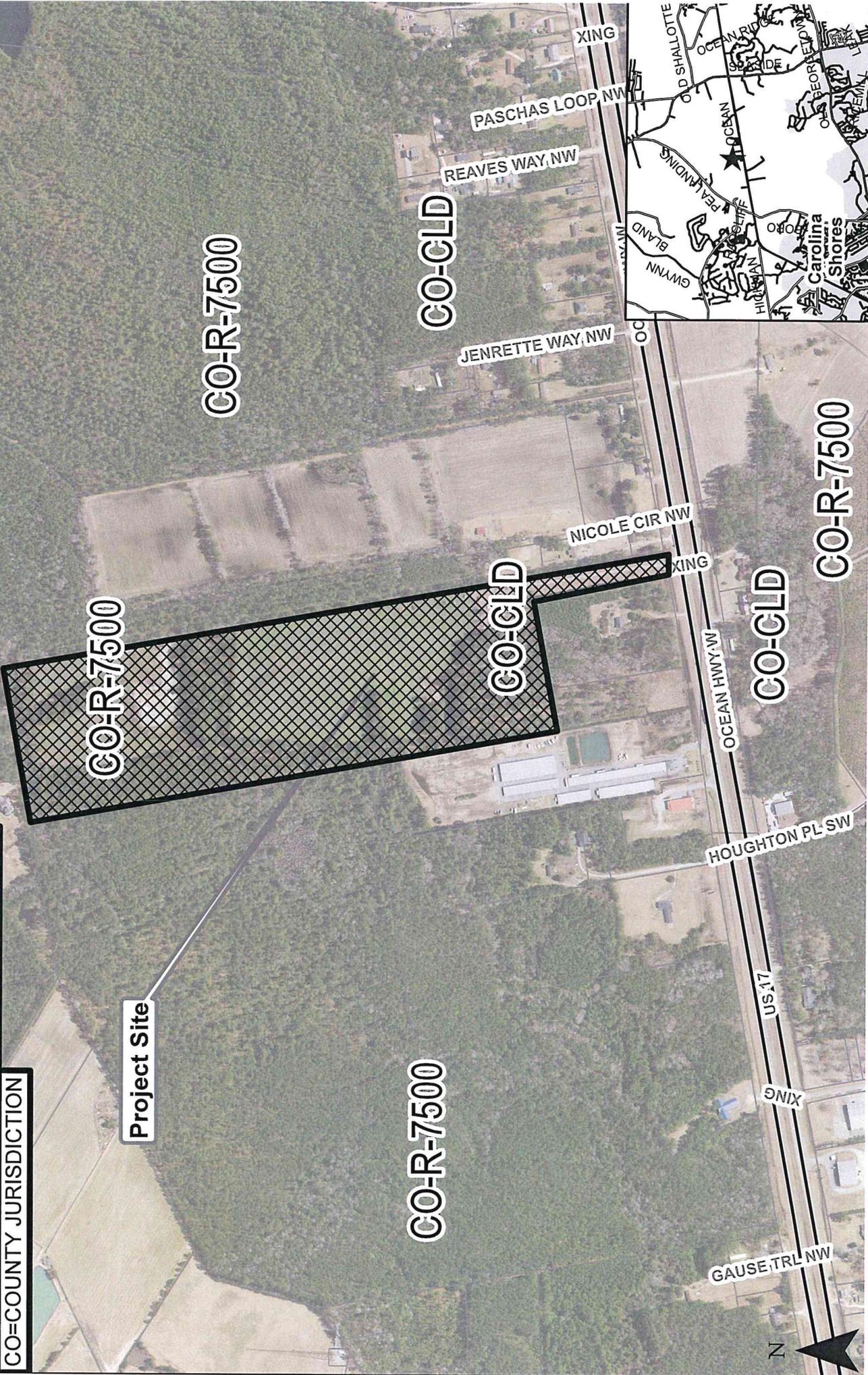
N



Planned Development Case PD-40 Sunrise Cove

CO-COUNTY JURISDICTION

Project Site



NT 20107



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-40</u>	Invoice # <u>489460</u>
Date Received: <u>1/20/21</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	Wayne Smith	Phone	910-443-3929
	Address	20 Thomasboro Road	Fax	
	City, St, Zip	Calabash, NC 28467	Email	waynesbackhoe@atmc.net

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

Property Information	Address	8030 Ocean Highway West
	Tax Parcel(s)	2100010201
	Acreage	43.5
	Current Zoning	CLD & R7500
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Sunset Cove
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	40.65
	Multi-Family Acres	0
	Commercial Acres	2.85

Authorization	Property Owner Signature	<u>Wayne Smith</u>	Date	<u>1-20-21</u>
	Applicant/Representative Signature	<u>J. Phillip Norris</u>	Date	<u>1-20-21</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

February 12, 2021

Norris and Tunstall Consulting Engineers

Attn: Phil Norris

1429 Ash-Little River Road

Ash, NC 28420

**RE: Sunset Cove Planned Development
File # PD-40**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their February 11, 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

- The name “Sunset Cove” is already used by another subdivision. Please change the name of the development with an unused name.
- Please remove the “Future Storage Area” from the project and make appropriate changes in the site data calculations.
- Please list all specific recreation space elements and indicate their locations on the site plan. In addition, please consider better distribution of useable open space throughout the development.
- Please show and label all trails.
- Please show the open space calculations in acreage.
- Please note that a TIA will be completed prior to the recording of the individual lots.
- Please consider switching the location of the mail kiosk and the pump station.
- Please provide a stubout to Parcel 21000098 and indicate paving all the way to the property line.
- Please provide street names for the project. Contact Jan Clemmons with GIS at 910-253-2392 to secure appropriate names.

Comments from Stormwater

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

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

Comments from Engineering

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

- Existing 12" pvc forcemain available to connect to; capacity available, pump station would require polycrrete wetwell, polycrrete influent manhole and odor control.
- Existing 20" ductile iron watermain available on the opposite side of US 17.
- Hydrant at entrance of neighborhood.
- Double water meter boxes required.
- Controlled Access DOT encroachment required.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on February 19, 2020.

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-40

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2100010201	SMITH WAYNE	20 THOMASBORO ROAD	CALABASH	NC	28467
2100000405	STANLEY ROBERT ET	8051 OCEAN HWY W	SUNSET BEACH	NC	28468-6114
2100000201	STANLEY MOSES ET	8031 OCEAN HWY W	SUNSET BEACH	NC	28468
210000098	GAUSE FREEMAN	8221 OCEAN HWY W	SUNSET BEACH	NC	28468
2100006506	ARNOLD LINDA	5012 NORTHSIDE DR	SHALLOTTE	NC	28470
21000103	COX EARLENE HARDIE	40 MEMORIAL HWY APT 20H	NEW ROCHELLE	NY	10801
2100010302	COX EARLENE HARDIE	40 MEMORIAL HWY APT 20H	NEW ROCHELLE	NY	10801
2100006507	NORRIS RALPH	9008 FOREST DR SW	CALABASH	NC	28467
21000102	BALCOM BARBARA	306 FORSGATE DR	MONROE TWP	NJ	8831
2100010301	HARDY JAMES E JR ET	4 NICHOLE CIR NW	SUNSET BEACH	NC	28468
2100010102	HIGH ROBERT M ETUX	324 GREENVILLE AVE	WILMINGTON	NC	28403-3514
2100000404	STANLEY STAFFORD ET	P O BOX 442	SHALLOTTE	NC	28459
2100006604	LANDON JOHN C ET	PO BOX 6509	OCEAN ISLE BEACH	NC	28469
21000002	GORE EDWARD M & DINAH E TRUSTEE	435 W SHORE LINE DRIVE	SUNSET BEACH	NC	28468

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	SMITH WAYNE J	20 THOMASBORO RD	CALABASH	NC	28467

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	NORRIS & TUNSTALL CONSULTING ENGINEERS	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-809

March 8, 2021

APPLICATION SUMMARY

The applicant, Randy Hardee requests to rezone a portion of Tax Parcel 18600015 from R-7500 (Medium Density Residential) to RR (Rural Residential). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Southport Supply Road SE (NC 211)
near Oak Island

Tax Parcel

18600015

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

RR (Rural Residential)

Surrounding Zoning

R-7500, C-LD (Commercial Low Density), OK-R-20 (Oak Island Jurisdiction)

Current Use

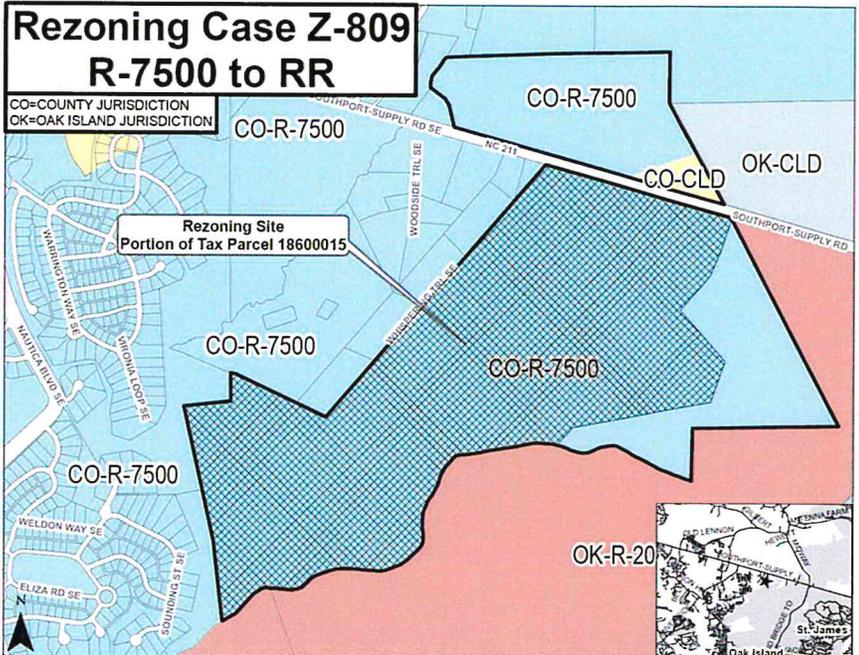
Vacant Land

Surrounding Land Uses

Residential, Vacant Lands

Size

242.22 acres



SITE CONSIDERATIONS

Zoning History: A 4-acre portion of Tax Parcel 18600015 on the north side of Southport-Supply Road (NC 211) was rezoned on June 11, 2010 from R-7500 to CLD as rezoning case # Z-657.

Buffers: If rezoned to RR, project boundary buffers shall be a 0.2 opacity buffer adjacent to R-7500 areas. If non-residential uses are proposed adjacent to RR areas, then a 0.4 opacity buffer will be required.

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: 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:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to substantial wetlands on the site.
- The rezoning site does not lay within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: LDR

- Proposed Zoning is consistent with CAMA Land Use Plan

Applicable CAMA Land Use Policies:

- P.9 states that Brunswick County supports mixed use development of residential and supporting non-residential land uses.
- 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 RR FOR A PORTION OF TAX PARCEL 18600015** 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-809 (R-7500 to RR)



**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: _____

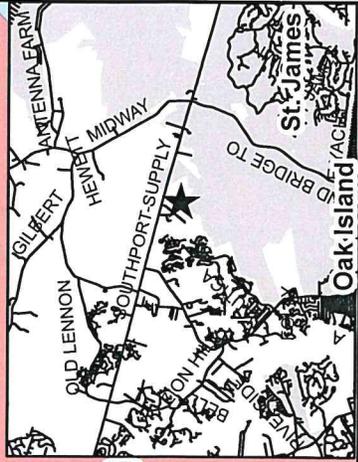
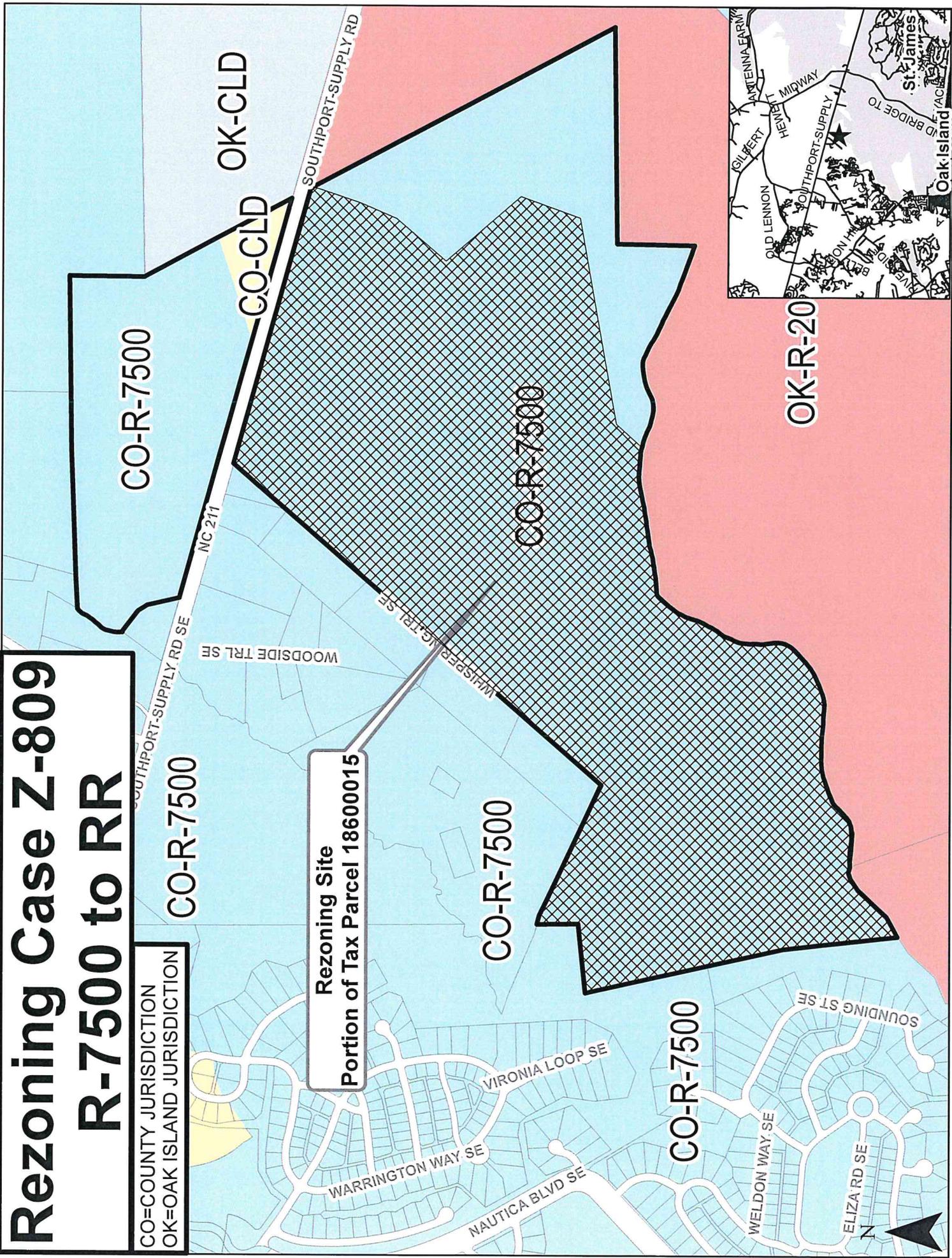
TABLED

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

Rezoning Case Z-809 R-7500 to RR

CO=COUNTY JURISDICTION
OK=OAK ISLAND JURISDICTION

Rezoning Site
Portion of Tax Parcel 18600015



Rezoning Case Z-809 R-7500 to RR

CO=COUNTY JURISDICTION
OK=OAK ISLAND JURISDICTION

CO-R-7500

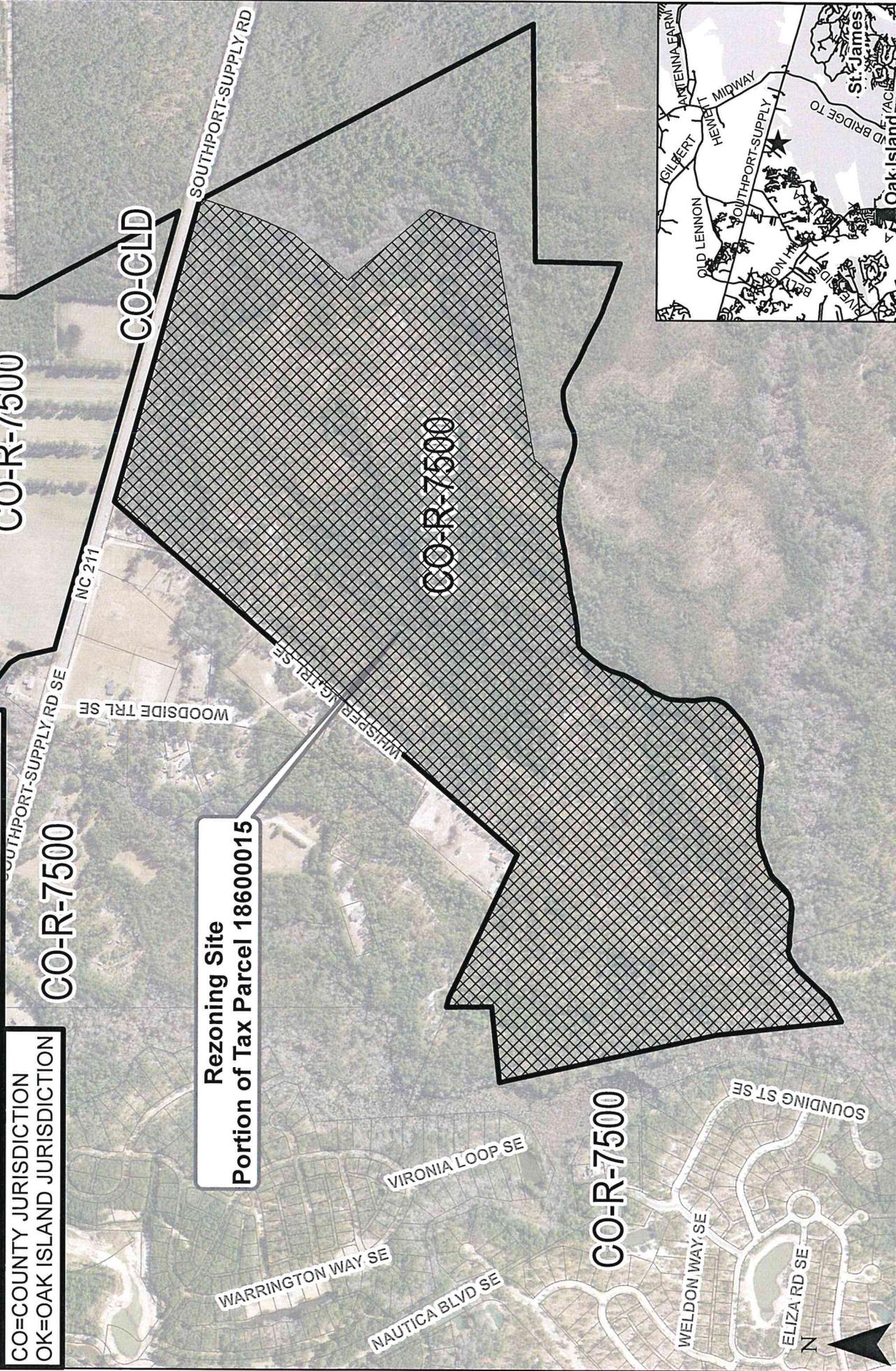
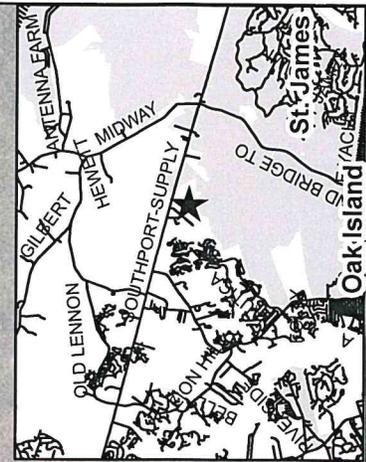
CO-R-7500

CO-CLD

CO-R-7500

CO-R-7500

Rezoning Site
Portion of Tax Parcel 18600015



Rezoning Case Z-809

Land Use Plan

CO=COUNTY JURISDICTION
OK=OAK ISLAND JURISDICTION

LDR

MDR

Commercial

LDR

LDR

Rezoning Site
Portion of Tax Parcel 18600015

LDR

WARRINGTON WAY SE

NAUTICA BLVD SE

VIRONIA LOOP SE

WELDON WAY SE

ELIZA RD SE

SOUNDING ST SE

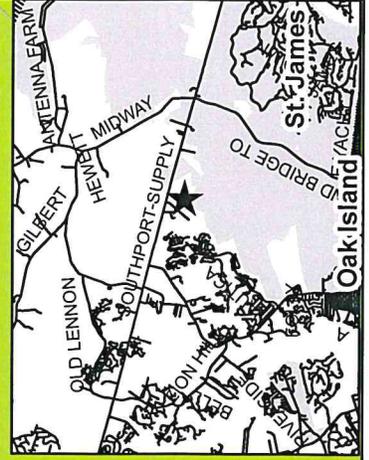
WOODSIDE TRL SE

WILSPRING TRL SE

SOUTHPORT-SUPPLY RD SE

NC 211

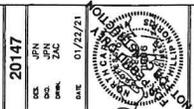
SOUTHPORT-SUPPLY RD



BRUNSWICK COUNTY, NORTH CAROLINA
 NC 211 SOUTHPORT-SUPPLY ROAD
 SMITH NC 211 SAND MINE
 Overall Mine Map
 Randy Header
 151 Houghton Place, SW
 Marietta, GA 30067
 (770) 443-1007

OWNER:
 NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 199 EAST LITTLE ROCK RD. SUITE 111
 WILMINGTON, NC 28403
 PHONE: (910) 343-3063
 FAX: (910) 343-3068

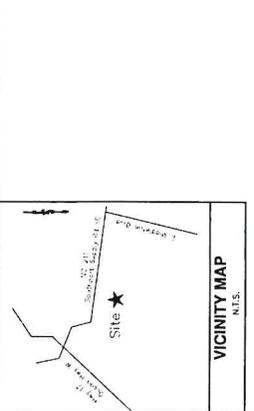
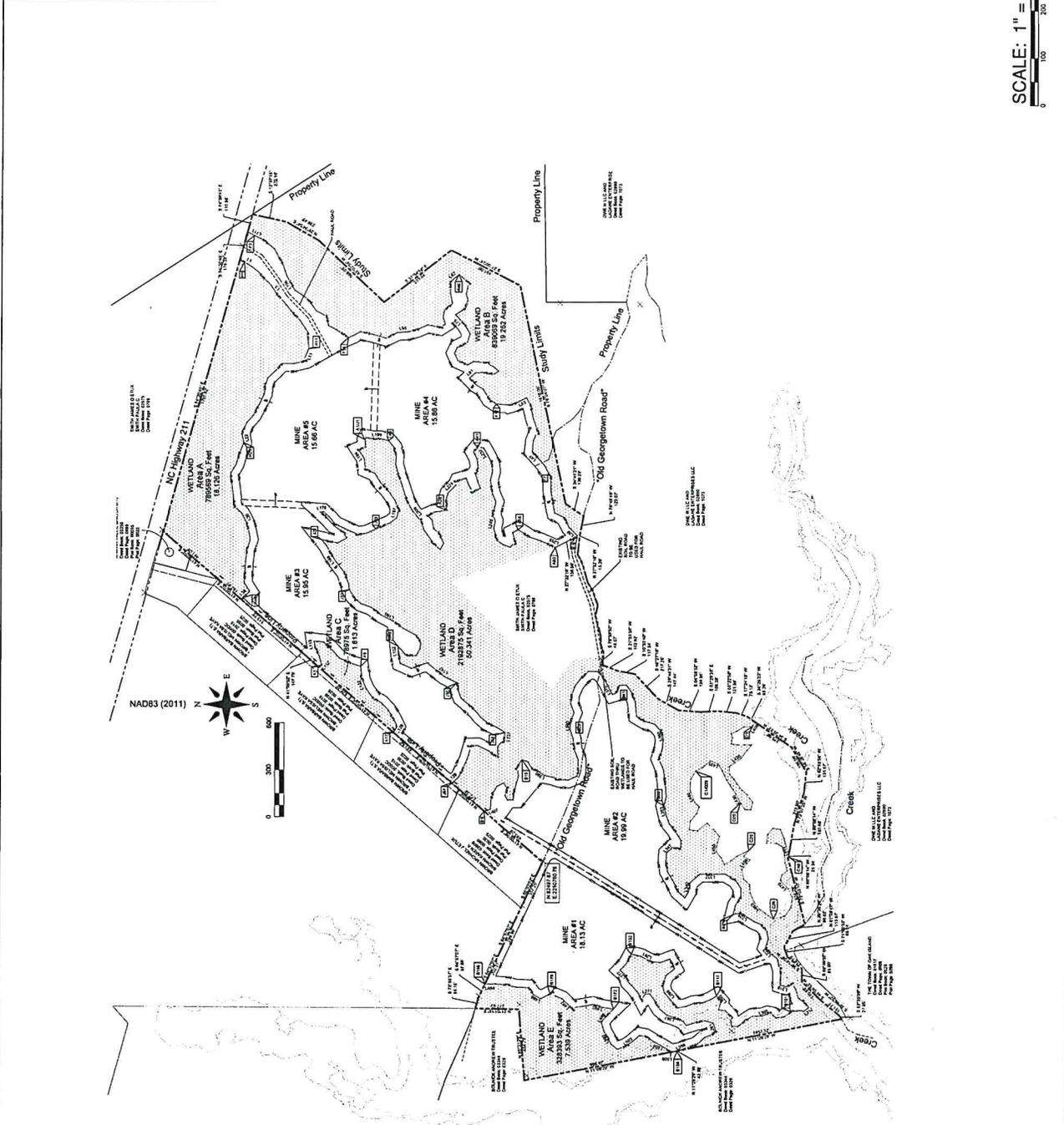
PROJECT: 20147
 DATE: 01/23/21
 DRAWN: ZAC
 CHECKED: JEN
 APPROVED: JEN



C1

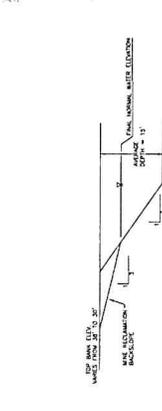
SYMBOL	DATE	DESCRIPTION	BY

SCALE: 1" = 100'
 0 100 200 300



WETLAND TABLE	ACRES
PARCEL	PORTION OF 16000013
WETLAND	24.22
DECLARED WETLANDS	0
UNDECLARED WETLANDS	24.22
UNDISTURBED WETLANDS	0
TOTAL WETLANDS	24.22

CATEGORY	ACRES
MINE EXCAVATION	85.59
PROCESSING AREA/HULL BINS	25
WASTE PILES	0
WASTE TREATMENT PONDS	0
WASTE PILES	0
BUFFER AND TYPICAL AREA NOT TO BE MINED	55.233
TOTAL AREA TO BE MINED	110.82



LEGEND

- PROPERTY LINE
- MINE PERMIT BOUNDARY
- LIMITS OF EXCAVATION
- WETLANDS AREA



REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>909</u>	Invoice # <u>489659</u>
Date Received <u>1/22/21</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Randy Hardee	
Mailing Address: 131 Houghton Place SW Sunset Beach, NC 28468	
Phone: 910-443-1067	Email: hardeenterprises@atmc.net
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): James Smith	
Mailing Address: 327 Sandwedge Drive Fayetteville, NC 28311	
Phone: 910-364-6811	Email: jsmith3791@aol.com
PROPERTY INFORMATION	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): Portion of 18600015	Total Site Acreage: 242.22
Current Zoning District(s): R-7500	Proposed Zoning District(s): RR
Conditional Zoning Request <input type="checkbox"/> YES <input 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>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

The proposed zoning is reasonable for the area because Commercial Intensive is consistent with the character of the area being that it is located off NC 211 which is a major highway. According to the UDO, the C-I District is intended for uses which require close access to major highways. The use of this parcel will be a sand mine which will create freshwater lakes at the end of the mining operations. It is imperative to the viability of this project to have direct access to a major highway.

LAND USE COMPATIBILITY

Future Land Use Map Classification: LDR

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

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

The proposed rezoning is justified by the fact that the parcel is located directly off a major highway and that there is other commercial parcels/uses in the area.

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: Randy Harder

Date: 12-30-20

Owner Signature: James O. Smith

Date: 12/21/20

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-809

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18600017	HOGUE DEBRA B ETALS	2069 MERCERS MILL TR	BOLIVIA	NC	28422
2020002205	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
18600014	BROWN BARBARA KAY (LT)	2492 SOUTHPT SUPPLY RD SE	BOLIVIA	NC	28422
1860001714	BROWN BARBARA (LT)	2309 WOODSIDE TRAIL SE	BOLIVIA	NC	28422
1860001703	BROWN BARBARA (LT)	2309 WOODSIDE TRAIL SE	BOLIVIA	NC	28422
20200020	THE TOWN OF OAK ISLAND	4601 EAST OAK ISLAND DR	OAK ISLAND	NC	28465
1860001702	BROWN WILLIE BAXTER (LT)	2559 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1860001705	BROWN MICHAEL J ETUX	2295 WHISPERING TRL SE	BOLIVIA	NC	28422-8402
2020002208	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
1860001701	BROWN BARBARA (LT)	2295 WHISPERING TRAIL SE	BOLIVIA	NC	28422
21800001	DWE III LLC AND	2618 NEW VILLAGE WAY	WILMINGTON	NC	28405
1860001309	CHEERS JAMES ELWOOD ET	2378 SOUTHPORT-SUPPLY RD	BOLIVIA	NC	28422
1860001308	CHEERS JAMES ELWOOD ET	2378 SOUTHPORT-SUPPLY RD	BOLIVIA	NC	28422
1860001307	HEWETT BOBBY CURTIS ETUX	PO BOX 65	BOLIVIA	NC	28422-0065
18600016	211 MIDWAY ROAD LAND VENTURE LLC	3455 PEACHTREE RD NE	ATLANTA	GA	30326-3254
1860001704	BROWN BARBARA (LT)	3304 NUNAMAKER CT	RALEIGH	NC	27616-8912

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18600015	SMITH JAMES O ETUX	331 SANDWEDGE DR	FAYETTEVILLE	NC	28311-2948

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	RANDY HARDEE	131 HOUGHTON PLACE SW	SUNSET BEACH	NC	28468

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner
Rezoning Case#: Z-810
March 8, 2021

APPLICATION SUMMARY

The applicant, Gary Edge, requests to rezone Tax Parcel 2260001603 consisting of 9.74 acres from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional, therefore no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Directly Behind 9019 Ocean Hwy West (US 17)

Tax Parcel

2260001603

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

R-7500, C-LD, CS-PRD, CS-AD, CS-HC (Carolina Shores Jurisdiction)

Current Use

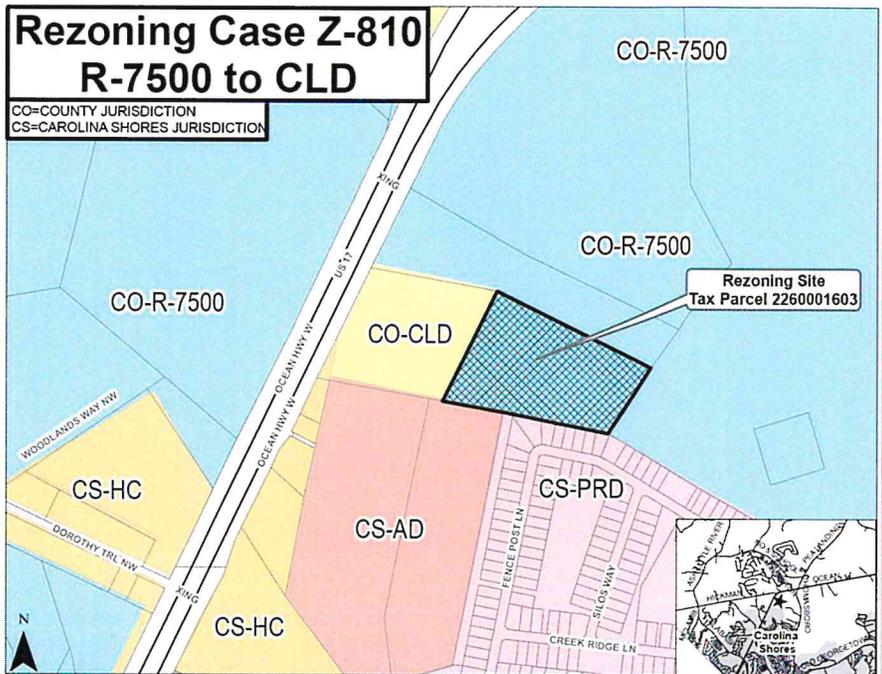
Vacant

Surrounding Land Uses

Residential, Commercial and Vacant Lands

Size

9.74 Acres



1. Rezoning site is located immediately behind existing storage facility.

SITE CONSIDERATIONS

Zoning History: Adjacent Tax Parcel 2260001601 was rezoned on December 1, 1997 from R-7500 to C-LD as rezoning case # Z-200.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-7500 areas. A buffer is not required for adjacent non-residential uses zoned CLD unless there is existing residential then a 0.4 opacity buffer will be required.

Traffic: There are no capacity deficiencies for this section of Ocean Highway West (US 17).

Utilities: Water and Sewer is available from Brunswick County Utilities along Ocean Highway West (US 17). Utility connection will require developer responsibility to connect to the water and sewer system.

Schools: The Jesse Mae Monroe Elementary School, Shallotte Middle School and West Brunswick High School have adequate capacity.

CIP Projects in Area: West Brunswick Classroom Addition (FY 2021), Waccamaw School K-2 Building Replacement (FY 2021).

NCDOT Road Improvements in Area:

- New Highway – Carolina Bays Parkway (R-5876) – Planning and Design Phase.

Environmental Impacts:

- Portions of the site lay within the AE 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

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

CAMA Land Use Plan Classification: LDR

- Proposed Zoning is NOT consistent with CAMA Land Use Plan
- Land Use Amendment (LUM-810) proposed from LDR (Low Density Residential) to Commercial for Tax Parcels 2260001603 and 2260001601 (added by staff).

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 C-LD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCEL 2260001603 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-810 (R-7500 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: _____

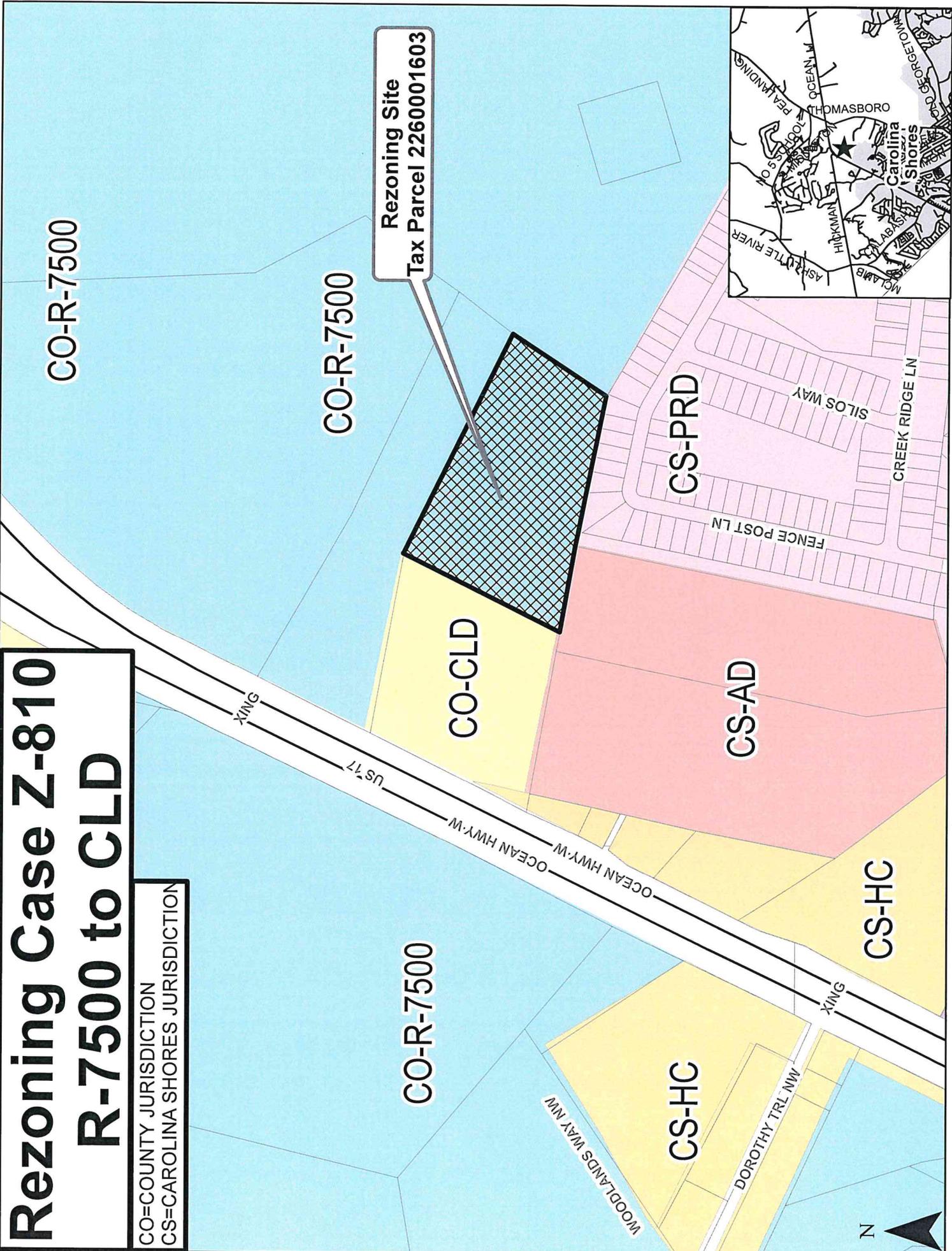
TABLED

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

Rezoning Case Z-810 R-7500 to CLD

CO=COUNTY JURISDICTION
CS=CAROLINA SHORES JURISDICTION

Rezoning Site
Tax Parcel 2260001603

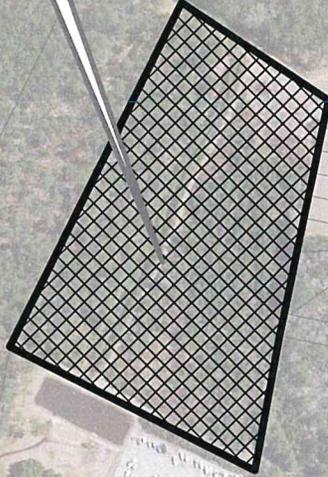


Rezoning Case Z-810 R-7500 to CLD

CO=COUNTY JURISDICTION
CS=CAROLINA SHORES JURISDICTION

CO-R-7500

Rezoning Site
Tax Parcel 2260001603



XING

US 17

OCEAN HWY W

CO-R-7500

CS-HC

DOROTHY TRL NW

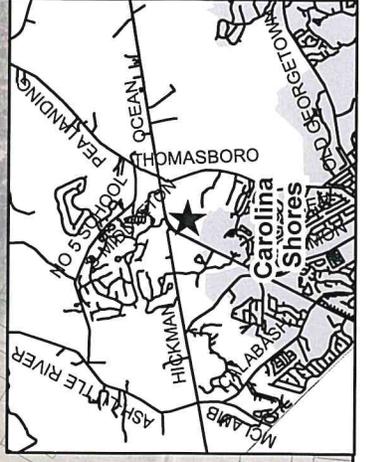
XING

WOODLANDS WAY NW

FENCE POST LN

SILOS WAY

CREEK RIDGE LN



Rezoning Case Z-810 Land Use Plan

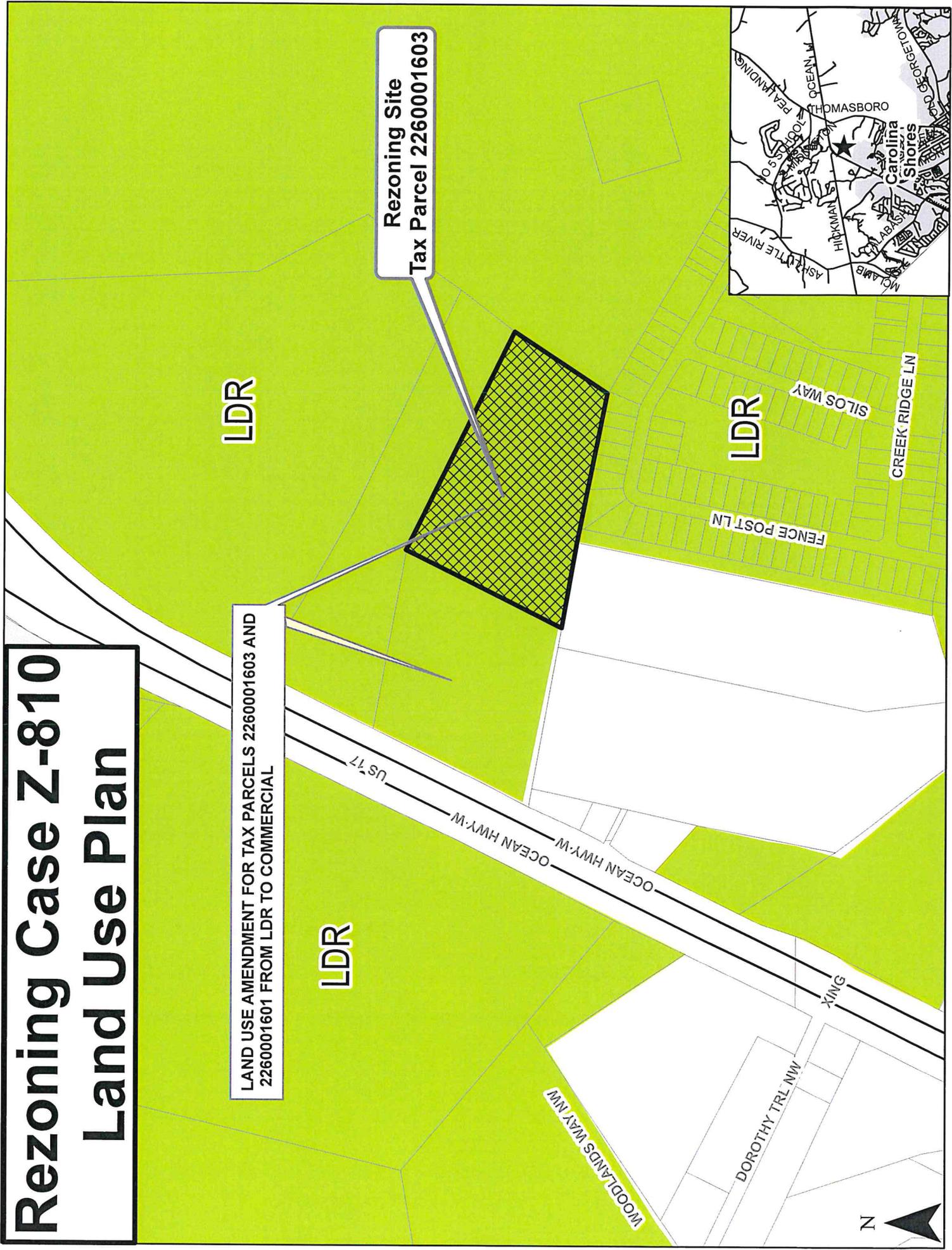
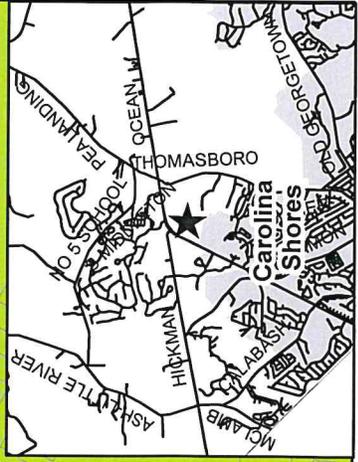
LAND USE AMENDMENT FOR TAX PARCELS 2260001603 AND
2260001601 FROM LDR TO COMMERCIAL

Rezoning Site
Tax Parcel 2260001603

LDR

LDR

LDR





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 810 Invoice # 490707
 Date Received 05 Feb 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.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Gary Edge	
Mailing Address: Plantation Storage 9019 Ocean Hwy West Calabash, NC 28467	
Phone: 919-949-4111	Email: edge.gary@gmail.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): Jennings D. Edge and Betty Jo Edge (Heirs)	
Mailing Address: P.O. Box 1499 Shalotte, NC 28459	
Phone: 910-616-5039	Email: None
PROPERTY INFORMATION	
Property Address and/or Description of Location: parcel of land situated direction behind Plantation Storage, 9019 Ocean Hwy West, Calabash	
Parcel Tax ID #(s): 2260001603	Total Site Acreage: <u>9.47</u> <u>9.74 AC 2/5/20</u>
Current Zoning District(s): R7500 <u>ASC 2/5/20</u>	Proposed Zoning District(s): CLD
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>	
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:

This allows for expansion of the existing Plantation Storage facility (Parcel 2260001601, zoned CLD and operational since 2008) onto an adjacent parcel. The entrance will be via the existing turn lane off Hwy 17 into Plantation Storage. Utilities for this parcel will be supplied via the existing infrastructure at Plantation Storage. This expansion allows for additional self-storage buildings, boat, camper, RV, and equipment storage primarily for local-area residents. Most homes built in the area have limited attic storage, no basements and limited garage storage. This expansion allows for these residents to conveniently store their property in a protected environment without zoning or legal conflicts.

LAND USE COMPATIBILITY

Future Land Use Map Classification: **LDR**

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:

As more homes are built in the area the need for services and support business increase. Real estate along Highway 17, a major traffic corridor, is an ideal location for commercial entities and is highest value and best use of this real estate. This change from low density residential zoning to commercial zoning allows for additional local-resident support. Approximately 75% of existing Plantation Storage customers live within a 3-mile radius and greater than 90% live within a 6-mile radius.

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: [Signature]

Date: 2/4/20

Owner Signature: [Signature]

Date: 2/4/20

Owner Signature: [Signature]

Date: 2/4/20

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-810

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2260001602	SIDELINGER ADRIANNA & JENNINGS EDGE	1 SNEAD COURT	SHALLOTTE	NC	28470
22500035	HOLDEN DELANA W	5365 MAIN ST	SHALLOTTE	NC	28470-4491
22600017	FRINK PETER HRS	4990 PLEASANT PLNS CHR RD	WHITEVILLE	NC	28472
2260001601	EDGE HOLDINGS LLC	1 SNEAD CT	SHALLOTTE	NC	28470-4519
225LG023	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
225LG00101	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
225LF026	DR HORTON INC	PO BOX 1545	MT PLEASANT	SC	29465-1545
225LF027	DR HORTON INC	PO BOX 1545	MT PLEASANT	SC	29465-1545
225LF028	DR HORTON INC	PO BOX 1545	MT PLEASANT	SC	29465-1545
225LG024	DR HORTON INC	PO BOX 1545	MT PLEASANT	SC	29465-1545
225LG025	DR HORTON INC	PO BOX 1545	MT PLEASANT	SC	29465-1545
225LG026	DR HORTON INC	PO BOX 1545	MT PLEASANT	SC	29465-1545
22600012	PRICE TROY ET	9955 NANCE STREET	CALABASH	NC	28467
22600018	FRINK ANDREW M ET	1013 BAYFIELD DR	RALEIGH	NC	27606-1701
22500050	FRINK ANDREW M ET	1013 BAYFIELD DR	RALEIGH	NC	27606-1701

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2260001603	EDGE JENNINGS D ET	1 SNEAD CT	SHALLOTTE	NC	28470-4519

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	GARY EDGE	9019 OCEAN HWY WEST	CALABASH	NC	28467

REZONING STAFF REPORT

Prepared by Marc Pages, Senior Planner
Rezoning Case#: Z-811
March 8, 2021



APPLICATION SUMMARY

The applicant, Greta Gause, requests to rezone Tax Parcel 1980000203 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density). 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

930 Holden Beach Road (NC 130)

Tax Parcel

1980000203

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

R-7500 and R-6000 (High Density Residential)

Current Use

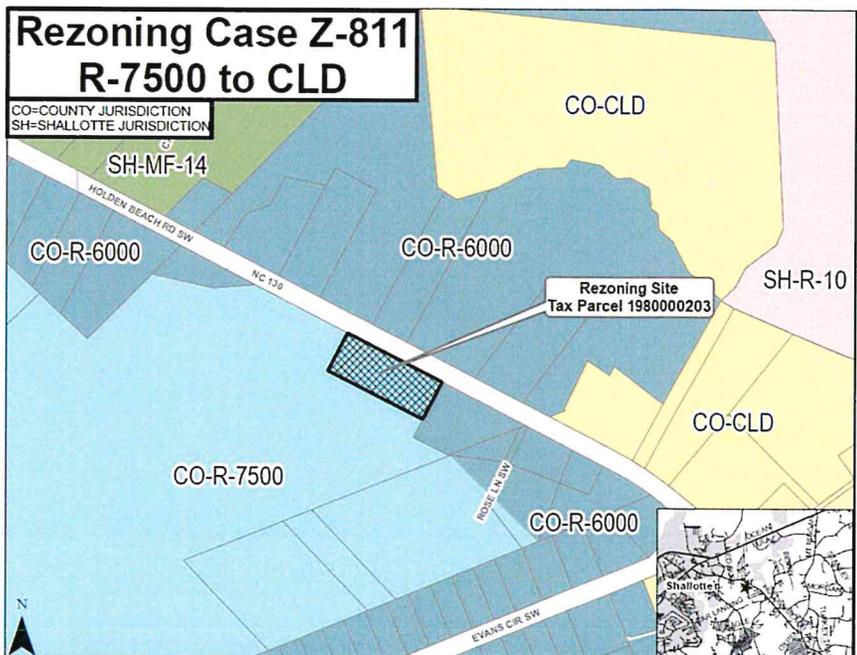
Vacant

Surrounding Land Uses

Residential and Vacant Lands

Size

1.06 acres



SITE CONSIDERATIONS

Zoning History: There have been no changes in zoning designation on the subject parcel since 1994. Nearby Tax Parcels 1990000501, 19900006 And 1990000701 were rezoned on January 11, 2021 from R-6000 to C-LD as rezoning case # Z-805.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-7500 and R-6000 areas.

Traffic: There are no capacity deficiencies for this section of Holden Beach Road (NC 130). The developer shall be responsible for obtaining a NCDOT driveway permit prior to construction.

Utilities: Water is available from Brunswick County Utilities along Holden Beach Road. Sewer is not available in the area.

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

CIP Projects in Area: West Brunswick Classroom Addition (FY 2021), New Early College High School (FY 2022)

NCDOT Road Improvements in Area: Carolina Bays Parkway (R-5876) – Planning and Design Phase, Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: 0 out of 10. There are no environmentally sensitive areas on the subject parcel.

ANALYSIS

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

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

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-811) proposed from LDR to Commercial.

Applicable CAMA Land Use Policies:

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCEL 1980000203** 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-811 (R-7500 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-811 R-7500 to CLD

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION

SH-MF-14

CO-R-6000

CO-R-6000

CO-CLD

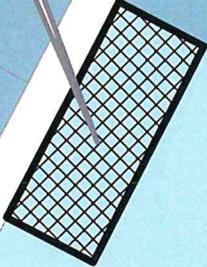
SH-R-10

CO-CLD

CO-R-7500

CO-R-6000

Rezoning Site
Tax Parcel 1980000203

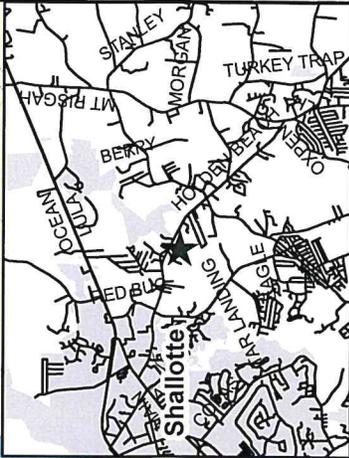


HOLDEN BEACH RD SW

NC 130

ROSE LN SW

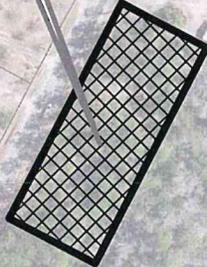
EVANS CIR SW



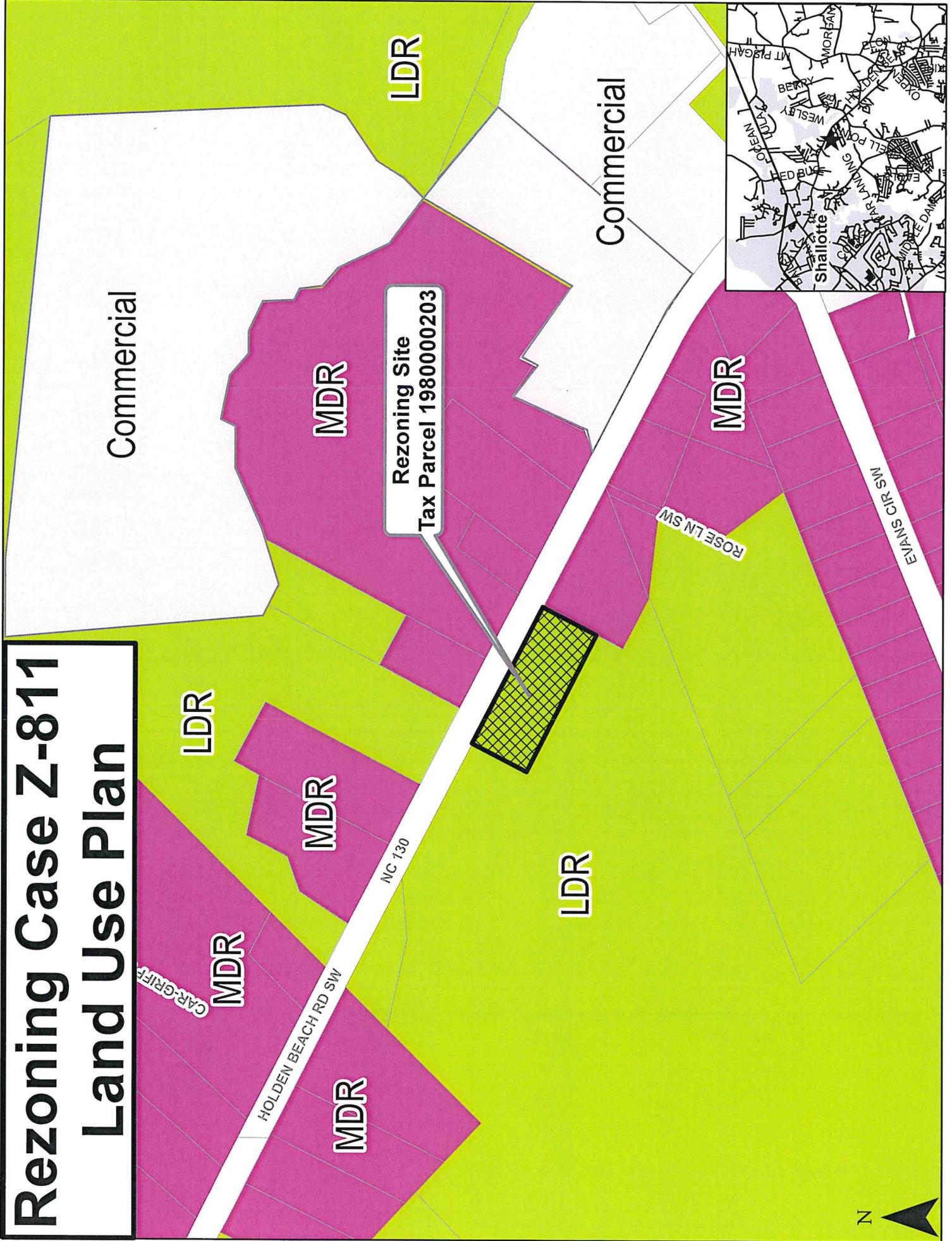
Rezoning Case Z-811 R-7500 to CLD

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION

Rezoning Site
Tax Parcel 1980000203



Rezoning Case Z-811 Land Use Plan





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>811</u>	Invoice # <u>490880</u>
Date Received <u>08 Feb 21</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input 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): <u>Greta Gause</u>	
Mailing Address: <u>P.O. Box 2633</u> <u>Shalotte, NC</u> <u>28459</u>	
Phone: <u>910-232-7151</u>	Email: <u>ggause17@yahoo.com</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>_____</u> <u>(Same)</u>	
Mailing Address: <u>_____</u>	
Phone: <u>_____</u>	Email: <u>_____</u>
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>930 Holden Beach Rd. Shalotte, NC 28470</u>	
Parcel Tax ID #(s): <u>#1980000203</u>	Total Site Acreage: <u>1.00</u>
Current Zoning District(s): <u>R-7500</u>	Proposed Zoning District(s): <u>Low Density Neighborhood Commercial</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <u>(per more pages)</u>	
<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>	
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:

Needed for the planned use of the land.

Would like to have a metal garage built and was advised had to rezone b/c there was no home on the property.

The property is adjoining my parents property, I have spoken to them as well as the neighbors across the Road and the other adjoining property. The rezoning is just for my property

LAND USE COMPATIBILITY & the need I have. I Do Not want to "be" to a zone

Future Land Use Map Classification: that would not allow a home on the

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:

Recent Commercial rezonings in area. (M) 2/10/21

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: Debra E.B. Prouse

Date: 1-16-2021

Owner Signature: Debra E.B. Prouse

Date: 1-16-2021

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)

OK # 5805 \$400

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-811

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
19900003	LEWIS NORMA FAYE	927 HOLDEN BEACH RD	SHALLOTTE	NC	28470
19900005	MCCALL DWIGHT T ETUX	937 HOLDEN BEACH RD SW	SHALLOTTE	NC	28470
19900002	STOUT CAROLYN	911 HOLDEN BEACH RD SW	SHALLOTTE	NC	28470
19900194	EVANS GENE G ET	952 HOLDEN BEACH RD SW	SHALLOTTE	NC	28470
198000202	HAMILTON CLARENCE W III ETUX	487 LOCKWOOD FOLLY RD SE	BOLIVIA	NC	28422-7829

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
198000203	GAUSE GRETA E	PO BOX 2633	SHALLOTTE	NC	28459-2633

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
198000203	GAUSE GRETA E	PO BOX 2633	SHALLOTTE	NC	28459-2633

Kids: Enter your artwork in the

Blueprint Brunswick 2040 Art Contest!

* * *

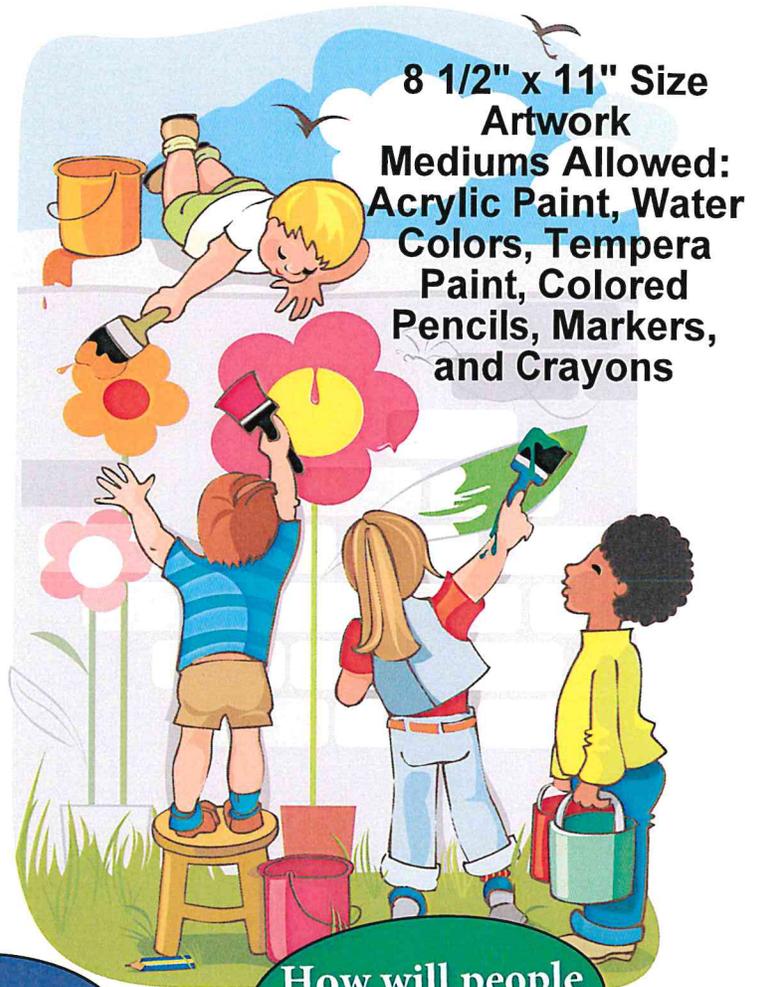
Brunswick County in the year 2040 -your design for the future

What will Brunswick County be like
in the year 2040? Show us how you
imagine Brunswick County's future.

What will the
County look
like?

Where will
you live?

How will people
move around?



The contest is open to children in grades K-12 or those home schooled from ages 5 to 17. Winners will be announced Thursday, April 15.

Artwork must be accompanied by a completed entry form. Submit entries by Wednesday, March 31, to Shane Miller (Brunswick County Schools) or by email or mail to the Brunswick County Planning Department at P.O. Box 249, Bolivia, NC 28422. For rules and entry form, visit www.brunswickcountync.gov/blueprintbrunswick/art-contest/.

Winners will receive prizes and have their artwork displayed on the Brunswick County website or in public facilities.

Would you like to enter?

- Complete an entry form
- Submit entry to your school, mail or email it in.
- Deadline: Wednesday, March 31

For More information about the Blueprint
Brunswick 2040 Project visit:
www.brunswickcountync.gov/blueprintbrunswick/



BRUNSWICK
ARTS COUNCIL
CELEBRATE. CULTIVATE. COMMUNITY OUTREACH

