



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
May 10, 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 April 12, 2021 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

## Old Business

### A. Rezoning Z-800CZ

Proposed Conditional Rezoning of approximately 135.7 acres located on Southport-Supply Road near St. James from CLD (Commercial Low Density) to CI-CZ (Commercial Intensive Conditional Zoning) Tax Parcels 20400048, 20400014, 20400013, 20400012, 20400011, 20400010 and 20400009.

### B. Rezoning Z-813

Proposed rezoning of approximately 1.37 acres located at 1580, 1586, 1590, and 1594 Sykes Street 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.

## New Business

### A. Rezoning Z-814

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

B. Planned Development – PD-43

Name: Bella Point Planned Development Expansion  
Applicant: Norris and Tunstall Consulting Engineers, PC.  
Tax Parcels: 2020000103, 2020000108 and 2020000104  
Location: Sunset Harbor Road (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.

C. Planned Development – PD-45

Name: Smith NC 211 Tract Planned Development  
Applicant: Norris and Tunstall Consulting Engineers, PC.  
Tax Parcels: 1690001301  
Location: Southport-Supply Road (NC 211) and Old Lennon Road (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.

D. Planned Development – PD-48

Name: Smith/Ward Tract Planned Development  
Applicant: Norris and Tunstall Consulting Engineers, PC.  
Tax Parcels: 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 33.3 acres creating an overall density of 2.49 dwelling units per acre.

E. Planned Development – PD-46

Name: Timber Farms Planned Development  
Applicant: H & W Design  
Tax Parcels: 21100069, 19500004, 19400008, 2110006903, 2110006804, 2110006803, and 2110005703  
Location: Ocean Highway West (US 17) and Longwood Road (NC 904)  
Description: Timber Farms is a proposed Planned Development consisting of 1,600 single family units, 450 townhomes and 950 multifamily units on a gross site of 798.5 acres creating an overall density of 3.7 dwelling units per acre.

F. Planned Development – PD-47

Name: Demarest Park Planned Development Expansion  
Applicant: Scott D. Stewart  
Tax Parcels: 05700067, 0570006539, 05700065, and 0460001007  
Location: Maco Road (NC 87)  
Description: Demarest Park is a proposed Planned Development consisting of 329 single family lots on a gross site of 90.3 acres creating an overall density of 3.64 dwelling units per acre.

9) Other Business.

- Ocean Lakes Planned Development (PD-18) Extension Request.
- Blueprint Brunswick 2040 Update.
- Brunswick County Comprehensive Transportation Plan.
- Planning Board Case Update.

10) Adjournment.

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

**6:00 P.M. Monday**  
**April 12, 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  
Marc Pages, Senior Planner  
Justin Brantley, Project Planner  
Brandon Hackney, Project Planner  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins  
Lewis Dozier  
Christopher Jordan

J. Phillip Norris, Norris & Tunstall Engineering  
John Kinlaw  
Gary Pethe, State Port Pilot

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:02 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 08-MAR-21 AND 16-MAR-21 MEETINGS.

Mr. Bittenbender made a motion to approve the 08-Mar-21 minutes as presented and the motion was unanimously carried. Ms. Easley made a motion to approve the 16-Mar-21 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Pages addressed the Board. He stated that the applicant has requested a continuance for Zoning Case Z-800CZ due to concerns of adjacent County wells in the area.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-41

Name:	Norris Farm Planned Development
Applicant:	Norris and Tunstall Consulting Engineers, PC
Tax Parcel(s):	2090003406, 2090003501, 2090003503, 2090003505 and a Portion of 2090003502
Location:	1420 Ash-Little River Road NW (SR 1300)
Description:	Norris Farm is a proposed Planned Development consisting of 304 single family lots on a gross site of 108.57 acres creating an overall density of 2.8 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; and
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance

Mr. Dunham clarified that the developer is proposing 2.8 dwelling units per acre, but the average lot size is 6,000 square feet. Mr. Pages said they are proposing a lot of open space and the AE flood zone encompasses a great deal of the property as well as the buffers and stormwater ponds.

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

Mr. J. Phillip Norris, Norris and Tunstall Engineering, addressed the Board. Mr. Norris said they are in agreement with the Staff Report. Mr. Norris said the 2.8 dwelling units per acre was done to ensure development was outside the 100 year storm event and to provide open space associated with the project. He further stated that they designed stormwater features to the 100 year storm event as suggested by the County Stormwater Engineer in the Technical Review Committee (TRC) meeting.

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

Mr. Leary made a motion to approve PD-41 (Norris Farm Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Planned Development – PD-42

Name:	Hardee Tract Planned Development
Applicant:	Norris and Tunstall Consulting Engineers, PC
Tax Parcel(s):	2250011105, 22500113 and 22500112
Location:	544 Calabash Road NW (SR 1300)
Description:	Hardee Tract is a proposed Planned Development consisting of 197 single family lots on a gross site of 49.61 acres creating an overall density of 3.97 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; and
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance

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

Mr. J. Phillip Norris, Norris and Tunstall Engineering, addressed the Board. Mr. Norris said they are in agreement with the Staff Report. Mr. Norris reiterated that they had a neighborhood meeting and there were concerns regarding stormwater drainage and traffic. He stated that the North Carolina Department of Transportation (NCDOT) is not requiring a Traffic Impact Analysis (TIA), but they have hired an independent company to conduct a TIA and it will be a part of their Driveway Permit application. He further stated that drainage from the subject property will not affect the subdivision on Calabash Road NW (SR 1300). Mr. Norris said they are designing the stormwater system for 100 year storm event as opposed to the 10 year storm event. He stated that they are proposing less density to allow for lakes and ponds that can be used as stormwater measures and for aesthetic purposes.

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

Ms. Easley made a motion to approve PD-42 (Hardee Tract Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

C. Rezoning Z-812 – Christopher Jordan.

Request rezoning of approximately 11.40 acres located off Green Lewis Road SE (SR 1512) near Bolivia from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 1550000801.

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

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

Mr. Dunham asked staff what is located on the property that has a land classification of Conservation? Mr. Pages said those properties are privately-owned and appears to be vacant.

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

Mr. Christopher Jordan addressed the Board. Mr. Jordan said they own property adjoining the property where their home is currently located and they want to build a barn on the subject 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 1550000801 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. The property was zoned Rural prior to 2007 and there are other parcels nearby being used for rural purposes.

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.

D. Rezoning Z-813 – William 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.

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

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

Ms. Easley asked if the subject parcels are part of Holiday Pines Subdivision as suggested on the application submitted by property owner? Mr. Pages replied, no.

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

Mr. Dunham asked if the applicant is present and Mr. Pages replied, no.

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

Mr. Bittenbender said the Board previously deferred their decision until the applicant and/or a designee is present for the meeting and Ms. Easley concurred.

Mr. Leary made a motion to table the matter until 10-May-21 and the motion was unanimously carried.

E. Unified Development Ordinance 2021 Refinements.

- North Carolina General Statutes Chapter 160D Mandatory Updates

Ms. Dixon addressed the Board. She provided an overview addressing why the proposed revisions have been submitted for approval as well as the timeline for approval of the North Carolina General Statutes Chapter 160D (Chapter 160D) Mandatory Updates. She also stated that refinements to the UDO are included for consideration. She further stated that those items (e.g., RV & Trailer Storage, Lighting Plan requirements, Food Truck standards and Home Occupations) that the Board suggested additional research be done are not included, but they will be resubmitted to the Board in the near future for consideration.

Mr. Brantley provided a brief overview via a PowerPoint presentation (attached) of Chapter 160D and UDO Refinements.

Mr. Bittenbender asked staff if repair of vehicles will be visible from the street? Mr. Brantley said the repairs (excluding oil and tire changes) will have to be conducted on the side or rear yard and behind the front wall of the structure. However, visibility from the street will not be eliminated.

Mr. Dunham asked staff how a septic system can be incorporated within a required vegetative buffer. Mr. Pages said vegetation can be sporadically placed on the site. Mr. Brantley added that Environmental Health will have to approve the location of the septic area.

Ms. Easley asked staff how existing bona fide farms will be affected that were approved with a farm number? Ms. Dixon said existing bona fide farms are grandfathered, but documentation will have to be provided if another permit is sought.

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

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

Mr. Riggs made a motion to recommend to the Board of Commissioners to approve the proposed text amendments and the motion was unanimously carried.

**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 text amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it has no effect on the CAMA Land Use Plan (Comprehensive Plan). The proposed updates are mandatory requirements per the North Carolina General Statutes and the housekeeping changes will better clarify the UDO.

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

The proposed text amendments are clarifications to the UDO and will be in keeping with the spirit of the CAMA Land Use Plan (Comprehensive Plan).

VIII. OTHER BUSINESS.

- Brunswick Blueprint 2040 Update

Ms. Dixon addressed the Board. She stated that the project is in the Plan Development Phase and/or Phase 3. Ms. Dixon said staff will be meeting with the consultants later this week and updates are forthcoming. She further stated that the deadline for submitted exhibits for the Art Contest is complete and staff will provide exhibits to the Board at the next meeting.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-809, Z-810, and Z-811 were approved at the previous meeting and no rezoning appeals were received so the Planning Board's decision stands for these rezoning cases.

Mr. Pages addressed the Board. He stated that Z-800 was continued at the applicant's request due to a concern from the Director of Public Utilities regarding the well heads in close proximity to the parcel(s). He further stated that the Well Head Protection Plan adopted in 2012 specifies land uses that can potentially risk well contamination. Mr. Pages said the applicant is seeking some expert hydrology information. Attorney Batton said the County wants additional information from the applicant regarding potential impacts to surrounding wells.

Ms. Dixon informed the Board that there are potentially 8 planned developments for consideration at the 10-May-21 meeting.

IX. ADJOURNMENT.

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

# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-800CZ

May 10, 2020

## APPLICATION SUMMARY

The applicant, Malcolm Jones, requests to rezone Tax Parcels 20400048, 20400014, 20400013, 20400012, 20400011, 20400010 and 20400009 from CLD (Commercial Low Density) to CI-CZ (Commercial Intensive Conditional Zoning). This conditional zoning is proposing to limit the uses to: Class II Mine; Residential or Mixed Use Planned Development; Single-Family Detached Residential; Multifamily Residential; Townhomes; Duplex; Triplex; Upper Story Residential; Hotel; Motel; Bed and Breakfast; Senior Living Residential; Assisted and Independent Living Facility; Senior Center; Adult Day Care; Child Care; Nursery or Preschool; Athletic Fields; Tennis, Swim or Health Club; Playground; Wildlife/Nature Conservation Area; Botanical Gardens; Recreational Trails or Greenways; Restaurant/Fast-Food/Delivery/Drive-In; Restaurants with Alcohol Sales; Microbrewery; Retail; Professional Office/Medical; Public Park; Library/Community Center; Accessory Buildings, and Home Occupation. The applicant held a Neighborhood Meeting on April 1, 2021. The owners and adjacent owners have been notified of the proposed rezoning via first class mail. A site plan is provided, and several conditions have been proposed and agreed upon by the owner.

### Location

3940, 3950, and 3954 Southport-Supply Road SE (NC 211)

### Tax Parcels

20400048, 20400014, 20400013, 20400012, 20400011, 20400010 and 20400009

### Current Zoning

CLD (Commercial Low Density)

### Proposed Zoning

CI-CZ (Commercial Intensive Conditional Zoning)

### Surrounding Zoning

CLD, C-I and OK-CLD (Oak Island Jurisdiction)

### Current Use

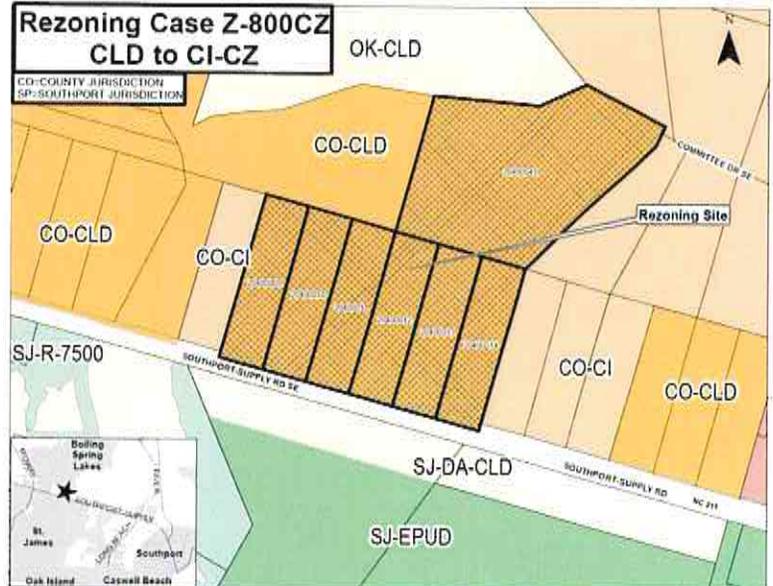
Vacant, Sand Mine

### Surrounding Land Uses

Vacant Land

### Size

135.7 Acres



## SITE CONSIDERATIONS

**Zoning History:** These parcels were rezoned in March 2015 from C-I to CLD as part of Rezoning Case Z-728. These parcels are also the site of the previously approved Mirasol Planned Development which was approved on June 8, 2015 and consisted of 200 single-family lots, 415 multifamily units and 28.33 acres of commercial space. That preliminary plan expired on June 8, 2020. The property owner applied for a conventional rezoning from CLD to CI but that rezoning was denied at the November 9<sup>th</sup> 2020 Planning Board Hearing. The owner then appealed to the Board of Commissioners who, after a request by the owner to amend his application to a conditional zoning, sent the case back to Planning Staff for reprocessing.

**Buffers:** The developer is proposing a 100-foot buffer surrounding the entire development. In addition, the developer is proposing a landscaped berm 12 feet in height within the buffer area fronting on Southport-Supply Road.

**Traffic:** There are capacity deficiencies for this section of Southport -Supply Road (NC 211) however the road is scheduled to be widened in the near future. 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 (NC 211). It is the developer's responsibility to coordinate with Brunswick County Utilities to connect to the water and sewer system.

**Schools:** Southport Elementary School, South Brunswick Middle School and South Brunswick High School have adequate capacity.

**CIP Projects in Area:** NC 211 R-5021 NCDOT Utility Relocation (FY 2020), 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 2019 - 2021). Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

**Environmental Impacts:** Biodiversity & Wildlife Habitat Assessment Score: Portions of the rezoning site score a 9 out of 10 due to wetlands on site. It should be noted that the US Army Corps of Engineers has recently done a survey of the site and found that there are no wetlands on the properties.

## ANALYSIS

*" The C-I District is intended for uses which require close access to major highways. Anticipated uses include those which are necessary to service more intensive commercial and industrial districts, such as warehousing, storage, moving, service and repair, distribution, wholesaling, marketing of specialty goods and light manufacturing plants."*

Conditional Zoning is established to offer flexibility to meet project and community needs that are not accommodated by conventional zoning districts. These districts allow approval with individualized development standards adopted as part of the rezoning. Property is rezoned to these districts in response to and consistent with the applicant's submitted site plan, list of uses, list of conditions, and any rules or regulations, that would govern development of the site. The property owner and Brunswick County must agree to all conditions. The applicant must hold at least one neighborhood meeting on the proposal prior to the Planning Board's public hearing. These districts are potentially available in conjunction with any of the conventional zoning classifications the site.

**CAMA Land Use Plan Classification:** *Commercial*

- Proposed Zoning is consistent with CAMA Land Use Plan.

**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.

# **PROJECT SUMMARY**

The applicant is requesting a conditional zoning change to ***CI-CZ IN CONJUNCTION WITH THE SITE PLAN, THE LIST OF CONDITIONS AND LIST OF PERMITTED USES FOR TAX PARCELS 20400048, 20400014, 20400013, 20400012, 20400011, 20400010 AND 20400009.***

## **Permitted Uses:**

- 1. Class II Mine**
- 2. Planned Development - Residential or Mixed Use**
- 3. Single Family Detached Residential**
- 4. Multifamily Residential**
- 5. Townhomes**
- 6. Duplex or Triplex**
- 7. Upper Story Residential**
- 8. Hotel**
- 9. Motel**
- 10. Bed and Breakfast**
- 11. Senior Living Residential**
- 12. Assisted and Independent Living Facility**
- 13. Senior Center**
- 14. Adult Day Care**
- 15. Child Care**
- 16. Nursery or Preschool**
- 17. Athletic Fields**
- 18. Tennis, Swim or Health Club**
- 19. Playground**
- 20. Public Park**
- 21. Wildlife/Nature Conservation Area**
- 22. Botanical Gardens**
- 23. Recreational Trails or Greenways**
- 24. Restaurant/Fast-Food/Delivery/Drive-In**
- 25. Restaurant w/ Alcohol Sales**
- 26. Microbrewery**
- 27. Retail Sales Less Than or Equal to 10,000 Square Feet**
- 28. Retail Sales Greater than 10,000 Square Feet**
- 29. Professional Office/Medical**
- 30. Library/Community Center**
- 31. Accessory Building**
- 32. All home occupation**

**REVISED 5/3/2021**

## **PROJECT SUMMARY (CONTINUED)**

### **Conditions:**

- 1. All development shall comply with all applicable federal, state, and local requirements and with the Brunswick County Unified Development Ordinance (UDO) and shall conform to the site plan, the list of permitted uses (subject to all limited standards imposed by the UDO), and all design features as submitted, and approved as part of this conditional rezoning as kept on file by the Brunswick County Planning Department.**
- 2. All applicable County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas will be cut off or disturbed before obtaining the permits.**
- 3. All conditions listed have been agreed upon by the owner at this time and must be followed. If any these conditions are violated the owner of the property will be in violation of the Brunswick County Unified Development Ordinance (UDO) and all permits shall be subject to revocation and any other enforcement actions available by law.**
- 4. Conditional Zoning approval does not constitute an authorization to construct. All applicable federal, state and county requirements will be necessary to obtain building permits. This includes any requirements deemed essential by local Emergency Services and Fire Marshall.  
All Class II Mining Activities shall comply with the following:**
- 5. Dust will be controlled with water trucks and irrigation prior to entering Hwy 211**
- 6. Noise will be within decibel limits as per Brunswick County's ordinance, 12' construction berm will be planted along the front property line directly adjacent to Hwy 211**
- 7. Operating hours outside of the NCDOT projects will be 6:00 am – 6:00 pm**
- 8. Time line of class II mine operations will be dependent on economy and need for fill material**
- 9. Signage will be installed as required by Brunswick County's zoning ordinance at all ingress and egress points along Hwy 211**
- 10. Any discharge of water will be pumped from pit to pit or to a sediment pond which maintains water levels**
- 11. Blasting is prohibited**
- 12. A 12-foot high vegetated berm shall be installed within the 100-foot buffer fronting on Southport-Supply Road (NC 211) and shall remain for the duration of the mining activities.**

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-800CZ



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

**APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN**

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment *is NOT consistent with the CAMA Land Use Plan (Comprehensive Plan)* for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community: \_\_\_\_\_  
\_\_\_\_\_
- The Planning Board further finds that the proposed zoning amendment *is reasonable and in the public interest* for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

**DENIED**

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

**TABLED**

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

# Rezoning Case Z-800CZ CLD to CI-CZ

CO=COUNTY JURISDICTION  
SP=SOUTHPORT JURISDICTION

OK-CLD

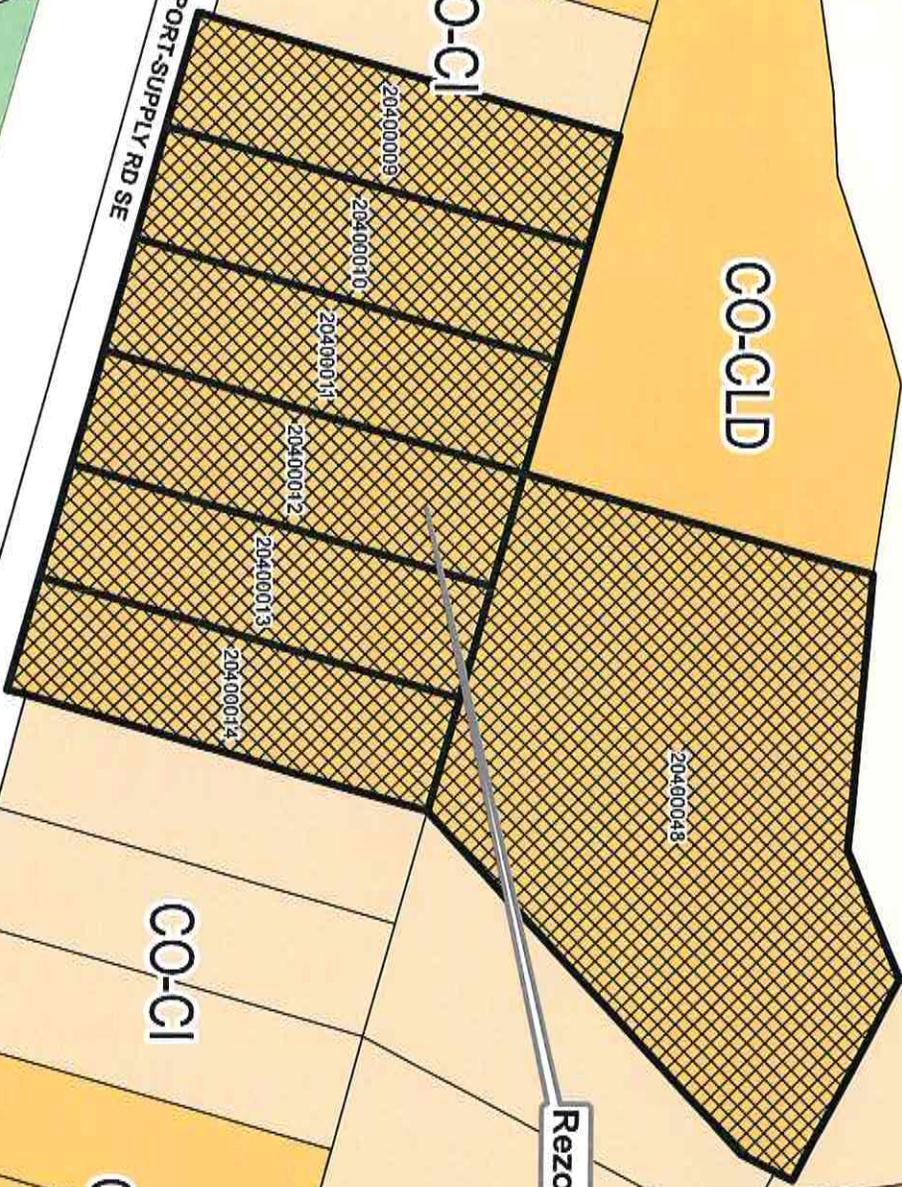
CO-CLD

CO-CLD

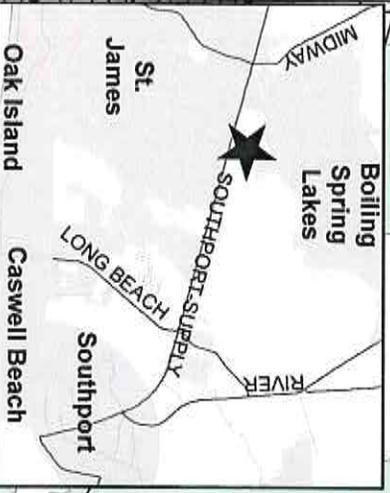
CO-CI

SJ-R-7500

SOUTHPORT-SUPPLY RD SE



COMMITTEE DR SE



SJ-EPUD

SJ-DA-CLD

CO-CI

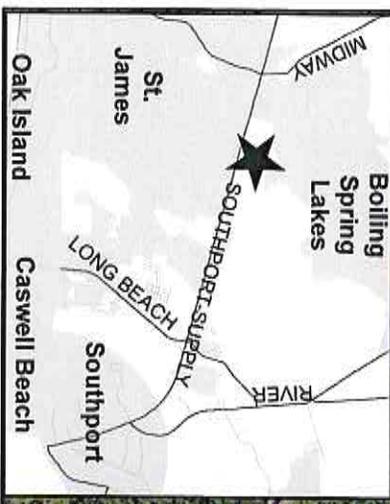
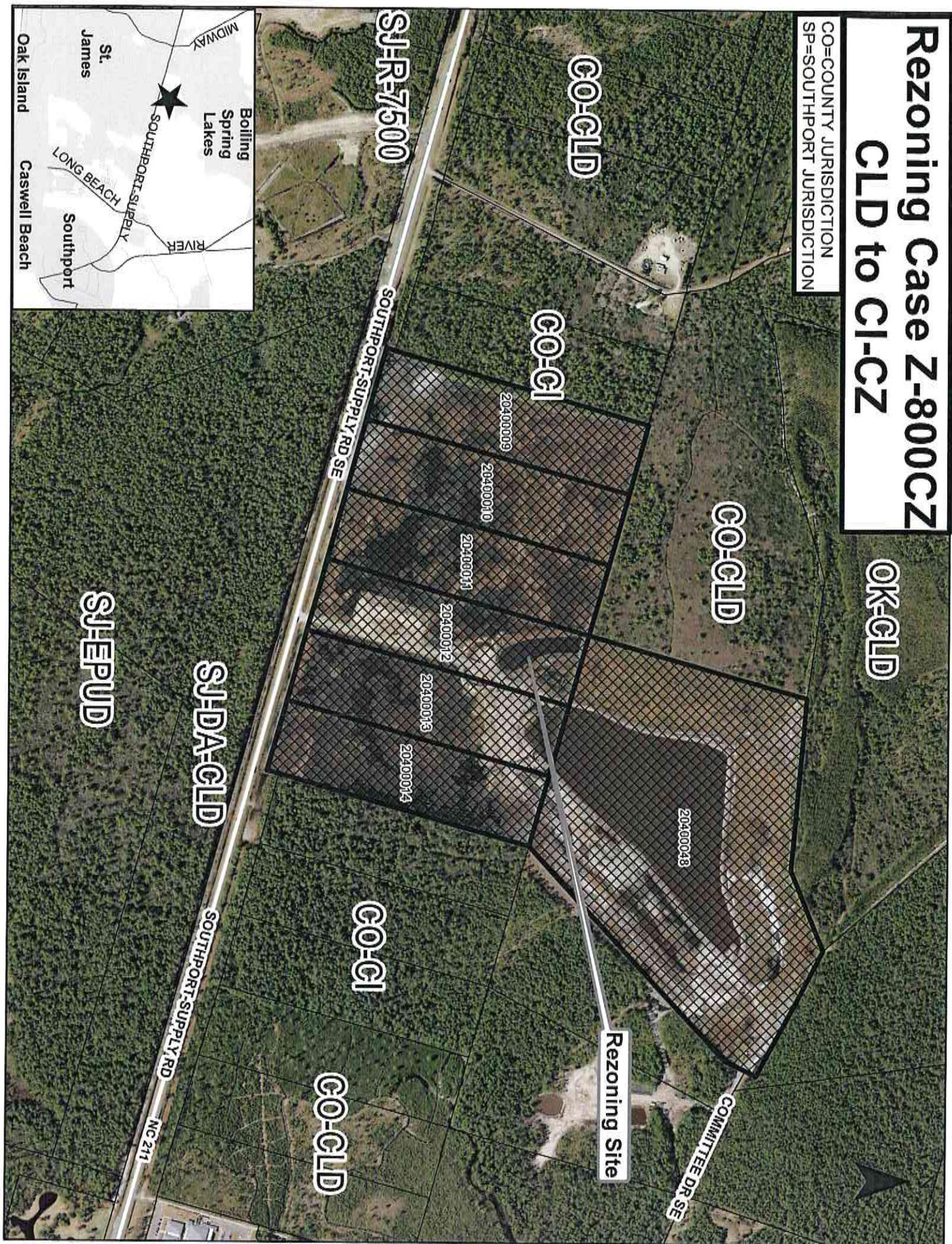
CO-CLD

SOUTHPORT-SUPPLY RD

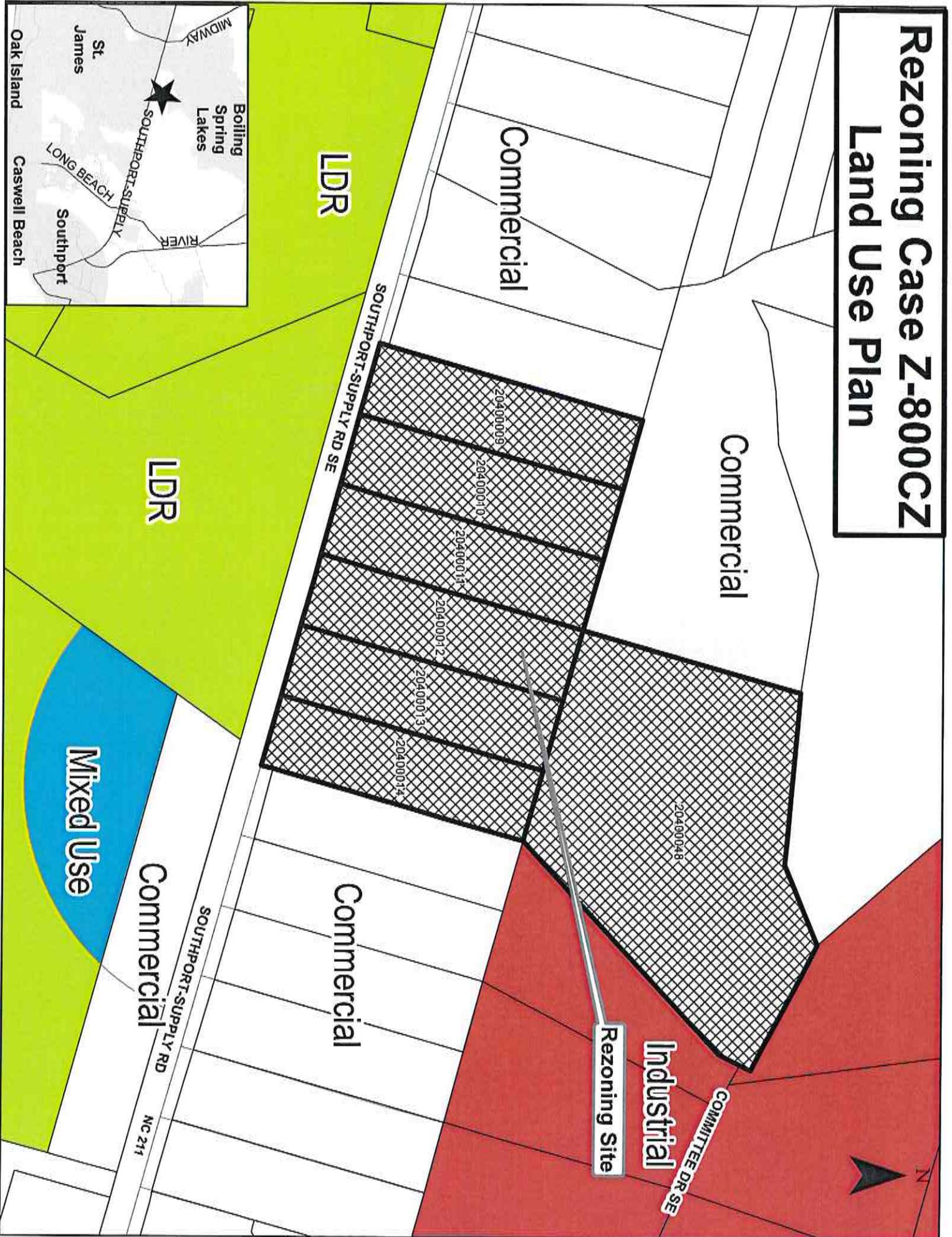
NC 211

# Rezoning Case Z-800CZ CLD to CI-CZ

CO=COUNTY JURISDICTION  
SP=SOUTHPORT JURISDICTION



# Rezoning Case Z-800CZ Land Use Plan





# REZONING APPLICATION

*For Office Use Only*

Rezoning Case Z- 800CZ Invoice # 4949/4  
 Date Received 9/28/21  
 Northwest Jurisdiction  YES  NO

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 754-2740  
 Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

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

Applicant Name(s): DAN WEEKS  
H + W DESIGN

Mailing Address: 2512 INDEPENDENCE BLVD. STE 200  
WILMINGTON, NC 28412

Phone 910 470 9383 Email: DWEEKS@H-WDESIGN.COM

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

Owner Name(s): JONES HOLDINGS NC LLC  
MALCOLM JONES

Mailing Address: 150 SANTIAGO DRIVE  
JUPITER, FL 33458

Phone 561 248 3505 Email: MJONES@ULTIMATECOMMUNITES.COM

**PROPERTY INFORMATION**

Property Address and/or Description of Location:

Parcel Tax ID #(s): 20400048, 20400014  
20400013, 20400012, 20400011  
20400010, 20400009

Total Site Acreage: 175.70

Current Zoning District(s): CLD

Proposed Zoning District(s): C1-CZ

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:

ADJACENT PROPERTY TO THE EAST IS ZONED C-1. SITE HAS SUFFICIENT INFRASTRUCTURE, DIRECT FRONTAGE ON HWY 211. ALL SURROUNDING LAND USES ARE ZONED CLO and C-1 and ARE SUPPORTED TO RESIDENTIAL USES. THE C1-C2 ZONING IS A TRANSITIONAL ZONING TO THE CLO.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: COMMERCIAL - INDUSTRIAL

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:

6

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: 9/25/2020

Owner Signature: [Signature]

Date: 9/25/2020

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.

**EXHIBIT A**  
**TO NEIGHBORHOOD MEETING**  
**VERIFICATION FORM**

The Neighborhood Meeting was held on Thursday, April 1, 2021, from 10:00 am to 11:30 am at the large meeting room in the Town of St. James Community Center located at 4136 Southport-Supply Road, St. James, NC 28461.

Attending on behalf of the Applicant/Property Owner were the following representatives: Daniel H. Weeks, RLA (H + W Design), and Matt Nichols, attorney for Applicant/Property Owner.

Town of St. James officials attending the meeting include: Mayor Toner, Mayor Pro-Tem DeLong, Town Manager Ed Dickie and Town Attorney Grady Richardson.

Brunswick County Senior Planner Marc Pages attended the meeting.

- For a complete list of attendees please see the Neighborhood Meeting Verification Form.

The following issues were discussed at the meeting:

- Location, context of site and existing conditions.
- Conditional rezoning request and conditional rezoning process, comparison to general rezoning.
- Proposed limited uses and conditions on uses/development (Parcels A and B).
- Review of proposed Conditional Rezoning Master Plan Exhibit.
- Anticipated timeframe for mining and development activity.
- Potential mixed-used development on portion of site.
- Potential park site or bird sanctuary after proposed mining operation has been completed.
- Total acreage of site, including acreage within perimeter buffer.
- Existing use of subject property for mining.
- Access along HWY 211, including trucks entering and exiting mining site.
- NCDOT projects in vicinity.
- General discussion regarding mining process and procedures, including soils and soil type for subject property.
- Proposed planted berm along HWY 211, 100 feet wide and 12 feet in height at

center point.

- 100-foot buffer along entire perimeter of site; only greenways and/or pedestrian trails, and driveway access points, to be located within 100-foot buffer.
- Owner/Applicant availability for additional meetings/discussions and questions.
- April 12, 2021, Brunswick County Planning Board Hearing date, Public Hearing on conditional rezoning request.

No changes have been made to the proposed Conditional Rezoning Master Plan Exhibit as a result of the comments at the Neighborhood Meeting.

The undersigned certifies that he provided notice of the Neighborhood Meeting in accordance with Brunswick County UDO section 9.2.

Respectfully submitted,



Daniel H. Weeks, RLA

4/6/2021  
Date



# CASE Z-804

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
217EA008	LARROW RANDY & LAUREEN	2878 COXS LANDING RD SE	BOLIVIA	NC	28422
217CA014	DAUGHTRIDGE WILLIAM ETUX	PO BOX 593	ROCKY MOUNT	NC	27802-0593
217LC022	TARZANA VENTURES LLC	3208 Sea Grass Ct	SOUTHPORT	NC	28461
2170011601	MAS PROPERTIES LLC	131 OCEAN BOULEVARD WEST	HOLDEN BEACH	NC	28462
217LC019	PETERSON MARCUS G ETUX	2849 ISLAND DR SE	BOLIVIA	NC	28422-7731
217EA003	AHNEMAN LAURA G	2704 W YACHT DR	OAK ISLAND	NC	28465-7537
217EA006	PLANT ALBERT ETUX	502 MULLIGAN WAY SE	BOLIVIA	NC	28422-8175
217LC01901	SMITH MICHAEL EUGENE ETUX	11125 MOUNTAIN ISLAND DR	CHARLOTTE	NC	28214
2170010301	RIVER RUN PLANTATION POA	STE 108	WILMINGTON	NC	28403-5737
217EA004	BEAMAN TERRY ALAN ETUX	2862 COXS LANDING RD SE	BOLIVIA	NC	28422-7722
217LC026	ANDERSON DANA HOWARD	23617 CLARK DR	DEXTER	NY	13634-3143
217LC023	ROSENBERG RICHARD WILLIAM AND	2831 ISLAND DR SE	BOLIVIA	NC	28422-7731
217EA007	HULL DAVID C ET	503 MULLIGAN WAY SE	BOLIVIA	NC	28422-8175
217EA010	WHALEN DEANNA M	2888 COXS LANDING RD SE	BOLIVIA	NC	28422-7722
21700116	HICKORY TRAIL PARTNERS LLC	220 HICKORY TRAIL	GREENEVILLE	TN	37745
21700117	COX'S CEMETERY				
217CA015	COX LANDING PROPERTIES LLC	209 NORTH LEWIS STREET	TABOR CITY	NC	28463
217LC025	GRIFFIN THOMAS P ET REBECCA A	1282 NEW HOME CHURCH RD	PEACHLAND	NC	28133
217LC024	NORRIS RUBY (LT) & ROBERT W	1116 MIDLAND DR	WILMINGTON	NC	28412
217EA009	SEAY ROBERT ET IRENE	2882 COX LANDING RD SE	BOLIVIA	NC	28422
217LC021	HULTGREN LINDA A	5210 SWEETWATER BLVD	MURRELLS INLET	SC	29576
217EA005	CONLEY JAMES L ET BARBARA L	2866 COX LANDING RD SE	BOLIVIA	NC	28422
217LC018	TYLS ROBERT F ET DOLLIE M	2853 ISLAND DR SE	BOLIVIA	NC	28422
217CA001	BEAVER RONALD ETUX	2857 FOLLY BREEZE LN	BOLIVIA	NC	28422-3800

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21700103	COX ALVAH ETALS	1101 EXCHANGE PL APT 1211	DURHAM	NC	27713-1898
2170010307	COX ALVAH ETALS	1101 EXCHANGE PL APT 1211	DURHAM	NC	27713-1898
21700104	COX ALVAH AND MORGAN TAMMY	2090 TURKEY TRAP RD SW	SUPPLY	NC	28462-5138
2170010401	COX CHARLES HEIRS	1101 EXCHANGE PL APT 1211	DURHAM	NC	27713-1898

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	ADRIENNE L MCCRARY	2889 COXS LANDING RD	BOLIVIA	NC	28422

# REZONING STAFF REPORT

Prepared by Marc Pages, Senior Planner  
Rezoning Case#: Z-813  
May 10, 2021



## APPLICATION SUMMARY

The applicant, William A. Roach, requests to rezone Tax Parcels 232AC001, 232AC002, 232AC003 and 232AC004 from SBR-6000 (Site Built High Density Residential) to R-6000 (High 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

1580, 1586, 1590, and 1596 Sykes Street

### Tax Parcels

232AC001, 232AC002, 232AC003 and 232AC004

### Current Zoning

SBR-6000 (Site Built High Density Residential)

### Proposed Zoning

R-6000 (High Density Residential)

### Surrounding Zoning

R-6000 and SBR-6000

### Current Use

Vacant

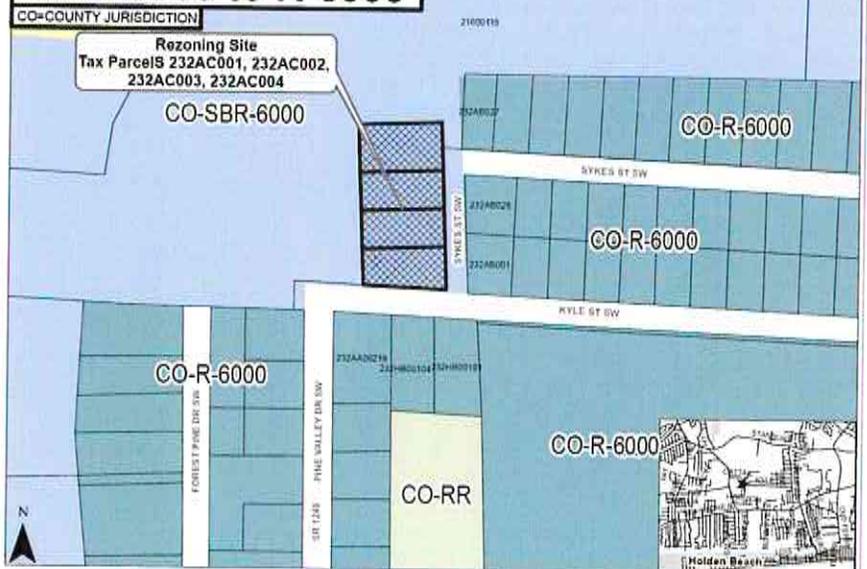
### Surrounding Land Uses

Residential and Vacant Lands

### Size

1.37 acres

## Rezoning Case Z-813 SBR-6000 to R-6000



## SITE CONSIDERATIONS

**Zoning History:** These parcels and adjoining Tax Parcel 21600116 were rezoned from R-6000 to SBR-6000 as part of the 2007 Unified Development Ordinance and CAMA Land Use Plan adoption.

**Buffers:** If rezoned to R-6000, all non-residential uses will require a 0.2 (vacant) or 0.4 (developed) opacity buffer to SBR-6000 areas.

**Traffic:** There are no capacity deficiencies for this section of Holden Beach Road (NC 130).

**Utilities:** Water is available from Brunswick County Utilities along Kyle Street and Sykes Street. Sewer is not available in the area.

**Schools:** Virginia Williamson 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)

**NC DOT 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:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: 0 out of 10.
- The rezoning site lies 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: MDR (Medium Density Residential)

- 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-6000 FOR TAX PARCELS 232AC001, 232AC002, 232AC003 AND 232AC004** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.



# Rezoning Case Z-813 SBR-6000 to R-6000

CO=COUNTY JURISDICTION

21600116

Rezoning Site  
Tax Parcels 232AC001, 232AC002,  
232AC003, 232AC004

CO-SBR-6000

CO-R-6000

SYKES ST SW

CO-R-6000

KYLE ST SW

CO-R-6000

CO-RR

CO-R-6000

FOREST PINE DR SW

SR 1248 PINE VALLEY DR SW

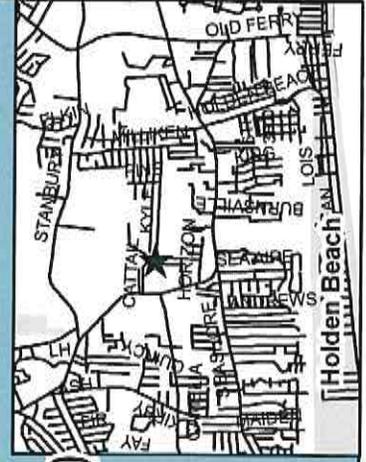
232AA00219  
232HB00104432HB00101

SYKES ST SW

232AB027

232AB026

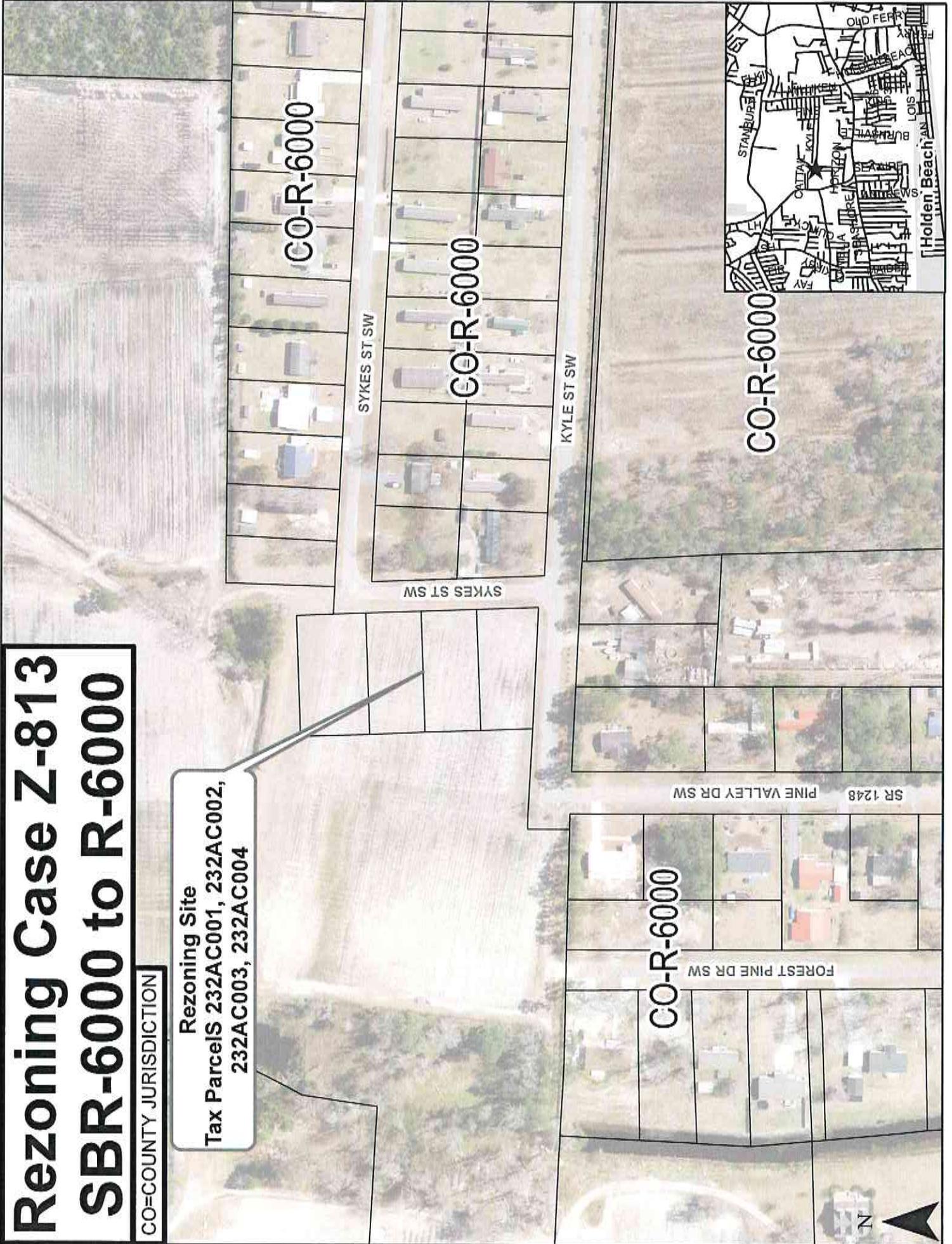
232AB001



# Rezoning Case Z-813 SBR-6000 to R-6000

CO-COUNTY JURISDICTION

Rezoning Site  
Tax Parcels 232AC001, 232AC002,  
232AC003, 232AC004



# Rezoning Case Z-813 Land Use Plan

Rezoning Site  
Tax Parcels 232AC001, 232AC002,  
232AC003, 232AC004

MDR

SYKES ST SW

SYKES ST SW

MDR

KYLE ST SW

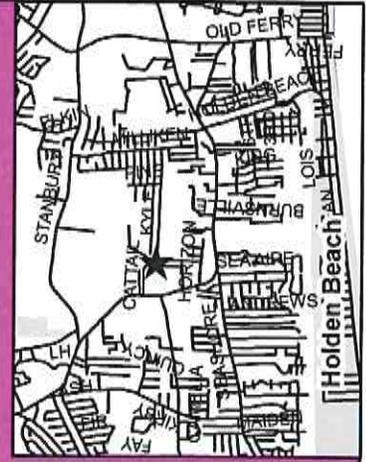
MDR

LDR

SR 1248 PINE VALLEY DR SW

MDR

FOREST PINE DR SW





# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z-	813 Invoice # 494074
Date Received	3/12/21
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): William A Roach

Mailing Address: 2570 Holden Bch Rd  
Supply NC 28462

Phone: 910 620 2578 | Email:

**PROPERTY OWNER INFORMATION** (if different from above)

Owner Name(s): Same

Mailing Address:

Phone: | Email:

**PROPERTY INFORMATION**

Property Address and/or Description of Location: 1580 Kyle St. 1594, 1590 + 1586 Sykes St.

Parcel Tax ID #(s): 232 AC001, 232 AC002, 232 AC003 + 232 AC004	Total Site Acreage: 1.37 Ac.
Current Zoning District(s):	Proposed Zoning District(s): R6000

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:

These 4 Lots ARE zoned Different than the whole subdivision. Rezoning would match the rest of the subdivision

**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: William A Roach

Date: 3/11/21

Owner Signature: Owner

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

Owner Signature: William A. Roach

Date: 3/11/21

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-813

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
232AB001	BILBREY WANDA S	1570 KYLE ST SW	SUPPLY	NC	28462
232HB00101	FURCHES WILLIAM DWAIN	3909 FERNCLIFF ROAD	GASTONIA	NC	28056
232HB00104	ROACH W A	3719 SHELL POINT RD	SHALLOTTE	NC	28470
232AB026	BROWN DAVID M AND	55 FLATWOODS LANE	LILLINGTON	NC	27546
232AB027	LONG ELTON WAYNE JR ET	2073 RIVER RD	FAYETTEVILLE	NC	28312-8445
232AA00219	BAXLEY JULIE BARNES ETVIR	204 WISTERIA DRIVE	LUMBERTON	NC	28360
21600116	ROACH WILLIAM KELLY ETUX	1439 JOY AVE	CHARLESTON	SC	29407-3605

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
232AC001	ROACH WILLIAM A	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462
232AC004	ROACH WILLIAM A	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462
232AC003	ROACH WILLIAM A	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462
232AC002	ROACH WILLIAM A	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
232AC001	ROACH WILLIAM A	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462
232AC004	ROACH WILLIAM A	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462
232AC003	ROACH WILLIAM A	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462
232AC002	ROACH WILLIAM A	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462

# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-814

May 10, 2021

## APPLICATION SUMMARY

The applicant, Chad McCumbee, requests to rezone Tax Parcel 1950002607 from R-7500 (Medium Density Residential) to RR (Rural 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

6370 Old Shallotte Road (SR 1316)

### Tax Parcel

1950002607

### Current Zoning

R-7500 (Medium Density Residential)

### Proposed Zoning

RR (Rural Residential)

### Surrounding Zoning

R-7500 and RR

### Current Use

Vacant

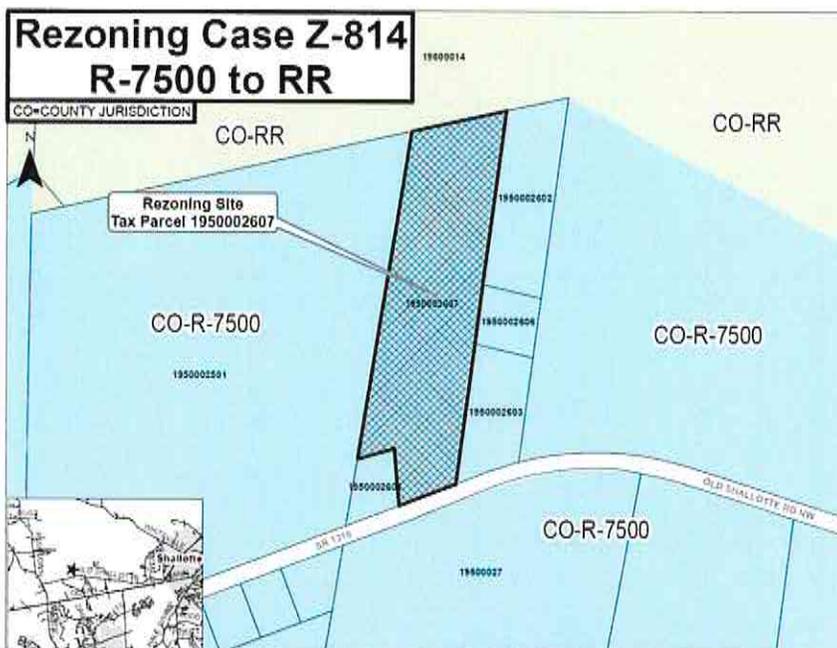
### Surrounding Land Uses

Residential and Vacant Lands

### Size

9.69 acres

## Rezoning Case Z-814 R-7500 to RR



## 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 RR, all non-residential uses will require a 0.2 (vacant) or 0.4 (developed) opacity buffer to R-7500 and RR areas.

**Traffic:** There are no capacity deficiencies for this section of Old Shallotte Road (SR 1316). The developer shall be responsible for obtaining a NCDOT driveway permit prior to construction.

**Utilities:** Water is available from Brunswick County Utilities along Old Shallotte Road (SR 1316). Sewer is not available in the area.

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

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

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

### Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 5 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 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 TAX PARCEL 1950002607 based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-814



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

**APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

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

**DENIED**

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

**TABLED**

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



# Rezoning Case Z-814 R-7500 to RR

CO=COUNTY JURISDICTION

CO-RR

CO-RR

CO-R-7500

CO-R-7500

19600014

1950002602

1950002606

1950002603

19500027

1950002607

195000260

1950002501

SR 1316

OLD SHALLOTTE RD NW

Rezoning Site  
Tax Parcel 1950002607



# Rezoning Case Z-814 Land Use Plan

CO-COUNTY JURISDICTION

LDR

Rezoning Site  
Tax Parcel 1950002607

LDR

LDR

LDR

19600014

1950002602

1950002606

1950002603

1950002607

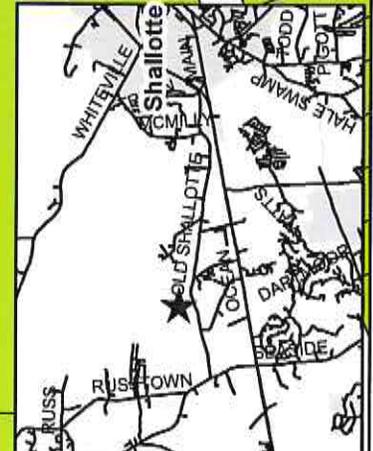
1950002608

19500027

1950002501

OLD SHALLOTTE RD NW

SR 1316





# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>8/4</u>	Invoice # <u>496343</u>
Date Received <u>3/16/21</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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Timothy Chad McCumbee	
Mailing Address: 229 East Second Street Ocean Isle Beach, NC 28469	
Phone: 910-279-4196	Email: chadmccumbee@yahoo.com
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): (Same)	
Mailing Address:	
Phone:	Email:
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: 6370 Old Shallotte Road NW Ocean Isle Beach, NC 28469	
Parcel Tax ID #(s): 1950002607	Total Site Acreage: 9.69 AC
Current Zoning District(s): CO-R-7500	Proposed Zoning District(s): CO-RR
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:

Proposed rezoning will match surrounding zoning. Parcels touching northern boundary of property are zoned CO-RR. Property will be used for a primary residence. Plans to build have moved forward quickly as landowner's leased residence and leased storage warehouse have both been put on the market to sell or already sold. Landowner simply needs option to start construction on storage warehouse for personal property concurrently or prior to construction start of residence.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Low-Density Residential

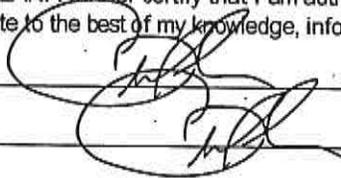
Is the proposed rezoning consistent with the Land Use Plan?  YES  NO

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

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: 3-12-21 \_\_\_\_\_

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

Date: 3-12-21 \_\_\_\_\_

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 and additional \$500 fee for Brunswick County Jurisdiction and \$550 for City of Northwest Jurisdiction.

# CASE Z-814

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1950002602	BUCKNER KENNETH W	6380 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
19600014	BENNETT HENRY D	6205 OLD SHALLOTTE RD NW	SHALLOTTE	NC	28459
1950002601	LONG ROBERT D ET	6360 OLD SHALLOTTE RD NW	OCEAN ISL BCH	NC	28469-3543
19500027	LANCE ROGER L ETUX	3089 THOMPSON MILL RD	BUFORD	GA	30519-5436
1950002606	REAVES THOMAS L ETUX	6324 OLD SHALLOTTE RD NW	OCEAN ISL BCH	NC	28469-3543
1950002501	COTTON TOP ENTERPRISES LLC	72 MONROE ST	OCEAN ISL BCH	NC	28469-7639
1950002603	GORE AL D ETUX	2186 FREEDOM STAR DR NW	LONGWOOD	NC	28452-9779

### OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1950002607	MCCUMBEE TIMOTHY CHAD	229 E SECOND ST	OCEAN ISL BCH	NC	28469-7611

### APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1950002607	MCCUMBEE TIMOTHY CHAD	229 E SECOND ST	OCEAN ISL BCH	NC	28469-7611

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-43

Applicant: Norris & Tunstall Consulting Engineers, PC

Project Name: Bella Point Planned Development Expansion

Property Location: Sunset Harbor Road SE (SR 1112)

Parcel Number(s): 2020000103, 2020000108, 2020000104

Zoning District: R-7500 (Medium Density Residential)

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

Proposed Use: Bella Point Planned Development was originally approved in July 2006 and revised in early 2021 for 193 single-family lots on 75.01 acres with a density of 2.57 dwelling units per acre. The developer of Bella Point is proposing to expand the planned development by adding 61.95 acres with 144 additional lots for a total of 336 single-family lots on 136.96 acres for an overall density of 2.45 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 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 27.39 acres of which a minimum of 4.11 acres is required to be active recreation space. The developer is proposing 61.25 acres of dedicated open space of which 5.17 acres is to be recreational.
- The proposed 336 lots will generate approximately 3,215 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis will be completed prior to recording of the lots. 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. The developer is proposing 61.25 acres of open space where as 27.39 acres are required.
  2. The developer is proposing 5.17 acres of recreation space where as 4.11 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.
- A neighborhood meeting was held on Thursday, April 29, 2021.

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

Staff recommends approval based on the following conditions:

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

# Planned Development Case PD-43 Bella Point Expansion

CO-COUNTY JURISDICTION

CO-R-7500

Expansion Area

CO-CLD

ACHIEVEMENT AVE SE

CO-R-7500

N

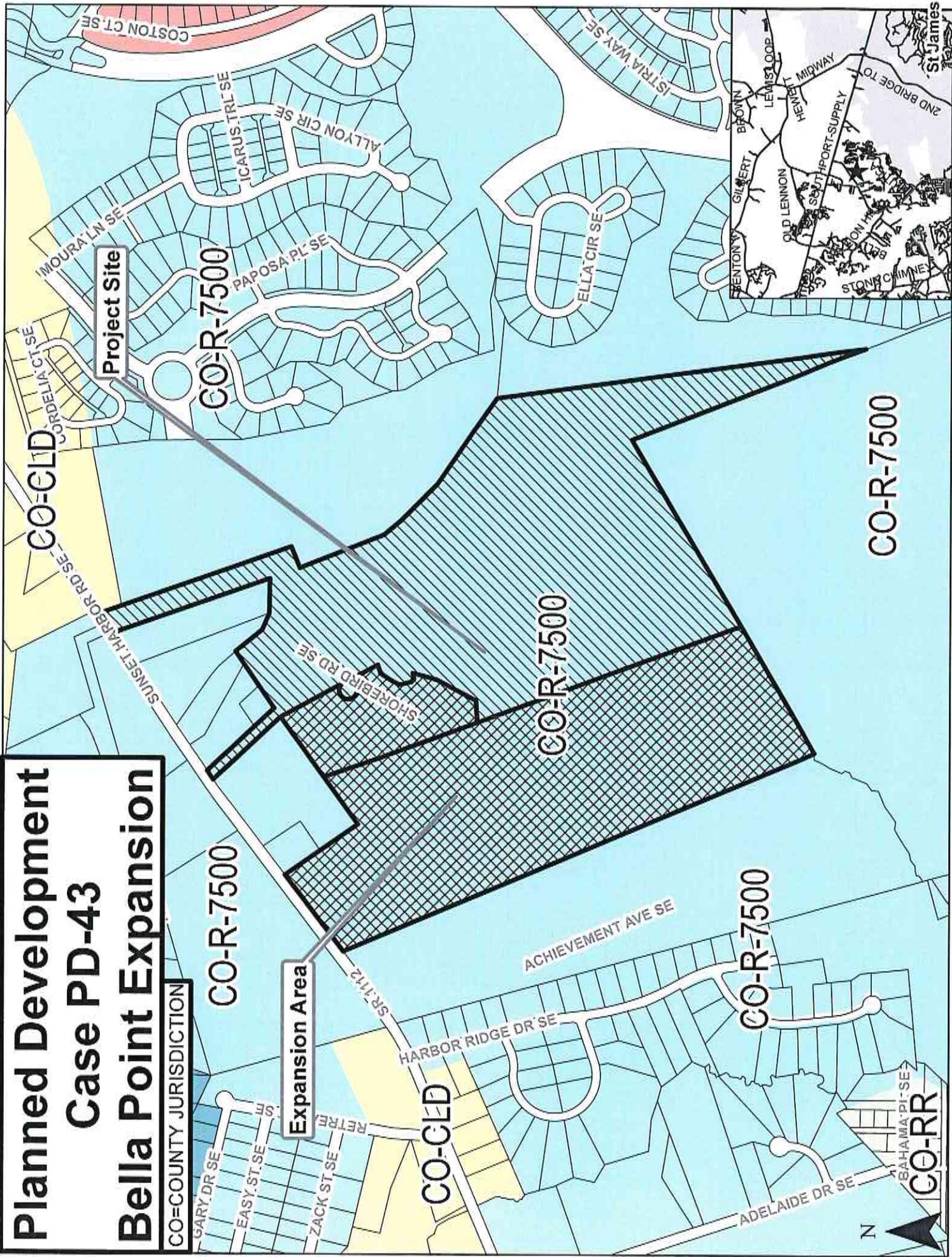
CO-RR

Project Site

CO-R-7500

CO-R-7500

CO-R-7500



# Planned Development Case PD-43 Bella Point Expansion

CO=COUNTY JURISDICTION

Project Site

Expansion Area

CO=CLD  
CORDELA CT SE

CO-R-7500  
ICARUS TR L SE  
ALLYON CIR SE  
MOURA LN SE  
PAPOSA PL SE

CO-R-7500  
SHORE RD SE

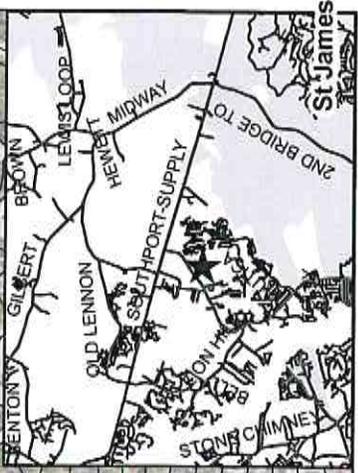
CO-R-7500

CO-R-7500

CO=CLD  
SR 7112  
RETIRE

CO-R-7500  
ACHIEVEMENT AVE SE

CO=RR  
BAHAMIA PT SE









# 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-45</u>	Invoice # <u>498292</u>
Date Received: <u>4/23/21</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	Andrew & Wanda Fisher	Phone	
	Address	124 W Oak Island Dr	Fax	
	City, St, Zip	Oak Island, NC, 28465	Email	

Applicant or Representative	Name	J&S Land Development, LLC	Phone	(719) 499-1373
	Address	8620 River Road	Fax	
	City, st, Zip	Wilmington, NC, 28412	Email	steve@steveshuttleworth.com

Property Information	Address	Sunset Harbor Rd SE
	Tax Parcel(s)	2020000103, 2020000108, & 2020000104
	Acreage	75.01+8.38+53.57 = 136.96
	Current Zoning	R7500
Public Utilities Available?		Water <input checked="" type="checkbox"/> sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Bella Point
	Modification or Expansion Of Existing PD?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Single Family Acres	337 Lots (144 new)
	Multi-Family Acres	Units
Commercial Acres		

Authorization	Property Owner Signature	<u><i>Wanda B. Fisher</i></u>	Date	<u>3-17-21</u>
	Applicant/Representative Signature	<u><i>Steve Shuttleworth</i></u> Steve Shuttleworth	Date	<u>3-16-21</u>

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

April 15, 2021

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

**RE: Bella Point Expansion Planned Development  
File # PD-43**

Dear Mr. Norris,

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.

Comments from Planning:

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

- Please clarify the site data to provide two data tables: one for the expansion area and one for the cumulative project data.
- The cul-de-sac Morning Light Drive exceeds the maximum length allowable by the UDO. Please provide a road connection at lot 308 or 277.
- Please provide a pedestrian connection to the charter school property.
- Please list all specific recreation space elements and indicate their locations on the site plan. Show recreation space calculations.
- Please indicate all pedestrian connections or trails to and around the stormwater plans.
- Please show the open space calculations in acreage.
- Please indicate the peripheral buffer will have a 0.6 opacity.
- Please note that the pump station will be screened consistent with the standards of the UDO.
- Please note that a neighborhood meeting is required per UDO Section 9.2.
- Please note that a TIA update will be required per NCDOT.

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.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

### Comments from Engineering

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

- Water main and sewer main extension permits required.
- The sewer pump station in Bella Point will serve Bella Point Expansion and the existing pump station sewer permit must be modified for the additional flow.
- Fire hydrant required at entrance to proposed subdivision from Sunset Harbor Road entrance and thence every 800 LF maximum spacing.
- Water mains shall connect to main on Sunset Harbor Road and to the two water mains inside Bella Point on Ament Way and Riverton Way.
- Double water meter boxes will be required on each lot since county sewer will be available.
- Water and sewer design and permitting shall conform to county design manual, technical specifications, and standard details and all NCDEQ rules.
- Public utility easements required over all water and sewer mains.

### 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 provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on April 23, 2021.

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

Sincerely,

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

Marc A. Pages  
Brunswick County Senior Planner

# TECHNICAL REVIEW COMMITTEE MEETING

April 15, 2021

Sign-In Sheet

DEPARTMENT

REPRESENTATIVE

NCDOT

Angel Hammers

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Stormwater

B. G. A.  
Buzit Flora

Wildlife Resources

GIS

Building Inspections

J. M. Sll  
Brad Burton

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Danny Thornton  
Bill Bittenbender

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s) *FLOODPLAIN*

J. M. Sll

# CASE PD-43

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
20200002	SOUTHPORT CHARTER CAMPUS LLC	3610 THADDEUS LOTT LN NE	LELAND	NC	28451-7964
2020000106	LANCASTER THELTON J ET	557 ROSE AVE	WILMINGTON	NC	28403-3439
18600022	OCEANSIDE HOLDINGS LLC	4808 W BEACH DR	OAK ISLAND	NC	28465-7849
2020000105	HILL JONATHAN M ET	1710 SUNSET HARBOR RD SE	BOLIVIA	NC	28422
1860002201	SCHEFFLER GERALD AND	170 ELWOOD AVE	HAWTHORNE	NY	10532-2345
2020000110	MARTIN ROBERT A ETUX	1754 SUNSET HARBOR RD SE	BOLIVIA	NC	28422-7920
1860002302	GABRILLO WARREN C ETUX	145 BEVERLY RD	MOUNT KISCO	NY	10549-1803
1860002101	OGBAI RUSSON W ETUX	3051 HAWICK COMMONS DR	CONCORD	NC	28027-8733
1860002103	OGBAI RUSSON W ETUX	3051 HAWICK COMMONS DR	CONCORD	NC	28027-8733
2020000109	PHOENIX LANDSCAPE OF	5107 EDWARDS RD	TAYLORS	SC	29687
18600023	LEIMER STEVEN D ETUX	116 W ISLAND DR	OAK ISLAND	NC	28465-7707
20200001	LANCASTER THELTON ETUX	557 ROSE AVE	WILMINGTON	NC	28403-3439
2020000102	RUSSELL STEPHANIE L ETVIR	1704 SUNSET HARBOR RD SE	BOLIVIA	NC	28422-7920
1860001909	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761-2721
2020002301	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761-2721
20200022	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761-2721
2020000101	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761-2721

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2020000103	J & S LAND DEVELOPMENT LLC	8630 RIVER RD	WILMINGTON	NC	28412-3334
2020000104	KOCUR MARY TRUSTEE AND	5 FINCH LANE	BEDFORD	NY	10506
2020000108	FISHER ANDREW N ETUX	124 W ISLAND DR	OAK ISLAND	NC	28465-7707

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

## APPLICANT(S)

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-45

Applicant: Norris and Tunstall Consulting Engineers, PC

Project Name: Smith NC 211 Tract Planned Development

Property Location: Southport-Supply Road (NC 211) and Old Lennon Road (SR 1504)

Parcel Numbers: 1690001301

Zoning District: R-7500 (Medium Density Residential)

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

Proposed Use: Smith NC 211 Tract is a proposed planned development consisting of 292 single family units on a gross site of 133.61 acres creating an overall density of 2.18 units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land. The Future Land Use Map denotes this area as MDR (Medium 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 26.72 acres of which a minimum of 4.0 acres is required to be active recreation space. The developer is proposing 58.22 acres of dedicated open space of which 8.15 acres is to be recreational.
- The proposed 292 lots will generate approximately 2,794 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis will be completed prior to recording of the lots. 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. The developer is proposing 58.22 acres of open space where as 26.72 acres are required.
  2. The developer is proposing 8.15 acres of recreation space where as 4.0 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.

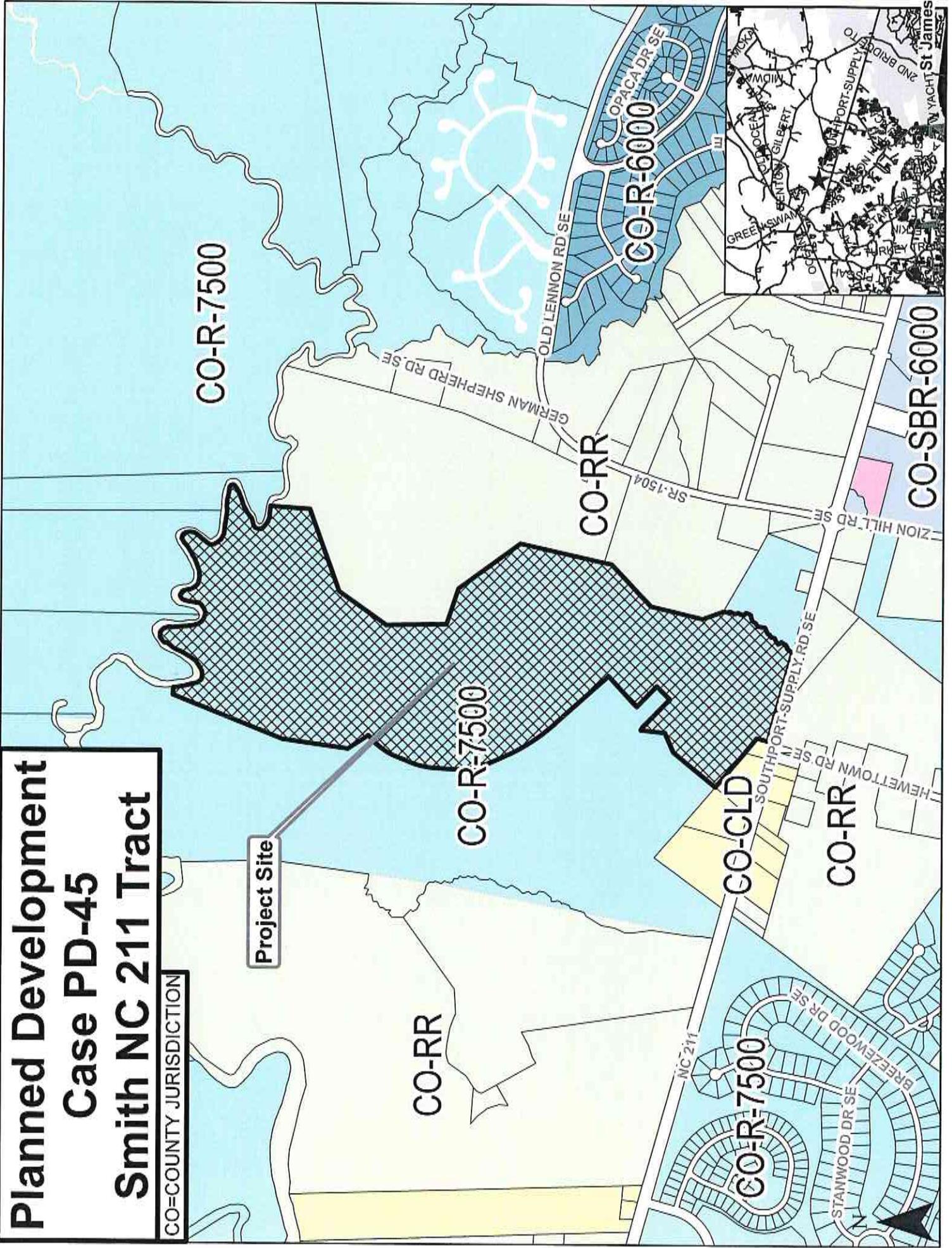
Staff recommends approval based on the following conditions:

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 Marshall requirements.

# Planned Development Case PD-45 Smith NC 211 Tract

CO-COUNTY JURISDICTION

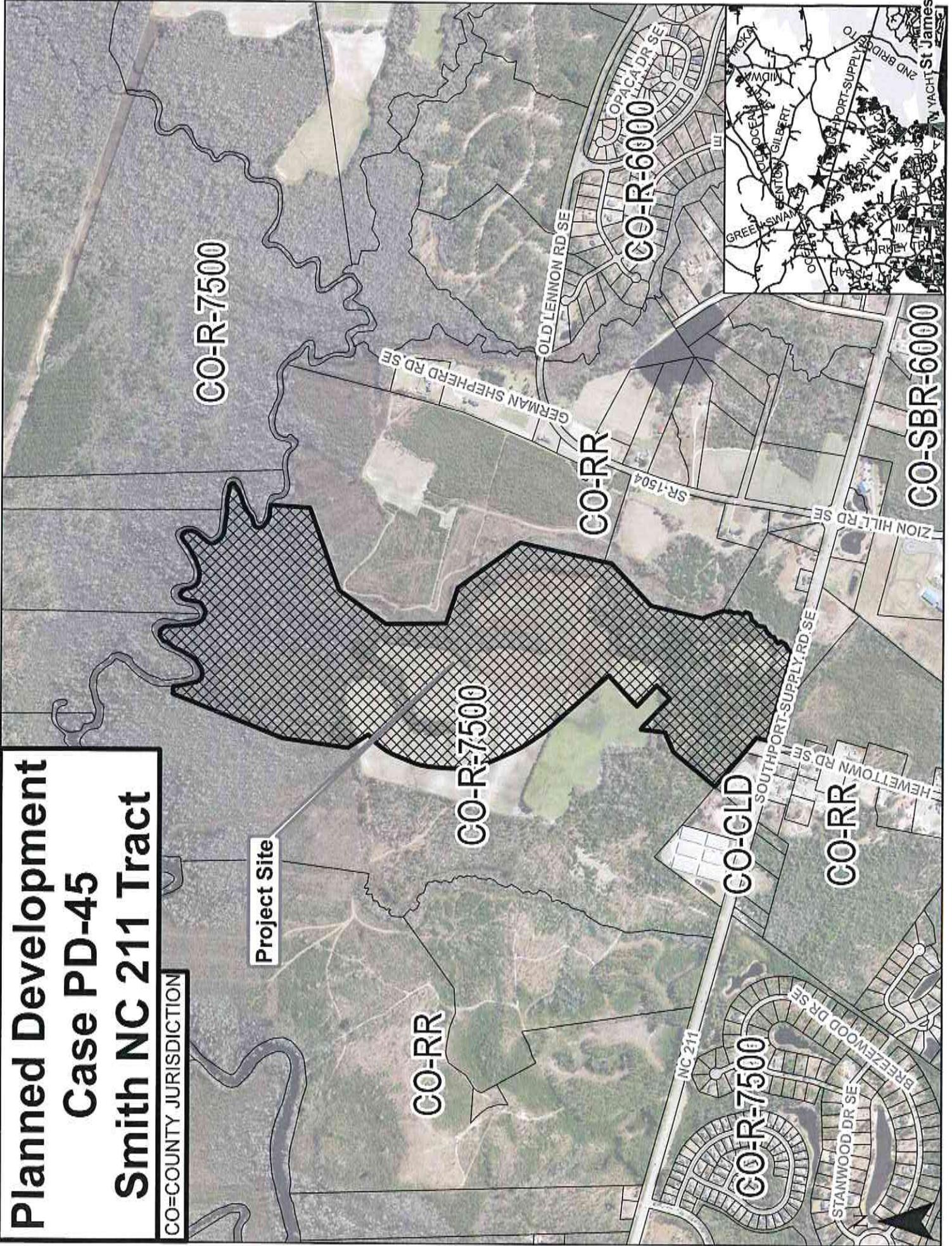
Project Site



# Planned Development Case PD-45 Smith NC 211 Tract

CO=COUNTY JURISDICTION

Project Site





03

**NORRIS & TUNSTALL**  
CONSULTING ENGINEERS P.C.

303 BOW CREEK DRIVE, SUITE 100  
ROSELAND, NORTH CAROLINA 28068  
PHONE: (704) 544-9443  
FAX: (704) 544-9444

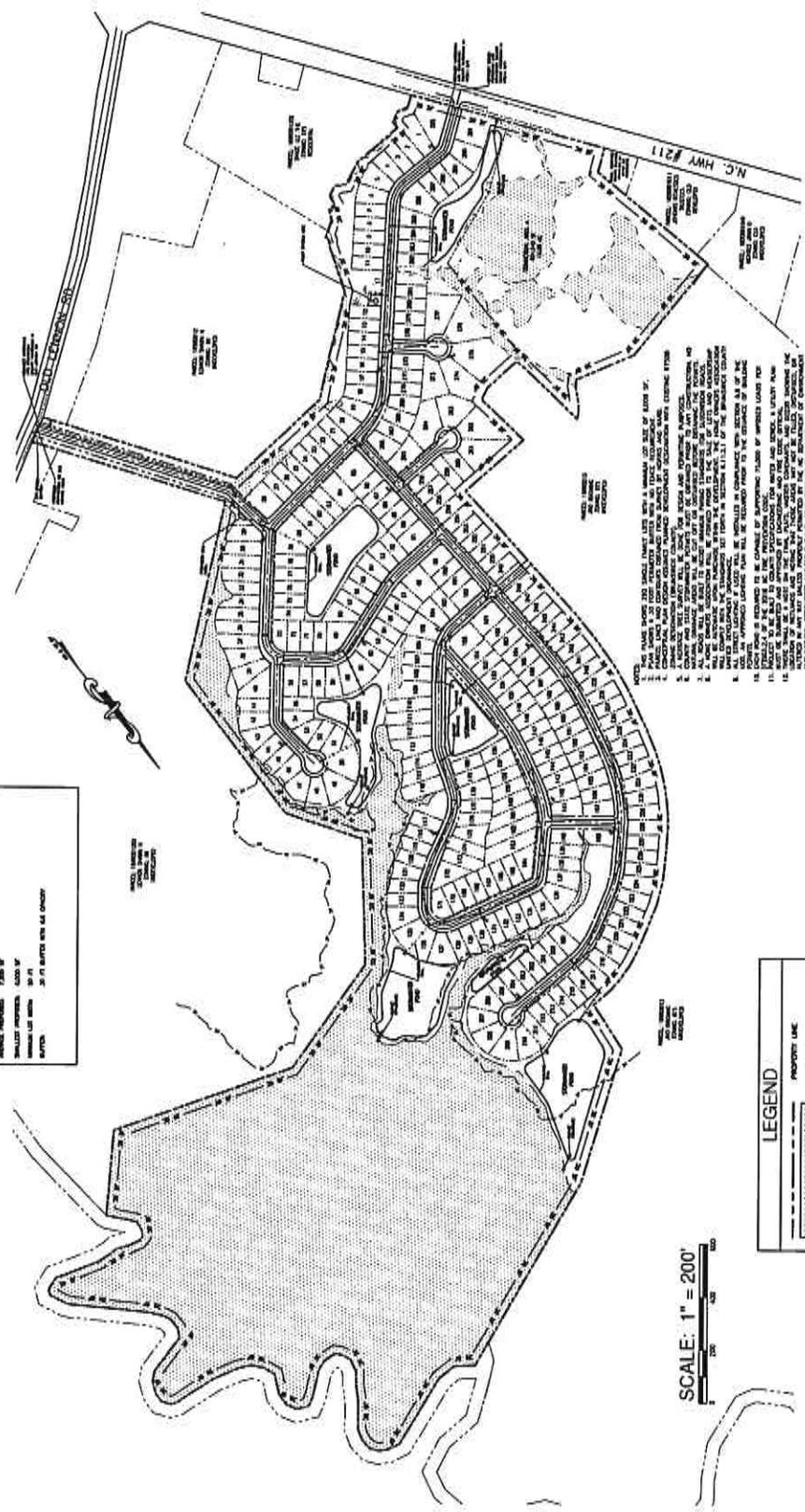
OWNER:

SMITH NC 211 MASTER PLAN  
OLD LENNON ROAD

BRUNSWICK COUNTY, NORTH CAROLINA

SYMBOL	DATE	DESCRIPTION	BY

© 2013 NORRIS & TUNSTALL



- NOTES:
1. THIS PLAN IS TO BE CONSIDERED AS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
  2. THE PROPOSED STREETS ARE TO BE CONSIDERED AS A PRELIMINARY PLAN AND ARE SUBJECT TO CHANGE.
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  18. THE PROPOSED STREETS ARE TO BE CONSIDERED AS A PRELIMINARY PLAN AND ARE SUBJECT TO CHANGE.

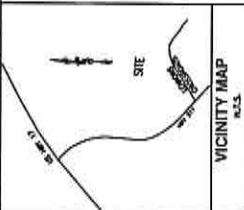
**SITE DATA**

PROJECT NUMBER:	SMITH NC 211
DATE:	04/26/2013
CLIENT:	SMITH NC 211
PROJECT LOCATION:	OLD LENNON ROAD, BRUNSWICK COUNTY, NC
PROJECT AREA:	100.00 AC
PROJECT PERMITS:	SMITH NC 211
PROJECT STATUS:	PRELIMINARY
PROJECT OWNER:	SMITH NC 211
PROJECT ARCHITECT:	SMITH NC 211
PROJECT ENGINEER:	NORRIS & TUNSTALL
PROJECT SURVEYOR:	SMITH NC 211
PROJECT PLANNER:	SMITH NC 211
PROJECT DESIGNER:	SMITH NC 211
PROJECT CONSTRUCTOR:	SMITH NC 211
PROJECT MAINTENANCE:	SMITH NC 211
PROJECT OPERATOR:	SMITH NC 211
PROJECT USER:	SMITH NC 211
PROJECT CONTACT:	SMITH NC 211
PROJECT PHONE:	SMITH NC 211
PROJECT FAX:	SMITH NC 211
PROJECT EMAIL:	SMITH NC 211
PROJECT WEBSITE:	SMITH NC 211
PROJECT ADDRESS:	SMITH NC 211
PROJECT CITY:	SMITH NC 211
PROJECT STATE:	SMITH NC 211
PROJECT ZIP:	SMITH NC 211
PROJECT COUNTY:	SMITH NC 211
PROJECT COUNTRY:	SMITH NC 211

**LEGEND**

PROPERTY LINE	---
WETLANDS	-----
PROPOSED STREETS	---
PROPOSED HIGHWAYS	---
PROPOSED DRIVEWAYS	---
SPECIAL PLANTING AREAS	---

SCALE: 1" = 200'



VICINITY MAP  
PL-23

NT 20136



# 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-45 Invoice # 446350
Date Received:	4/5/21
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

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

Property Owner	Name	Waynes Backhoe Service, Inc.	Phone	910-579-7103 / 910-443-3929
	Address	20 Thomasboro Rd. SW	Fax	910-287-4580
	City, St, Zip	Calabash, NC 28467	Email	waynesbackhoe@gmail.com

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

Property Information	Address	1040 Southport-Supply Rd Bolivia, NC 28422
	Tax Parcel(s)	1690001301 (portion)
	Acreage	133.61 AC
	Current Zoning	R-7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Smith NC 211
	Modification or Expansion Of Existing PD?	Yes No <input checked="" type="checkbox"/>
	Single Family Acres	282 Lots
	Multi-Family Acres	0 Units
	Commercial Acres	0

Authorization	Property Owner Signature	<u>Wayne Smith</u>	Date	<u>4-1-21</u>
	Applicant/Representative Signature	<u>J. Phillip Norris</u>	Date	<u>4-1-2021</u>

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

April 16, 2021

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

**RE: Smith NC 211 Tract Planned Development  
File # PD-45**

Dear Mr. Norris,

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.

### Comments from Planning:

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

- Pending the results of the Traffic Impact Analysis, a driveway connection to Southport-Supply Road (NC 211) may be required.
- Please note that a 10' pedestrian easement will be secured within the street buffer fronting on Southport-Supply Road.
- Please provide a road connection in the vicinity of lots 138 and 196.
- Please provide a stubout to Tax Parcel 16900013.
- Please list all specific recreation space elements and indicate their locations on the site plan. Show recreation space calculations.
- Please indicate all pedestrian connections or trails to and around the stormwater ponds.
- Please show all flood zones on the property.
- Please label the street buffer.
- Please note that a TIA will be completed prior to construction.

### Comments from Stormwater

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

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Comments from Flood Plain Adm.

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

- Show all SFHA's and indicate if any land disturbing activity is proposed.
- Any land disturbing activity within the SFHA requires the issuance of a floodplain development permit.
- A site survey is required after completion of the infrastructure indicating the work completed in relation to the special flood hazard areas and that all work is outside of the SFHA's.

### Comments from Engineering

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

- Existing 12" watermain on Hwy 211 and Old Lennon Rd, loop watermain.
- Existing 18" sewer forcemain on HWY 211.
- Fire Hydrants specifically needed near Lot 26 & Lot 282.
- Odor control will be needed for pump station.
- Controlled Access NCDOT Encroachment needed for Hwy 211?
- Primary/Secondary NCDOT Encroachment needed for Old Lennon Rd.
- Encroachments were just revised, check NCDOT website.

### Comments from Fire Code Official

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

- Revise note 10. The current edition of the fire code is 2018.
- Revise note to state that 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 provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on April 23, 2021.

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

Sincerely,

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

Marc A. Pages  
Brunswick County Senior Planner

# TECHNICAL REVIEW COMMITTEE MEETING

April 15, 2021

Sign-In Sheet

## DEPARTMENT

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s) *FLOODPLAIN*

## REPRESENTATIVE

*Angel Hammers*

*G. GA  
Buzit Flora*

*J. M. Sll  
Brad Buzon*

*Danny Thornton  
Bill Bittenbender*

*J. M. Sll*

# CASE PD-45

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16900006	GARDNER WILLIE ETALS	3105 BROWN RD SE	BOLIVIA	NC	28422
18500016	HEWETT ROBERT HEIRS AND	670 HEWETTOWN ROAD	BOLIVIA	NC	28422
16900024	LASKA MURIEL ANNETTE	901 OLD LENNON RD SW	BOLIVIA	NC	28422
1850001652	CREATIVE SOLUTIONS CONSULTING LLC	1463 NICHOLS AVE	SOUTHPORT	NC	28461
1690000502	GRISSETT LYNN ETALS	PO BOX 195	SUPPLY	NC	28462
16900013	JIAO XIAOMING	1020 HOLLAND BEND DR	CARY	NC	27519
1850001718	LASKA MURIEL A ETVIR	901 OLD LENNON ROAD	BOLIVIA	NC	28422
1690001302	SHADE LLC THE	168 ENGLEWOOD CT SE	BOLIVIA	NC	28422-8360
1850001611	JEHOVAHS WITNESSES TRUSTEES S PORT	3084 CHANNEL DRIVE	BOLIVIA	NC	28422
16900005	HANKINS VIOLET	P O BOX 195	SUPPLY	NC	28462
1850001502	VANCE HOLDING LLC	5218 MARINA CLUB DR	WILMINGTON	NC	28409-4101
1690001202	Lennon SHAWN H	810 OLD LENNON ROAD	BOLIVIA	NC	28422
16900012	Lennon SHAWN H	810 OLD LENNON ROAD	BOLIVIA	NC	28422
1850001649	NICHOLS JOHN D ETALS	1463 NICHOLS AVE	SOUTHPORT	NC	28461

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1690001301	WAYNES BACKHOE SERVICE INC	20 THOMASBORO RD SW	CALABASH	NC	28467-2806

## APPLICANT(S)

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-48

Applicant: Norris and Tunstall Consulting Engineers, PC

Project Name: Smith/Ward Tract Planned Development

Property Location: Old Ocean Highway (US 17 B)

Parcel Numbers: 1530001101 and 1530001103

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning **North:** R-7500  
**South:** R-7500  
**East:** R-7500  
**West:** R-7500

Proposed Use: Smith/Ward Tract is a proposed planned development consisting of 83 single family units on a gross site of 33.3 acres creating an overall density of 2.49 units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land. The Future Land Use Map denotes this area as MDR (Medium 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 6.66 acres of which a minimum of .99 acres is required to be active recreation space. The developer is proposing 14.04 acres of dedicated open space of which 3.01 acres is to be recreational.
- The proposed 83 lots will generate approximately 794 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 14.04 acres of open space where as 6.66 acres are required.
  2. The developer is proposing 3.01 acres of recreation space where as .99 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 Marshall requirements.

Kimberly  
Sheppard  
Harvey Bell

1st Riggs

Faseley - No

# Planned Development Case PD-48 Smith/Ward Tract

CO=COUNTY JURISDICTION

Project Site

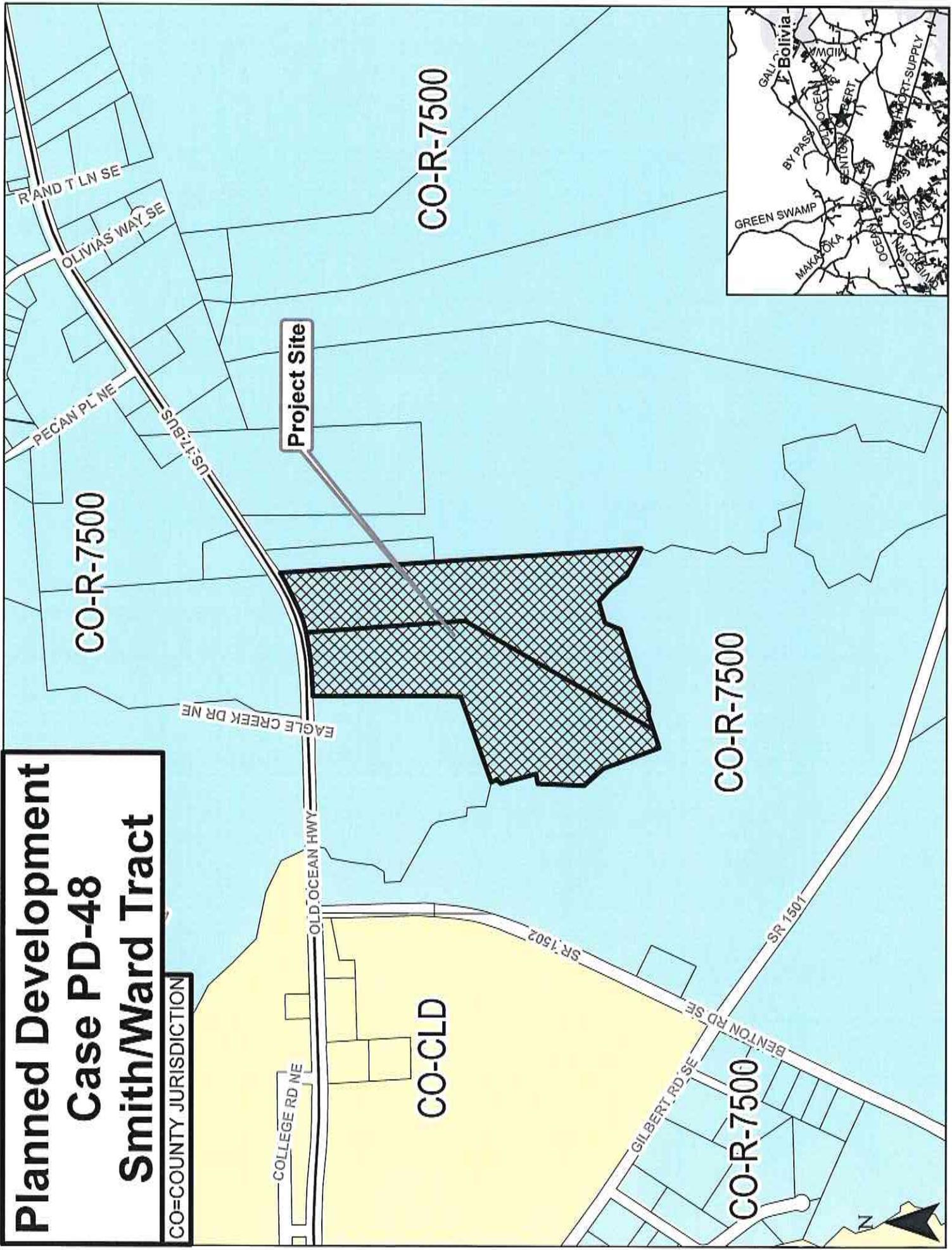
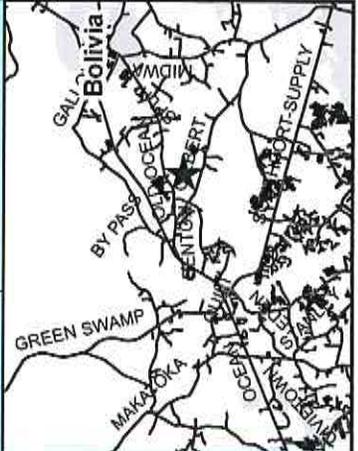
CO-R-7500

CO-R-7500

CO-R-7500

CO-CLD

CO-R-7500









# Planned Development (PD)

## Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

NT 21014

PD 48 For Office Use Only	
File # <del>496344</del>	Invoice # 496344
Date Received: 4/5/21	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

Property Owner	Name	Parker Manufacturing 2, LLC John Ward	Phone	910-618-3620
	Address	103 Cydney Street 11 Brierwood Rd.	Fax	
	City, St, Zip	Lumberton, NC 28358 Shallotte, NC 28470	Email	tedparker1953@icloud.com

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

Property Information	Address	1630 Old Ocean Hwy.
	Tax Parcel(s)	1530001101 & 1530001103
	Acreage	16.72 AC & 16.72 AC Total = 33.44 AC
	Current Zoning	R-7500
	Public Utilities Available?	Water Sewer

Project Information	Project Name	Smith-Ward Tracts
	Modification or Expansion Of Existing PD?	Yes No x
	Single Family Acres	83 Lots
	Multi-Family Acres	0 Units
	Commercial Acres	0

Authorization	Property Owner Signature	<i>X John D. Ward</i>	Date	04/02/2021
	Property Owner Signature		Date	
	Applicant/Representative Signature	<i>J. Phillip Norris</i>	Date	04/05/2021

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



# BRUNSWICK COUNTY PLANNING DEPARTMENT

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April 16, 2021

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

**RE: Smith Ward Tract Planned Development  
File # PD-48**

Dear Mr. Norris,

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.

#### Comments from Planning:

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

- Please note that a 10' pedestrian easement will be secured within the street buffer fronting on Old Ocean Hwy.
- Please indicate the lot width of lot #55.
- Please list all specific recreation space elements and indicate their locations on the site plan. Show recreation space calculations.
- Please indicate all pedestrian connections or trails to and around the stormwater ponds.
- Please show all flood zones on the property.
- Please label the street buffer.

#### Comments from Stormwater

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

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

#### Comments from Flood Plain Adm.

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

- Show all SFHA's and need to detail the Non-Encroachment area of the Clark Branch watercourse between cross sections 019 and 024 to indicate if any land disturbing activity is proposed.
- Any land disturbing activity within the SFHA requires the issuance of a floodplain development permit.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Comments from Engineering

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

- Existing 30" DI watermain on Old Ocean Hwy.
- Low pressure sewer system will be approved if line can connect to manhole on Eagle Creek Dr or the manhole closer to the pump station; must get permission from DR Horton who now owns the neighborhood, since you will have to open cut their street or connect to a manhole not in an easement.
- NCDOT Primary/Secondary Encroachment required.

### Comments from Fire Code Official

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

- Revise note 11. The current edition of the fire code is 2018.
- Revise Note 12. 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 provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on April 23, 2021.

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

Sincerely,

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

Marc A. Pages  
Brunswick County Senior Planner

# TECHNICAL REVIEW COMMITTEE MEETING

April 15, 2021

Sign-In Sheet

## DEPARTMENT

## REPRESENTATIVE

NCDOT

Angel Hammers

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Stormwater

G. G. A.  
Buzit Florin

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

J. M. Sll  
Brad Buzon

Parks & Recreation

Environmental Health

Brunswick County Planning Board

Danny Thornton  
Bill Bittenbender

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s) *Floodplain*

J. M. Sll

# CASE PD-48

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1530001004	BROWN JOYCE B	1010 STONE CHIMNEY RD SW	SUPPLY	NC	28462
1530001102	LEWIS LOUIE A	237 OCEAN HIGHWAY EAST	SUPPLY	NC	28462
1530001010	SHEPPARD KIMBERLY B ETVIR	1667 OLD OCEAN HWY	BOLIVIA	NC	28422
1530001007	BELL BENJAMIN HARVEY	1690 OLD OCEAN HWY	BOLIVIA	NC	28422
1530001010	SHEPPARD KIMBERLY BELL	1667 OLD OCEAN HWY	BOLIVIA	NC	28422
1530001306	SWART HELEN F AND	119 SASSANQUA RD	CASTLE HAYNE	NC	28429-6227

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1530001101	PARKER MANUFACTURING 2 LLC	PO BOX 1366	LUMBERTON	NC	28359-1366
1530001103	WARD JOHN D AND	11 BRIERWOOD RD	SHALLOTTE	NC	28470-4404

## APPLICANT(S)

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-46

Applicant: H & W Design

Project Name: Timber Farms Planned Development

Property Location: Ocean Highway West (US 17) and Longwood Road NW (NC 904)

Parcel Numbers: 21100069, 19500004, 19400008, 2110006903, 2110006804, 2110006803, 2110005703

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

Surrounding Zoning **North:** R-7500 and RR (Rural Residential)  
**South:** R-7500 and CLD  
**East:** R-7500, RR and CLD  
**West:** R-7500

Proposed Use: Timber Farms is a proposed planned development consisting of 1,600 single family units, 450 Townhomes and 950 Multifamily Units on a gross site of 798.5 acres creating an overall density of 3.7 dwelling units per acre.

**Approval Criteria**

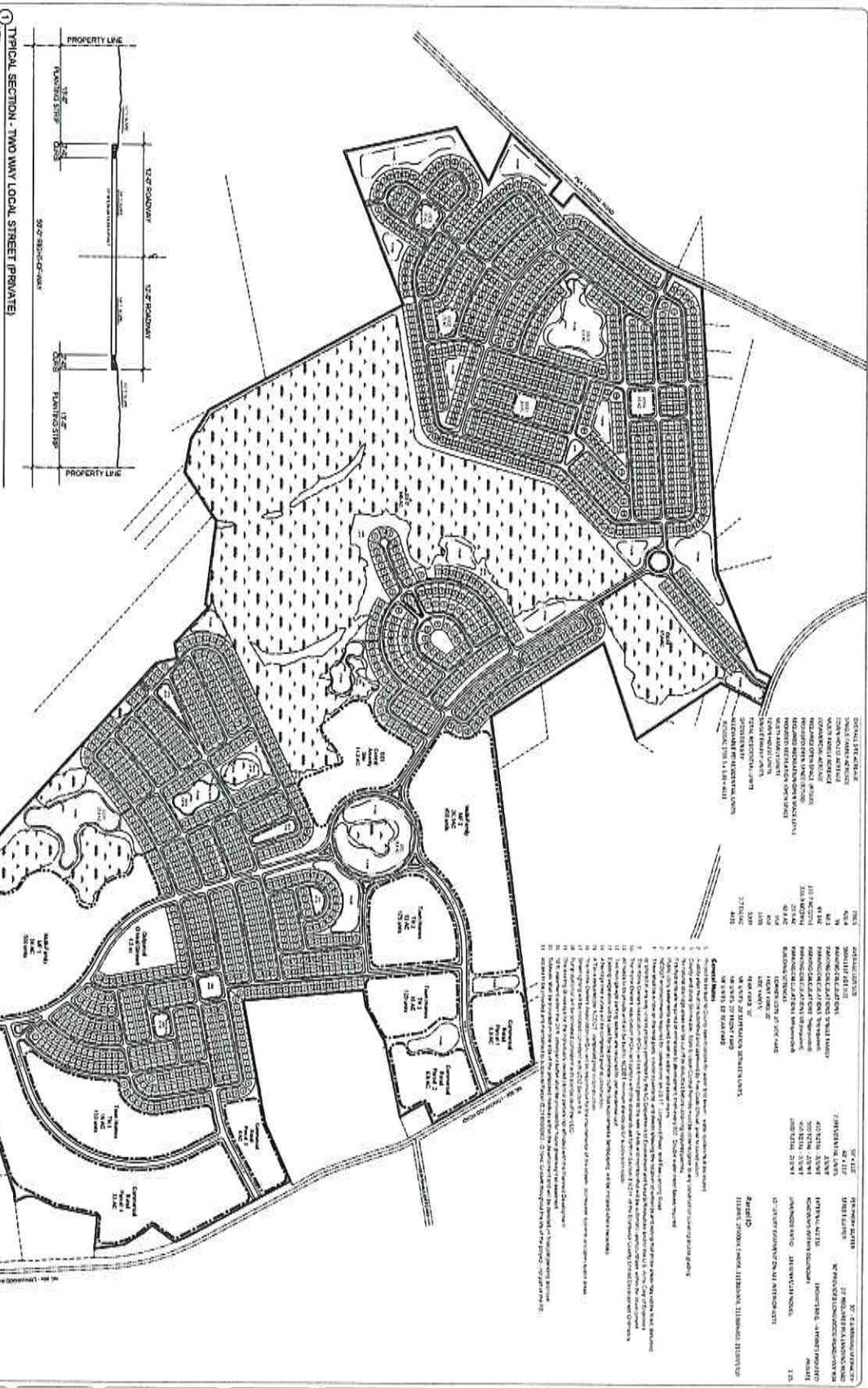
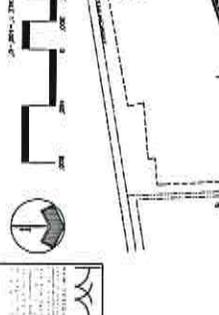
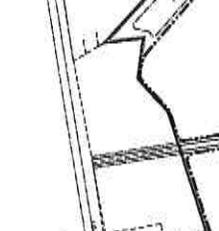
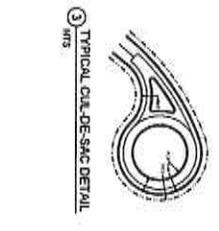
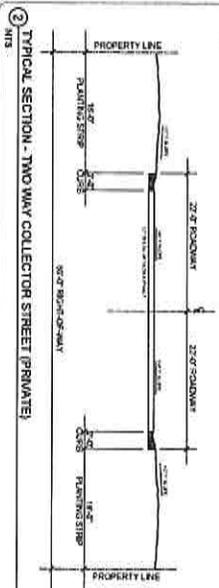
- The majority of surrounding uses consists of single family residential, commercial and vacant land. The Future Land Use Map denotes this area as LDR (Low Density Residential).
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
  1. **Water and Sewer** 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 159.7 acres of which a minimum of 23.9 acres is required to be active recreation space. The developer is proposing 228.9 acres of dedicated open space of which 42.8 acres is to be recreational.
- The proposed 3,000 residential units will generate approximately 23,645 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Tax Parcel 2110006902 is not part of the project but access will be provided per note #22 on the master plan.
- 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. The developer is proposing 238 additional parking spaces over the minimum in the multifamily areas.
  3. Good distribution of recreational open space areas throughout the development.
  4. The developer is proposing 228.9 acres of open space where as 159.7 acres are required.

5. The developer is proposing 42.8 acres of recreation space where as 23.9 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. Show and label a 0.6 opacity 30-foot peripheral boundary around Tax Parcel 2110006902.
5. 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.



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND ADJACENT PROPERTIES.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT CONSTRUCTION.
8. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
11. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND ADJACENT PROPERTIES.
13. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT CONSTRUCTION.
15. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
18. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND ADJACENT PROPERTIES.
20. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
21. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT CONSTRUCTION.
22. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
24. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
25. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND ADJACENT PROPERTIES.
27. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
28. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT CONSTRUCTION.
29. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
31. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
32. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND ADJACENT PROPERTIES.
34. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
35. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT CONSTRUCTION.
36. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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44. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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46. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND ADJACENT PROPERTIES.
48. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
49. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT CONSTRUCTION.
50. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.



REVISION 1 - THE COMMENTS APRIL 22, 2011

**CAPE FEAR ENGINEERING**  
701 State St. Suite 100, Durham, NC 27601  
TEL: (919) 286-1000 FAX: (919) 286-1001  
WWW.CAPEFEARENGINEERING.COM

**TIMBER FARMS, LLC**

**SITE PLAN**

875-302 L-2





LOCATION MAP  
NOT TO SCALE  
LEGEND

REVISION 1 - 1% COMMENTS APRIL 22, 2021

**CAPE FEAR ENGINEERING**  
521 Ponder Pine Drive, Suite 100, Bladen, NC 29817  
TEL: 843.333.1111  
WWW.CAPEFEARENGINEERING.COM  
N.C. LICENSE # C-1201

PROJECT NUMBER: PHASE  
SCALE: 1"=100'  
DATE: APRIL 2021

TIMBER FARMS, LLC

PHASING AND OPEN SPACE EXHIBIT

DATE: 8/7/2020  
SCALE: L-3



OPEN SPACE TABLE LEGEND

001.1	01.2	01.3	01.4	01.5	01.6	01.7	01.8	01.9	02.0	02.1	02.2	02.3	02.4	02.5	02.6	02.7	02.8	02.9	03.0	03.1	03.2	03.3	03.4	03.5	03.6	03.7	03.8	03.9	04.0	04.1	04.2	04.3	04.4	04.5	04.6	04.7	04.8	04.9	05.0	05.1	05.2	05.3	05.4	05.5	05.6	05.7	05.8	05.9	06.0	06.1	06.2	06.3	06.4	06.5	06.6	06.7	06.8	06.9	07.0	07.1	07.2	07.3	07.4	07.5	07.6	07.7	07.8	07.9	08.0	08.1	08.2	08.3	08.4	08.5	08.6	08.7	08.8	08.9	09.0	09.1	09.2	09.3	09.4	09.5	09.6	09.7	09.8	09.9	10.0	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9	11.0	11.1	11.2	11.3	11.4	11.5	11.6	11.7	11.8	11.9	12.0	12.1	12.2	12.3	12.4	12.5	12.6	12.7	12.8	12.9	13.0	13.1	13.2	13.3	13.4	13.5	13.6	13.7	13.8	13.9	14.0	14.1	14.2	14.3	14.4	14.5	14.6	14.7	14.8	14.9	15.0	15.1	15.2	15.3	15.4	15.5	15.6	15.7	15.8	15.9	16.0	16.1	16.2	16.3	16.4	16.5	16.6	16.7	16.8	16.9	17.0	17.1	17.2	17.3	17.4	17.5	17.6	17.7	17.8	17.9	18.0	18.1	18.2	18.3	18.4	18.5	18.6	18.7	18.8	18.9	19.0	19.1	19.2	19.3	19.4	19.5	19.6	19.7	19.8	19.9	20.0	20.1	20.2	20.3	20.4	20.5	20.6	20.7	20.8	20.9	21.0	21.1	21.2	21.3	21.4	21.5	21.6	21.7	21.8	21.9	22.0	22.1	22.2	22.3	22.4	22.5	22.6	22.7	22.8	22.9	23.0	23.1	23.2	23.3	23.4	23.5	23.6	23.7	23.8	23.9	24.0	24.1	24.2	24.3	24.4	24.5	24.6	24.7	24.8	24.9	25.0	25.1	25.2	25.3	25.4	25.5	25.6	25.7	25.8	25.9	26.0	26.1	26.2	26.3	26.4	26.5	26.6	26.7	26.8	26.9	27.0	27.1	27.2	27.3	27.4	27.5	27.6	27.7	27.8	27.9	28.0	28.1	28.2	28.3	28.4	28.5	28.6	28.7	28.8	28.9	29.0	29.1	29.2	29.3	29.4	29.5	29.6	29.7	29.8	29.9	30.0	30.1	30.2	30.3	30.4	30.5	30.6	30.7	30.8	30.9	31.0	31.1	31.2	31.3	31.4	31.5	31.6	31.7	31.8	31.9	32.0	32.1	32.2	32.3	32.4	32.5	32.6	32.7	32.8	32.9	33.0	33.1	33.2	33.3	33.4	33.5	33.6	33.7	33.8	33.9	34.0	34.1	34.2	34.3	34.4	34.5	34.6	34.7	34.8	34.9	35.0	35.1	35.2	35.3	35.4	35.5	35.6	35.7	35.8	35.9	36.0	36.1	36.2	36.3	36.4	36.5	36.6	36.7	36.8	36.9	37.0	37.1	37.2	37.3	37.4	37.5	37.6	37.7	37.8	37.9	38.0	38.1	38.2	38.3	38.4	38.5	38.6	38.7	38.8	38.9	39.0	39.1	39.2	39.3	39.4	39.5	39.6	39.7	39.8	39.9	40.0	40.1	40.2	40.3	40.4	40.5	40.6	40.7	40.8	40.9	41.0	41.1	41.2	41.3	41.4	41.5	41.6	41.7	41.8	41.9	42.0	42.1	42.2	42.3	42.4	42.5	42.6	42.7	42.8	42.9	43.0	43.1	43.2	43.3	43.4	43.5	43.6	43.7	43.8	43.9	44.0	44.1	44.2	44.3	44.4	44.5	44.6	44.7	44.8	44.9	45.0	45.1	45.2	45.3	45.4	45.5	45.6	45.7	45.8	45.9	46.0	46.1	46.2	46.3	46.4	46.5	46.6	46.7	46.8	46.9	47.0	47.1	47.2	47.3	47.4	47.5	47.6	47.7	47.8	47.9	48.0	48.1	48.2	48.3	48.4	48.5	48.6	48.7	48.8	48.9	49.0	49.1	49.2	49.3	49.4	49.5	49.6	49.7	49.8	49.9	50.0	50.1	50.2	50.3	50.4	50.5	50.6	50.7	50.8	50.9	51.0	51.1	51.2	51.3	51.4	51.5	51.6	51.7	51.8	51.9	52.0	52.1	52.2	52.3	52.4	52.5	52.6	52.7	52.8	52.9	53.0	53.1	53.2	53.3	53.4	53.5	53.6	53.7	53.8	53.9	54.0	54.1	54.2	54.3	54.4	54.5	54.6	54.7	54.8	54.9	55.0	55.1	55.2	55.3	55.4	55.5	55.6	55.7	55.8	55.9	56.0	56.1	56.2	56.3	56.4	56.5	56.6	56.7	56.8	56.9	57.0	57.1	57.2	57.3	57.4	57.5	57.6	57.7	57.8	57.9	58.0	58.1	58.2	58.3	58.4	58.5	58.6	58.7	58.8	58.9	59.0	59.1	59.2	59.3	59.4	59.5	59.6	59.7	59.8	59.9	60.0	60.1	60.2	60.3	60.4	60.5	60.6	60.7	60.8	60.9	61.0	61.1	61.2	61.3	61.4	61.5	61.6	61.7	61.8	61.9	62.0	62.1	62.2	62.3	62.4	62.5	62.6	62.7	62.8	62.9	63.0	63.1	63.2	63.3	63.4	63.5	63.6	63.7	63.8	63.9	64.0	64.1	64.2	64.3	64.4	64.5	64.6	64.7	64.8	64.9	65.0	65.1	65.2	65.3	65.4	65.5	65.6	65.7	65.8	65.9	66.0	66.1	66.2	66.3	66.4	66.5	66.6	66.7	66.8	66.9	67.0	67.1	67.2	67.3	67.4	67.5	67.6	67.7	67.8	67.9	68.0	68.1	68.2	68.3	68.4	68.5	68.6	68.7	68.8	68.9	69.0	69.1	69.2	69.3	69.4	69.5	69.6	69.7	69.8	69.9	70.0	70.1	70.2	70.3	70.4	70.5	70.6	70.7	70.8	70.9	71.0	71.1	71.2	71.3	71.4	71.5	71.6	71.7	71.8	71.9	72.0	72.1	72.2	72.3	72.4	72.5	72.6	72.7	72.8	72.9	73.0	73.1	73.2	73.3	73.4	73.5	73.6	73.7	73.8	73.9	74.0	74.1	74.2	74.3	74.4	74.5	74.6	74.7	74.8	74.9	75.0	75.1	75.2	75.3	75.4	75.5	75.6	75.7	75.8	75.9	76.0	76.1	76.2	76.3	76.4	76.5	76.6	76.7	76.8	76.9	77.0	77.1	77.2	77.3	77.4	77.5	77.6	77.7	77.8	77.9	78.0	78.1	78.2	78.3	78.4	78.5	78.6	78.7	78.8	78.9	79.0	79.1	79.2	79.3	79.4	79.5	79.6	79.7	79.8	79.9	80.0	80.1	80.2	80.3	80.4	80.5	80.6	80.7	80.8	80.9	81.0	81.1	81.2	81.3	81.4	81.5	81.6	81.7	81.8	81.9	82.0	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9	83.0	83.1	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.9	84.0	84.1	84.2	84.3	84.4	84.5	84.6	84.7	84.8	84.9	85.0	85.1	85.2	85.3	85.4	85.5	85.6	85.7	85.8	85.9	86.0	86.1	86.2	86.3	86.4	86.5	86.6	86.7	86.8	86.9	87.0	87.1	87.2	87.3	87.4	87.5	87.6	87.7	87.8	87.9	88.0	88.1	88.2	88.3	88.4	88.5	88.6	88.7	88.8	88.9	89.0	89.1	89.2	89.3	89.4	89.5	89.6	89.7	89.8	89.9	90.0	90.1	90.2	90.3	90.4	90.5	90.6	90.7	90.8	90.9	91.0	91.1	91.2	91.3	91.4	91.5	91.6	91.7	91.8	91.9	92.0	92.1	92.2	92.3	92.4	92.5	92.6	92.7	92.8	92.9	93.0	93.1	93.2	93.3	93.4	93.5	93.6	93.7	93.8	93.9	94.0	94.1	94.2	94.3	94.4	94.5	94.6	94.7	94.8	94.9	95.0	95.1	95.2	95.3	95.4	95.5	95.6	95.7	95.8	95.9	96.0	96.1	96.2	96.3	96.4	96.5	96.6	96.7	96.8	96.9	97.0	97.1	97.2	97.3	97.4	97.5	97.6	97.7	97.8	97.9	98.0	98.1	98.2	98.3	98.4	98.5	98.6	98.7	98.8	98.9	99.0	99.1	99.2	99.3	99.4	99.5	99.6	99.7	99.8	99.9	100.0
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PHASE 1  
PHASE 2  
PHASE 3  
OPEN SPACE  
TOTAL OPEN SPACE: 117.8 AC  
TOTAL OPEN SPACE: 117.8 AC  
TOTAL OPEN SPACE: 117.8 AC



1 PHASING MAP  
SCALE AS NOTED



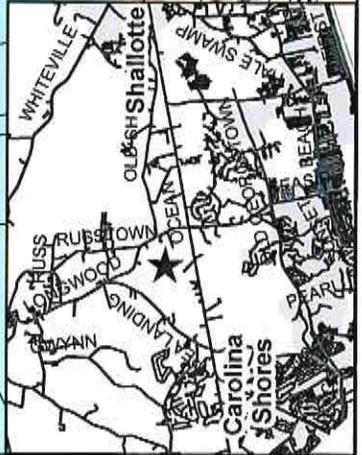
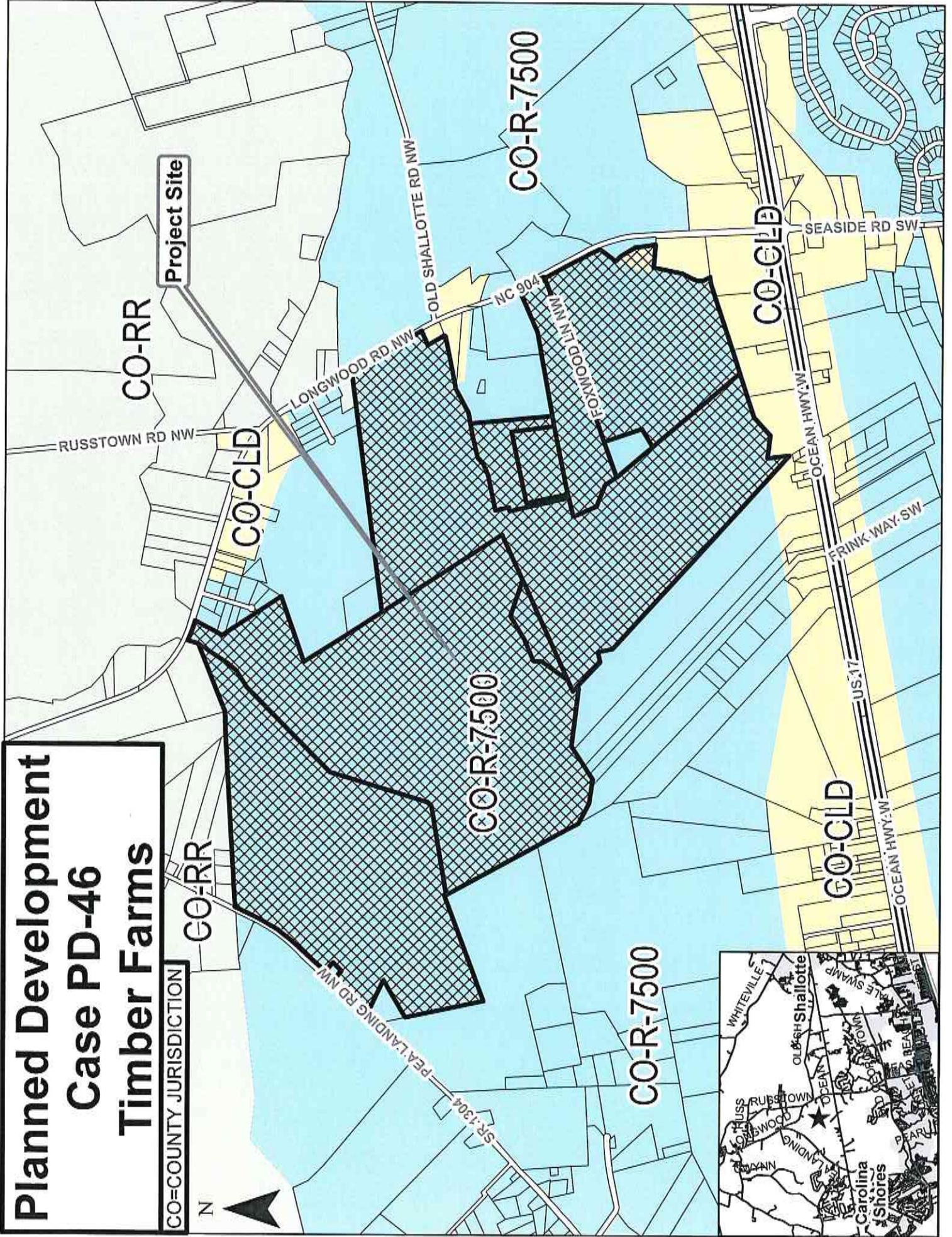
2 OPEN SPACE MAP  
SCALE AS NOTED



# Planned Development Case PD-46 Timber Farms

CO=COUNTY JURISDICTION

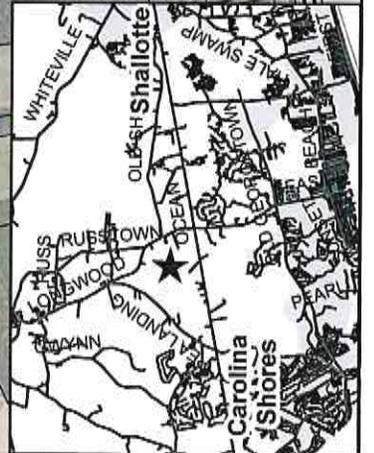
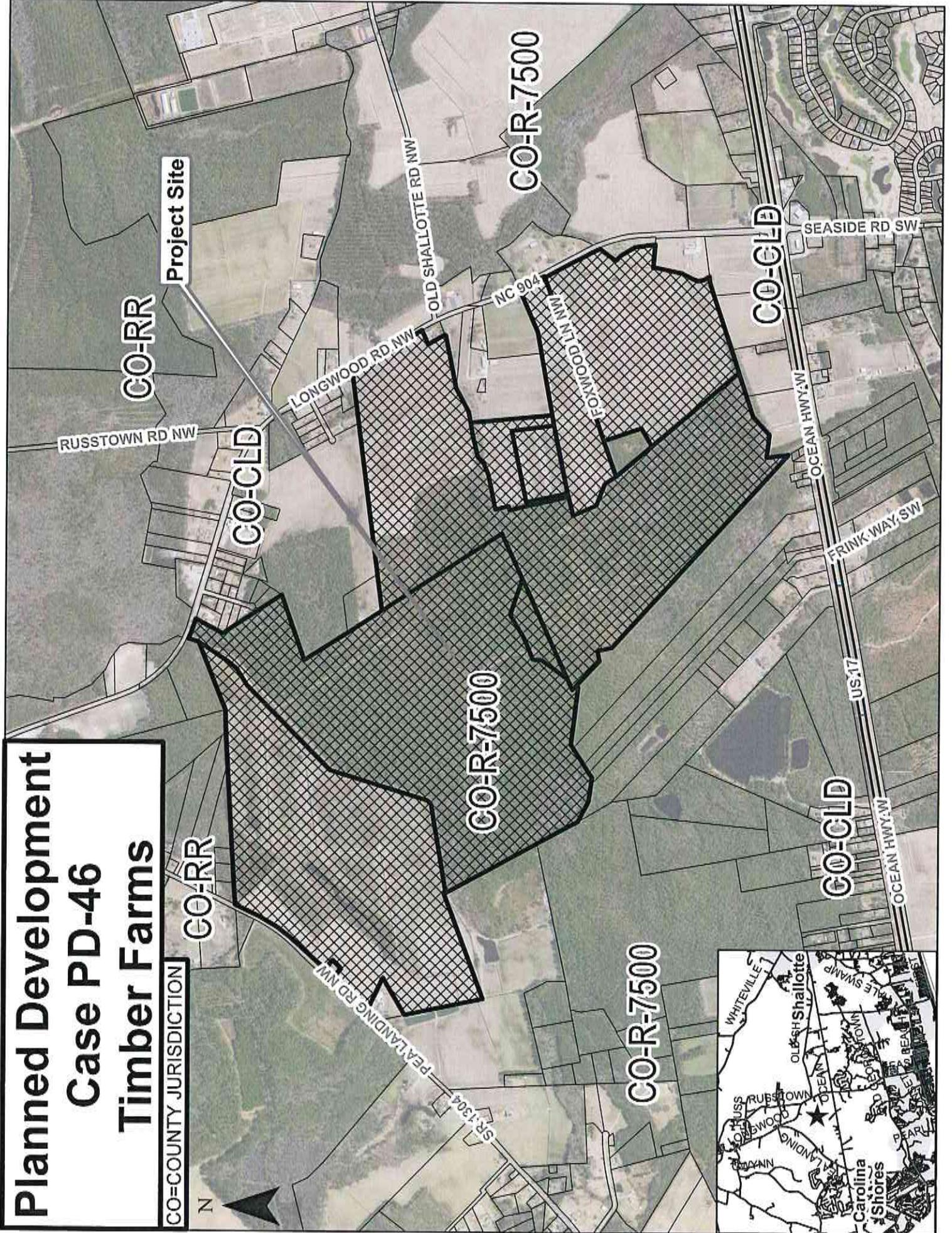
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# Planned Development Case PD-46 Timber Farms

CO=COUNTY JURISDICTION

N





LEGEND

REVISION 1 - TIC COMMENTS APRIL 22, 2021

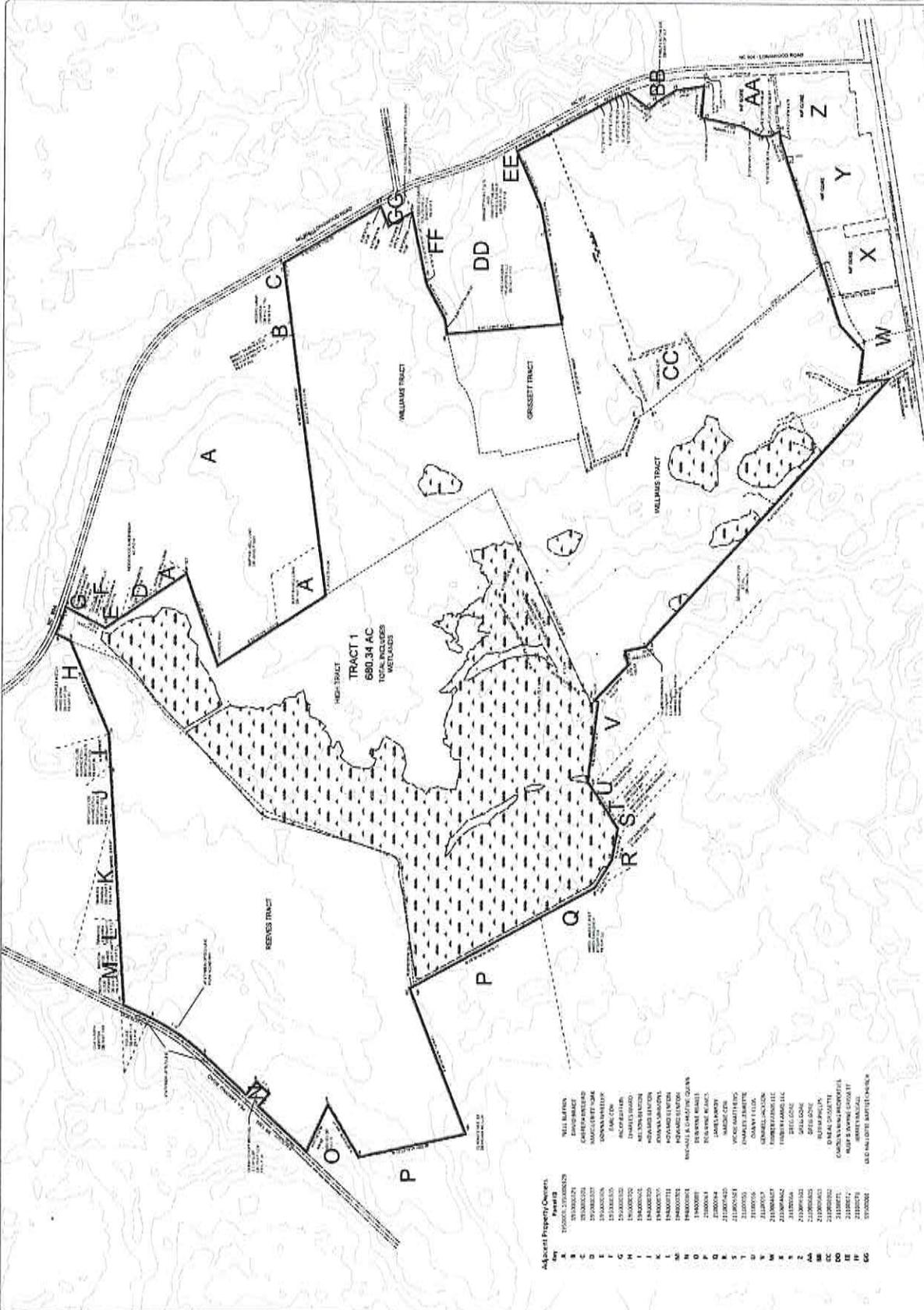
**CAPE FEAR ENGINEERING**  
 577 Poplar Hill Drive, 100, Blomington, NC, 27407  
 TEL: 703.744.1111  
 WWW.CAPEFEARENGINEERING.COM  
 SEE LICENSE # 01217

PROJECT NUMBER: T-100  
 DATE: APRIL 1, 2021

TIMBER FARMS, LLC

EXISTING CONDITIONS

875-302 L-1



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

- Adjacent Property Owners
- A 10000001, 10000002
  - B 21000001, 21000002
  - C 21000003, 21000004
  - D 21000005, 21000006
  - E 21000007, 21000008
  - F 21000009, 21000010
  - G 21000011, 21000012
  - H 21000013, 21000014
  - I 21000015, 21000016
  - J 21000017, 21000018
  - K 21000019, 21000020
  - L 21000021, 21000022
  - M 21000023, 21000024
  - N 21000025, 21000026
  - O 21000027, 21000028
  - P 21000029, 21000030
  - Q 21000031, 21000032
  - R 21000033, 21000034
  - S 21000035, 21000036
  - T 21000037, 21000038
  - U 21000039, 21000040
  - V 21000041, 21000042
  - W 21000043, 21000044
  - X 21000045, 21000046
  - Y 21000047, 21000048
  - Z 21000049, 21000050



# 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-46 Invoice # 496358
Date Received:	4/5/21
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	GREG GORE	Phone	910 287 3051
	Address	1350 HICKMAN RD.	Fax	---
	City, St, Zip	CALABASH, NC 28467	Email	GREG@SUNSETREALTY@gmail.com

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

Property Information	Address	231 LONENWOOD RD NW	Project Information	Project Name	TIMBER FARMS
	Tax Parcel(s)	2110069, 1950004, 1940008, 2110006804		Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Acreage	2110006803, 2110005103		Single Family Acres	421.4 Lots 1609
	Current Zoning	R7500, CLD		Multi-Family Acres	99.1 Units 1400
Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	Commercial Acres	49.1		

Authorization	Property Owner Signature	<i>Greg Gore, Member/Manager</i>	Date	3/5/21
	Applicant/Representative Signature	<i>Paul O'Neill</i>	Date	3/30/21

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

April 16, 2021

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

**RE: Timber Farms Planned Development  
File # PD-46**

Dear Mr. Weeks,

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.

### Comments from Planning:

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

- Please clarify the status of the Grisset outparcel. Label as not part of the PD. Also verify boundary as what's on the site plan is geometrically different than what's mapped in GIS. Highly recommend making contact with landowner to discuss access options to the property.
- Please consider designing the stormwater system to accommodate the 100-year storm event. This area and further downstream are highly susceptible to flooding.
- Please specify which roads in the development are proposed to be dedicated to NCDOT.
- Please consider pedestrian trails through the wetlands to connect the three main portions of the development.
- Please label the use of the parcel in the center of lots 820-832.
- Please note that pump station(s) will be screened consistent with the standards of the UDO.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.
- Please note that a TIA will be required per NCDOT.

### 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.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Comments from Engineering

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

- Existing 20" watermain on US 17, 12" watermain on Longwood Rd & 8" on Pea Landing Rd – water system must be looped.
- Fire hydrants required at entrances to development, then every 800'.
- Existing 12" forcemain on US 17.
- Will likely need multiple pump stations.
- Double water meter boxes required.
- Public utility easements required over all water & sewer mains.
- NCDOT Encroachments for connections on US 17, Longwood Rd & Pea Landing Rd.
- 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 on L-2 that the utility plans are approved by the Fire Code Official instead of Emergency Management.
- Revise Cul-de-sac detail "3" to show a minimum asphalt width of 18 feet.
- 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 April 23, 2021.

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

Sincerely,

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

Marc A. Pages  
Brunswick County Senior Planner

**TECHNICAL REVIEW COMMITTEE MEETING**  
**April 15, 2021**  
**Sign-In Sheet**

**DEPARTMENT**

**REPRESENTATIVE**

NCDOT

*Angel Hammers*

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s) *FLOODPLAIN*

*G. GA*  
*Brigit Florin*

*J. M. Sll*  
*Brad Bdzon*

*Danny Thornton*  
*Bill Bittenbender*

*J. M. Sll*

# CASE PD-46

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21100073	MCCALL JEFFREY SCOT	1177 MCKEE FARM LN	BELMONT	NC	28012-8671
21100071	KING CAROLINA PROPERTIES LLC	4872 WHITEVILLE RD NW	ASH	NC	28420
19400009	REAVES CLARENCE DEWAYNE	676 PEA LANDING RD NW	ASH	NC	28420
21000063	REAVES CLARENCE DEWAYNE	676 PEA LANDING RD NW	ASH	NC	28420
1940001301	COX JOE	1707 BENT TREE TRAIL SW	OCEAN ISLE BEACH	NC	28469
1950000306	WHEELER DONNA W	7236 RIDGEWOOD TRAIL	OCEAN ISLE BEACH	NC	28469
1950000329	BUFFKIN NELL LONG	1006 MILL BRANCH CH RD	TABOR CITY	NC	28463
1950000307	YORK MARGUERITE	7248 RIDGEWOOD TRAIL NW	OCEAN ISLE BEACH	NC	28469
19500003	BUFFKIN NELL LONG	1006 MILL BRANCH CH RD	TABOR CITY	NC	28463
1950000308	BUFFKIN NELL LONG	1006 MILL BRANCH CH RD	TABOR CITY	NC	28463
19500019	REDWINE DORIS F	1754 FRINK ST SW	OCEAN ISLE BEACH	NC	28469
2110006902	GRISSETTE K O NEAL	7317 FOXWOOD LANE NW	OCEAN ISLE BEACH	NC	28469
19400028	KCS FARMS LLC	404 FAIRWAY ROAD	MYRTLE BEACH	SC	29572
1950000301	MEDERO OMAR CABRERA	499 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3552
1950000702	WARD CHARLES M ETUX	9 OBAN CT	SHALLOTTE	NC	28470-4524
19500001	OLD SHALLOTTE BAPTIST CHURCH INC	PO BOX 6190	SHALLOTTE	NC	28469-0190
1950000305	COX EARL ET	7226 RIDGEWOOD TRAIL NW	OCEAN ISLE BEACH	NC	28469
1940000801	QUINN SCHOPF MICHAEL AND	726 PEA LANDING ROAD	ASH	NC	28420
1940000711	BENTON CLYDE HOWARD	900 PEA LANDING RD NW	ASH	NC	28420
1940000701	BENTON CLYDE HOWARD	900 PEA LANDING RD NW	ASH	NC	28420
2110004607	TIMBER FARMS LLC	1350 HICKMAN RD NW	CALABASH	NC	28420
2110004602	TIMBER FARMS LLC	1350 HICKMAN RD NW	CALABASH	NC	28457-1703
2110005503	MATTHEW'S VICKI J ETVR	7490 OCEAN HWY W	SUNSET BEACH	NC	28468
1940000709	BENTON CLYDE HOWARD ETUX	900 PEALANDING ROAD NW	ASH	NC	28420
1950000302	BUFFKIN RICKY G AND	769 LONGWOOD RD NW	OCEAN ISLE BEACH	NC	28469
1950000321	BRADT DAVID M ETUX	7147 CEDAR CT NW	OCEAN ISLE BEACH	NC	28469-6000
21100057	JACKSON GENNELL H ETALS	PO BOX 6364	OCEAN ISLE BEACH	NC	28469-0364
1940000601	BENTON MILTON W ETUX	950 PEALANDING RD NW	ASH	NC	28420-2508
21000064	HARDY JAMES E JR ET	4 NICOLE CIRCLE NW	SUNSET BEACH	NC	28468
1940000712	SIMMONS JOHANNA	1492 BESSENT AVE	LITTLE RIVER	SC	29566-8213
1940000705	SIMMONS JOHANNA	1492 BESSENT AVE	LITTLE RIVER	SC	29566-8213
21100072	GRISSETT RUBY T (LT) AND	40 MEMORIAL HWY APT 20H	NEW ROCHELLE	NY	10801
2110006801	PHELPS RUTHA LEE	331 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3607
21100002	FRINK WILLIAM TERRY	179 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3603
21100056	FIELDS DANNY D SR ETUX	305 BLANE CT	SUNSET BEACH	NC	28468-9700
21100064	GORE GREGORY S TRUSTEE	5839 GREEN SWAMP RD NW	ASH	NC	28420-2309
2110006501	GORE GREGORY S TRUSTEE	401 SUNSET BLVD S	SUNSET BEACH	NC	28468-4167
2110006805	GORE GREGORY S TRUSTEE	401 SUNSET BLVD S	SUNSET BEACH	NC	28468-4167
21100055	JENNETTE CHARLES	7490 OCEAN HWY WEST	SUNSET BEACH	NC	28468-4167
21100068	GRISSETT SAMUEL K (LT) ETUX	290 LONGWOOD RD NW	OCEAN ISL BCH	NC	28468
					28469-3604

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	GORE GREGORY S TRUSTEE	401 SUNSET BLVD S	SUNSET BEACH	NC	28468
	TIMBER FARMS LLC	1350 HICKMAN RD NW	CALABASH	NC	28467

## APPLICANT(S)

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-47

Applicant: Scott D. Stewart

Project Name: Demarest Park Planned Development Expansion

Property Location: Maco Road (NC 87)

Parcel Number(s): 05700067, 0570006539, 05700065, and 0460001007

Zoning District: CLD (Commercial Low Density)

Surrounding Zoning **North:** RR (Rural Residential)  
**South:** CLD  
**East:** RR  
**West:** RR and CLD

Proposed Use: Demarest Park was originally approved in November 2020 for 90 single family lots on 38.11 acres with a density of 2.36 dwelling units per acre. The developer of Demarest Park is proposing to expand the planned development by adding 52.2 acres with 239 additional lots for a total of 329 single-family and townhome lots on 90.3 acres for an overall density of 3.64 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 Commercial.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by H2GO.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is 22.57 acres of which a minimum of 3.38 acres is required to be active recreation space. The developer is proposing 31.3 acres of dedicated open space of which 18.0 acres is to be recreational.
- The proposed 329 lots will generate approximately 3,148 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis will be completed prior to recording of the lots. 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. The developer is proposing a superior tree preservation plan to save many of the existing trees on the property.
  2. The developer is proposing to over-engineer the stormwater system to meet the 25-year storm event.
  3. Natural hydrology utilization with LID elements are to be utilized throughout the site.
  4. Extensive trail system including a 10-foot easement adjacent to Maco Road for a future greenway.

5. Supplemental parking areas.
  6. The developer is proposing 61.25 acres of open space where as 27.39 acres are required.
  7. The developer is proposing 5.17 acres of recreation space where as 4.11 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.
  - A neighborhood meeting was held on Thursday, April 29, 2021.

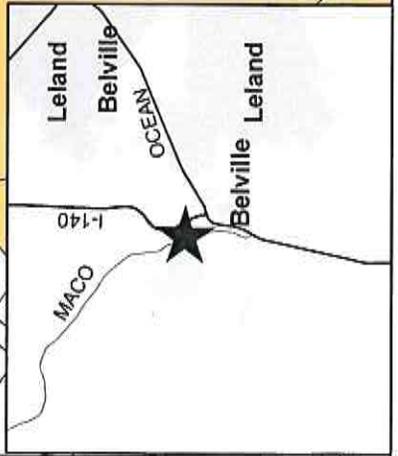
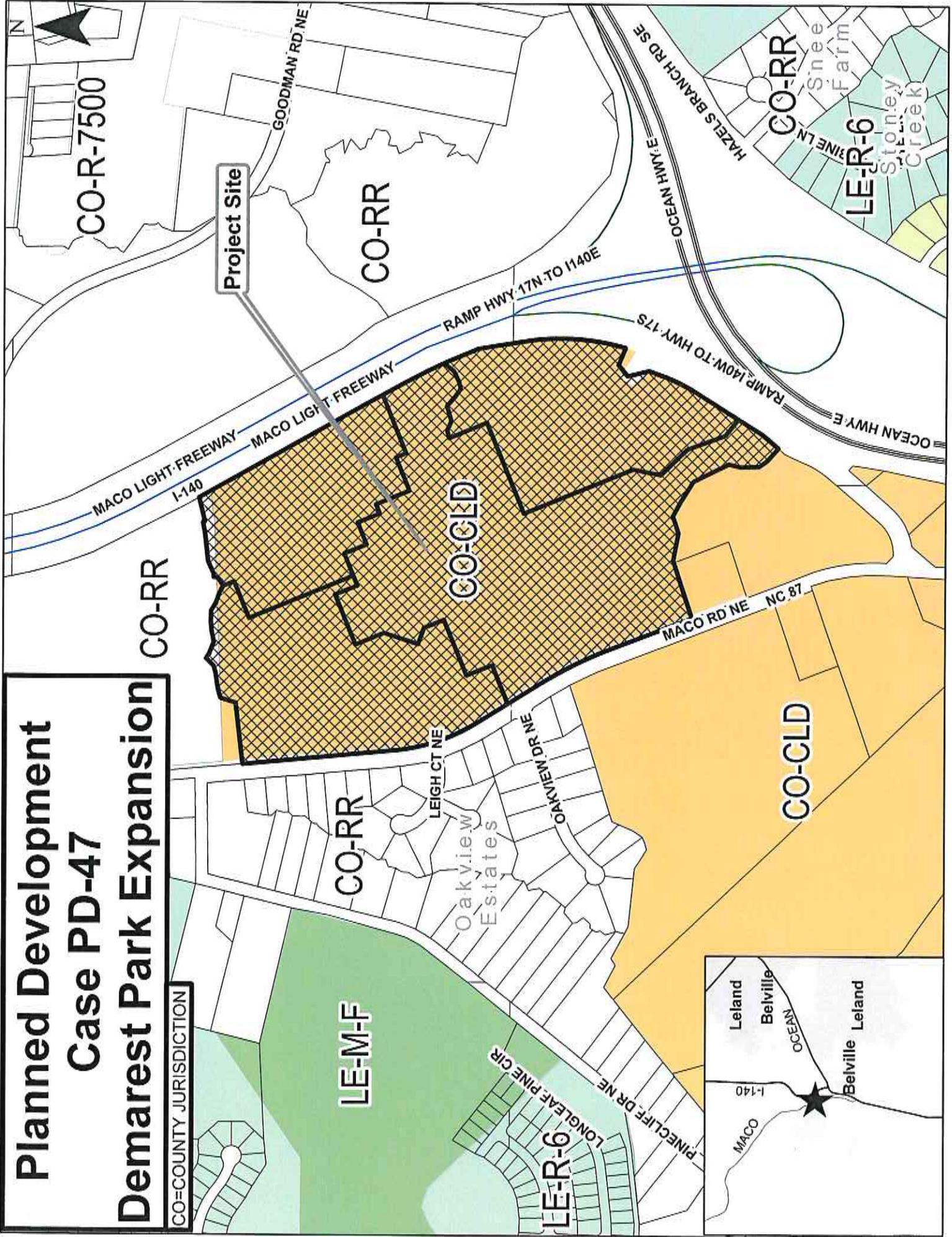
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

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

# Planned Development Case PD-47 Demarest Park Expansion

CO-COUNTY JURISDICTION



# Planned Development Case PD-47 Demarest Park Expansion

CO-COUNTY JURISDICTION

Project Site

CO-R-7500

CO-RR

CO-RR

LER-6

RAMP HWY 17N TO I140E

RAMP 140W TO HWY 17S

MACO LIGHT FREEWAY  
I-140

CO-RR

CO-CLD

MACO RD NE NC 87

CO-RR

Oakview Estates

CO-CLD

LE-MF

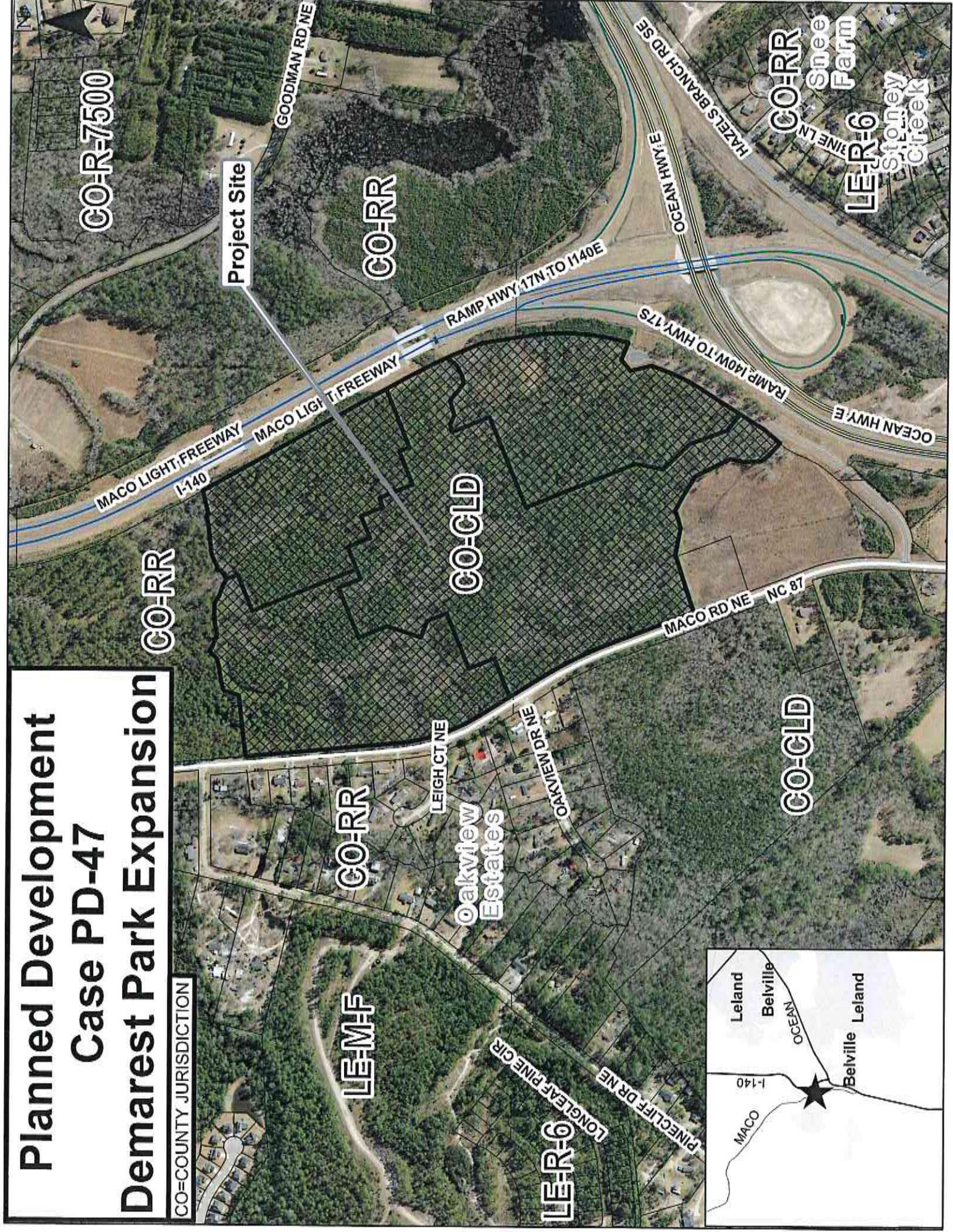
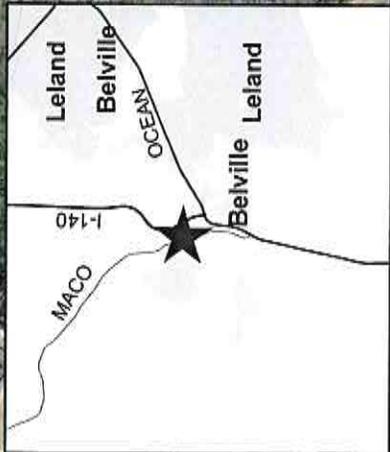
LER-6

LEIGH CT NE

OAKVIEW DR NE

LONGLEAF PINE CIR

PINECLIFF DR NE





# 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-47 Invoice # 496078
Date Received:	4/5/21
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

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

Property Owner	Name	DETAZEST PARK LLC	Phone	910.231.2428
	Address	6933 RUNNING BROOK TOWNRE	Fax	
	City, St, Zip	WILMINGTON NC 28411	Email	SCOTTSTEWART6933@ATTN.COM

Applicant or Representative	Name	SCOTT D. STEWART BLA BLA	Phone	910.231.2428
	Address	6933 RUNNING BROOK TOWNRE	Fax	
	City, St, Zip	WILMINGTON NC 28411	Email	SCOTTSTEWART6933@ATTN.COM

Property Information	Address	WILBUR MCKENNA WY/VA/NC/DO
	Tax Parcel(s)	0570006539 38.11 ACRES 05700067 17.3 ACRES 05700065 19.99 ACRES
	Acreage	0460001007 14.9 ACRES 90.3 ACRES
	Current Zoning	CLD
	Public Utilities Available?	Water YES Sewer YES

Project Information	Project Name	DETAZEST PARK		
	Modification or Expansion Of Existing PD?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Single Family Acres	45	Lots	329
	Multi-Family Acres		Units	
	Commercial Acres			

Authorization	Property Owner Signature		Date	4.2.21
	Applicant/Representative Signature		Date	4.2.21

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

April 16, 2021

Scott Stewart  
6933 Running Brook Terrace  
Wilmington, NC 28411

**RE: Demarest Park Expansion Planned Development  
File # PD-47**

Dear Mr. Stewart,

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 note that a TIA will be completed prior to construction.
- Please label the cemetery.
- Please specify that H2GO will be the utility provider.
- Please indicate the number of group parking spaces to be provided.
- Please provide a stubout to Tax Parcel 04600010.
- Please indicate a 10' proposed easement adjacent to NC 87 for a possible future greenway.
- Please show the entire length of Wilber McKeithan Road with cul-de-sac and label on the site plan.
- Please consider over engineering the stormwater system beyond the 10-year storm event minimum.
- Please be aware that during stormwater plan review, a 20' maintenance and access easement to and around any ponds will be required.

Comments from Stormwater

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

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



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

### Comments from Fire Code Official

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

- Revise note that 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

# TECHNICAL REVIEW COMMITTEE MEETING

April 15, 2021

Sign-In Sheet

## DEPARTMENT

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s) *FLOODPLAIN*

## REPRESENTATIVE

*Angel Hammers*

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*G. G. A.*  
*Brigit Florin*

\_\_\_\_\_

*J. M. Sll*  
*Brad Bohren*

\_\_\_\_\_

*Danny Thornton*  
*Bill Bittenbender*

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*J. M. Sll*

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## Marc Pages

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**From:** Scott Stewart <scottstewart6933@yahoo.com>  
**Sent:** Monday, May 3, 2021 3:32 AM  
**To:** Marc Pages  
**Cc:** Kirstie Dixon; Scott Stewart  
**Subject:** Demarest Park LLC - 4-29-21 Attendance Record For 4-29-21 Pre Application Neighborhood Meeting (1)  
**Attachments:** Demarest Park LLC - 4-29-21 Attendance Record FOr 4-29-21 Pre Application Neighborhood Meeting.pdf

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

Marc,

Thank you for attending the Pre Application Neighborhood Meeting on 4-29-21 at Town Creek Park.

The attached neighbors attending resolved all inquires that addressed items pertaining to:

The type of development was limited to single family homes and townhomes;

The main entrance was off of Wilbur McKeithan Road for ingress and egress and an additional two planned entrance's (right in only)  
are planned avoiding left hand turn conflicts on Maco Road turning out of the community.

Adequate buffers and planned retention of mature existing trees have been incorporated into the pattern of the land plan.

The stormwater program has been compartmentalized to compliment the existing patterns of natural features and drainage patterns to assist in the retention of existing mature trees where possible and will exceed the current required engineered design storm for retention.

The existing Ottoway Family Cemetery will remain undisturbed.

The current program is to develop the property in six phases.

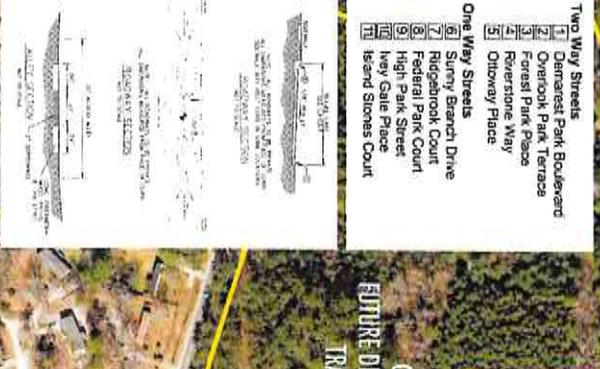
Kindest Regards,

Scott D Stewart RLA ASLA  
Demarest Park LLC



**DESIGN CRITERIA LEGEND**

Street Type	1-11
Right of Way	12-14
Utility	15-17
Water	18-20
Sanitary Branch Drive	21
Ridgecreek Court	22
Federal Park Court	23
High Gate Street	24
Ivey Gate Place	25
Island Stones Court	26
One Way Streets	27-31
Sanury Branch Drive	27
Ridgecreek Court	28
Federal Park Court	29
High Gate Street	30
Ivey Gate Place	31
Island Stones Court	32
Two Way Streets	33-37
Derricks Park Boulevard	33
Overbrook Park Terrace	34
Forest Park Place	35
Reverstone Way	36
Outbowy Place	37

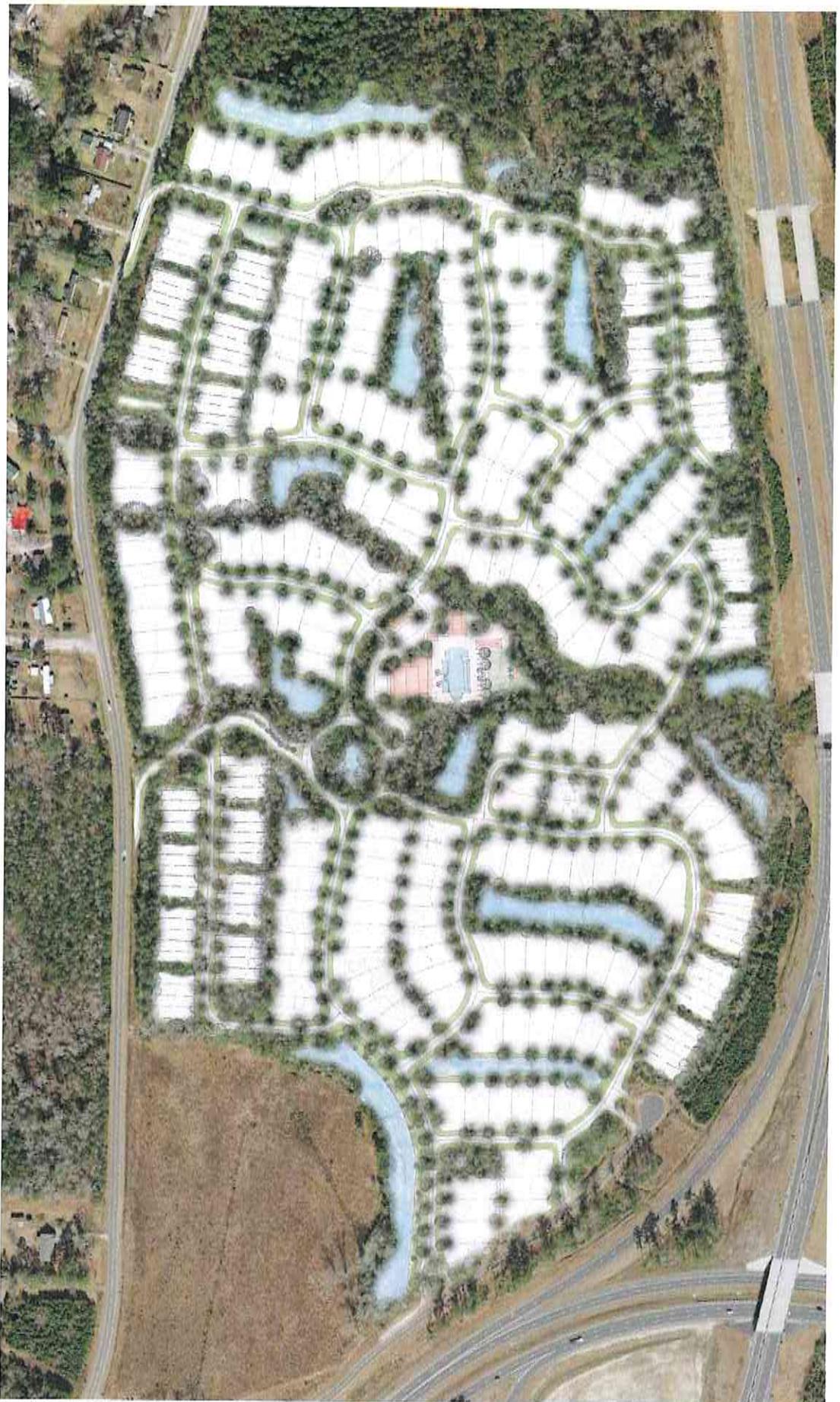


	<p><b>PROPERTY BOUNDARY</b></p> <p>Parcel number</p> <p>Metland to remain</p> <p>Isolated wetland to be filled</p> <p>Link node</p> <p>One way</p> <p>Two way</p> <p>Streets</p> <p>Homes</p> <p>Potential Alley</p> <p>Walking Trail</p>	<p><b>PROJECT INFORMATION</b></p> <p>PROJECT NAME: JPMorgan Chase &amp; Co. - JPMorgan Chase &amp; Co. - JPMorgan Chase &amp; Co.</p> <p>PROJECT NUMBER: 123456789</p> <p>PROJECT LOCATION: 123456789</p> <p>PROJECT DATE: 12/31/2020</p> <p>PROJECT STATUS: PRELIMINARY SITE PLAN</p>	<p><b>SCALE</b></p> <p>1" = 120'</p>	<p><b>DATE</b></p> <p>12/31/2020</p>	<p><b>PROJECT NUMBER</b></p> <p>123456789</p>	<p><b>PROJECT NAME</b></p> <p>JPMorgan Chase &amp; Co. - JPMorgan Chase &amp; Co. - JPMorgan Chase &amp; Co.</p>	<p><b>PROJECT LOCATION</b></p> <p>123456789</p>	<p><b>PROJECT DATE</b></p> <p>12/31/2020</p>	<p><b>PROJECT STATUS</b></p> <p>PRELIMINARY SITE PLAN</p>	<p><b>PROJECT NUMBER</b></p> <p>123456789</p>	<p><b>PROJECT NAME</b></p> <p>JPMorgan Chase &amp; Co. - JPMorgan Chase &amp; Co. - JPMorgan Chase &amp; Co.</p>	<p><b>PROJECT LOCATION</b></p> <p>123456789</p>	<p><b>PROJECT DATE</b></p> <p>12/31/2020</p>	<p><b>PROJECT STATUS</b></p> <p>PRELIMINARY SITE PLAN</p>
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Approved Nov. 2020







<p><b>THE GREENS</b> A COMMUNITY DEVELOPMENT</p>	<p><b>329 LOTS</b> <b>90.3 ACRES</b> <b>3.64 UNITS/ACRE</b></p>		<p><b>10</b></p>
<p>DATE: 10/15/2010 SCALE: 1" = 120'</p>	<p>PROJECT: 10 SHEET: 10</p>		



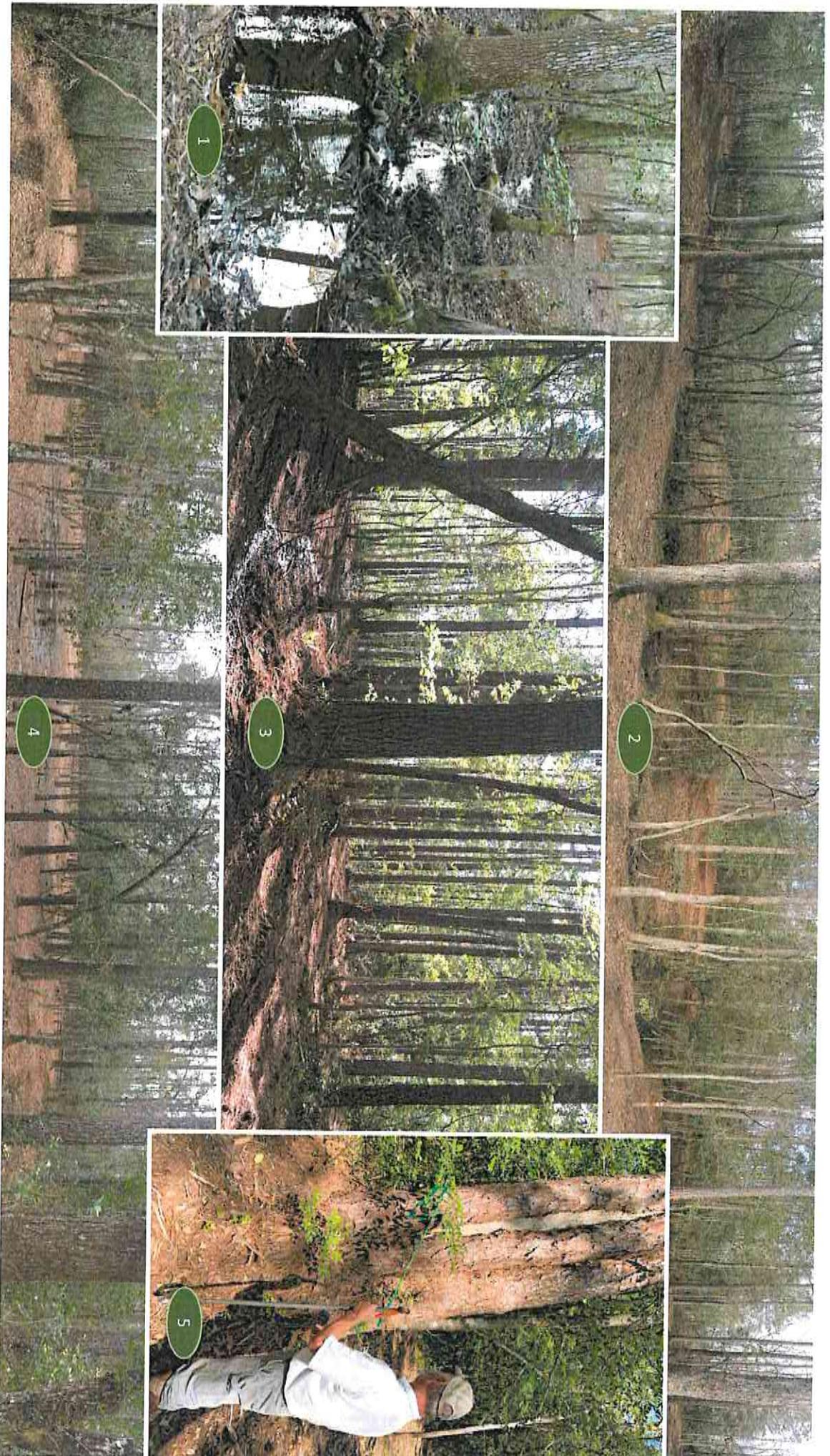
**DESIGN CRITERIA LEGEND**

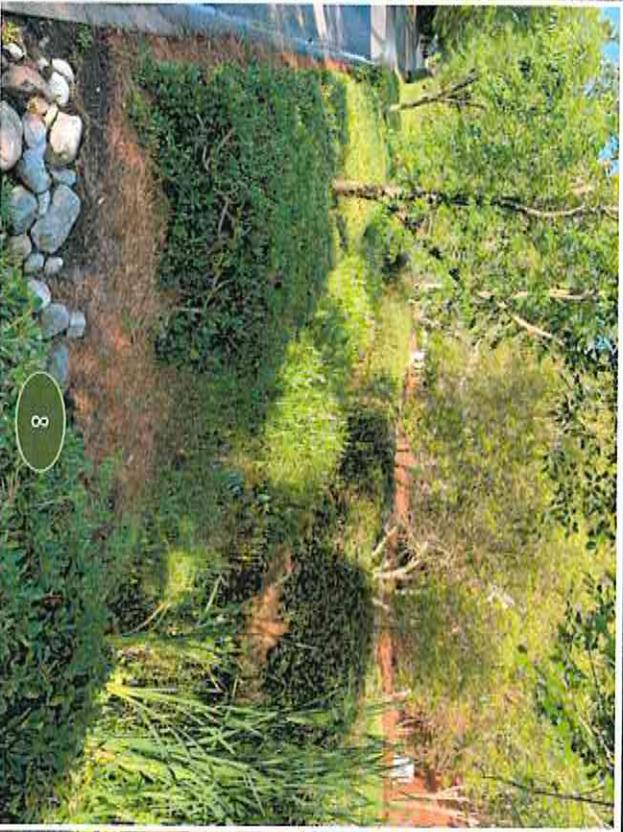
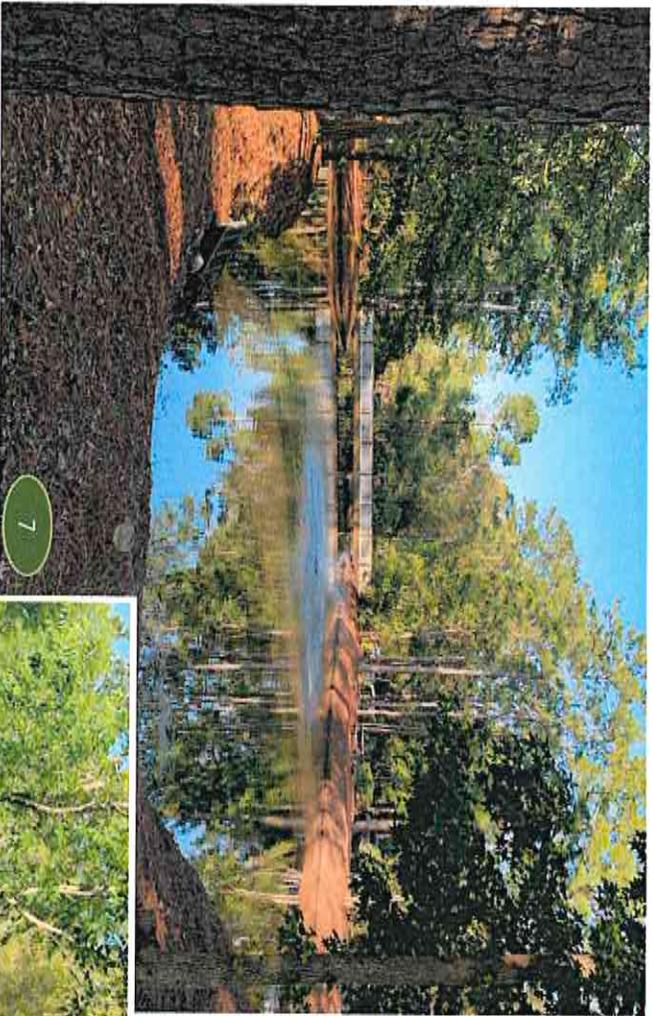
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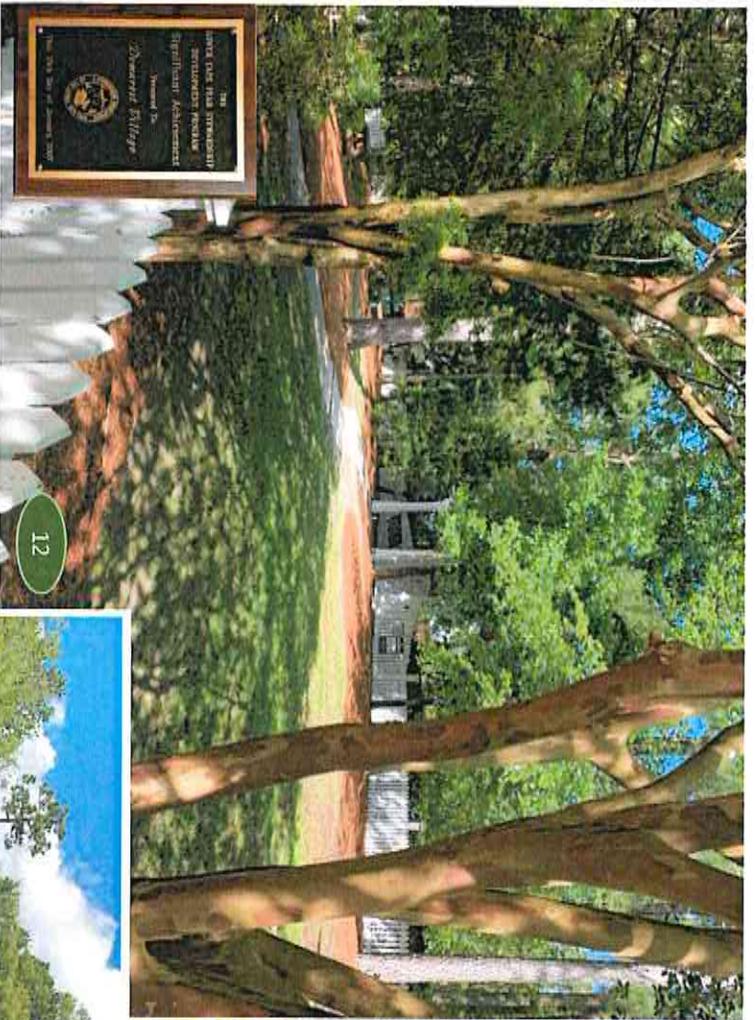
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<p><b>DATE:</b> [Date]</p>		<p><b>SCALE:</b> [Scale]</p>	
<p><b>PROJECT LOCATION:</b> [Location]</p>		<p><b>PROJECT NO.:</b> [Project No.]</p>	
<p><b>CLIENT:</b> [Client Name]</p>		<p><b>DESIGNER:</b> [Designer Name]</p>	
<p><b>APPROVED BY:</b> [Signature]</p>		<p><b>DATE:</b> [Date]</p>	
<p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>WETLAND RETENTION BASIN</li> <li>ISOLATED WETLAND TO BE FILLED</li> <li>SEWER</li> <li>WATER</li> <li>STORMWATER FLOW</li> <li>LOT SYSTEM</li> <li>ROCK WALL</li> <li>STORMWATER FLOW</li> </ul>		<p><b>13</b></p>	

Existing Conditions





Entrance Statement Signage Parks



Streetscapes    Townhouses    Single Family Homes



17



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16

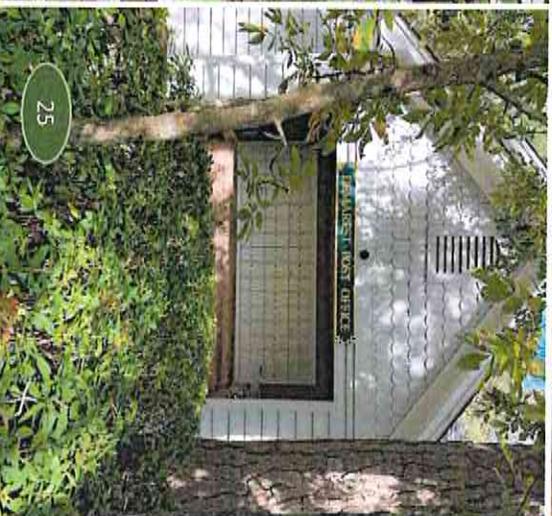
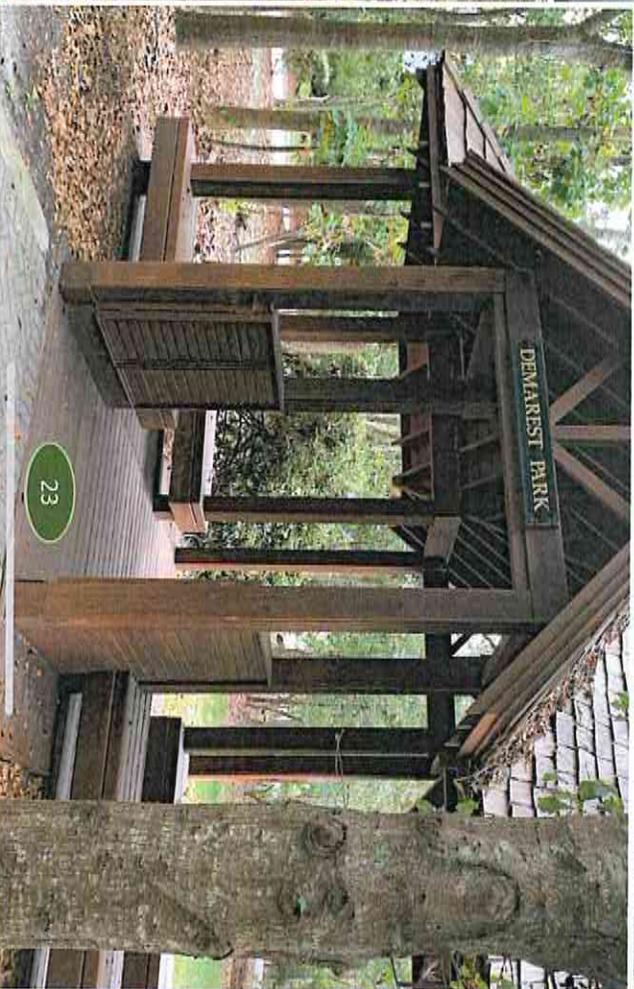
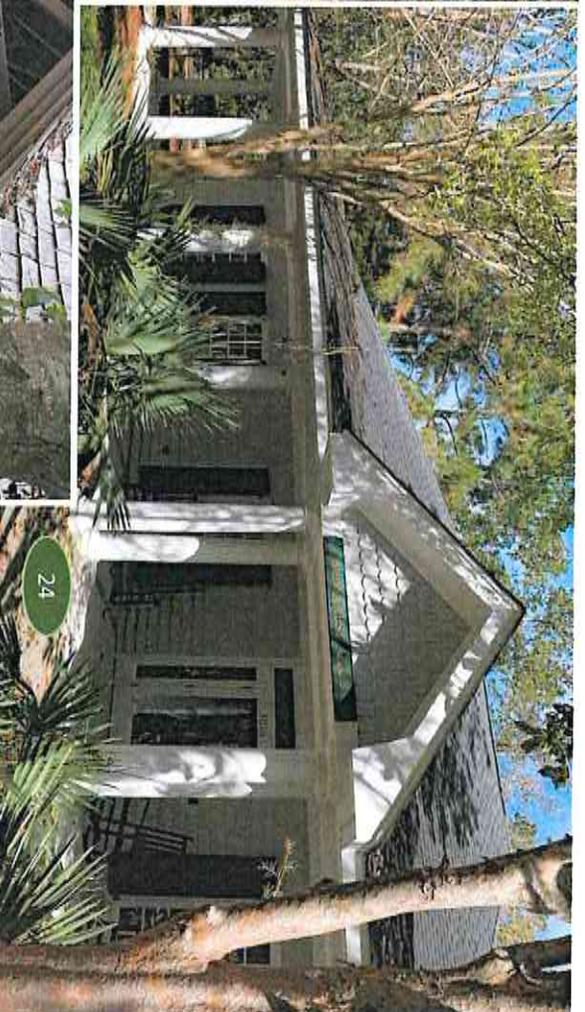
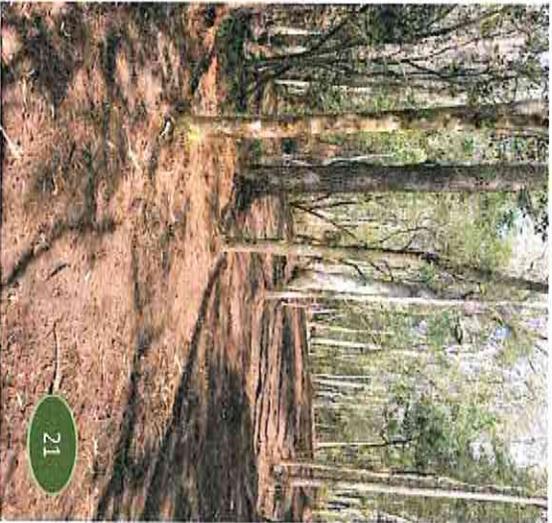


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Amenities    Wooded Trails    Post Offices



# CASE PD-47

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
570004301	KNOX EVA MAE (LT)	7883 OCEAN HWY E	LELAND	NC	28451
5700043	KNOX EVA MAE (LT)	7883 OCEAN HWY E	LELAND	NC	28451
570006508	BROWN TEENA MARIE	6037 BROMLEY AVENUE	LAS VEGAS	NV	89107
570006509	STRICKLAND FREDERICK JR	319 MACO RD	LELAND	NC	28451
570003901	SMITH NANCY S	2714 OLEANDER DR	WILMINGTON	NC	28403
570006513	GANTT OLINDA LONG	359 MACO RD NE	LELAND	NC	28451
4600010	GOODMAN JOSEPH HENRY AND	1309 LOVINGSTON LANE	WILMINGTON	NC	28409
570006504	SELLERS BETTY JO KEEL ETALS	275 MACO RD NE	LELAND	NC	28451-8694
570006503	BAILEY LORI ANN	261 MACO RD NE	LELAND	NC	28451-8694
570006515	KENNARD RANDY MARK	379 MACO RD NE	LELAND	NC	28451-7809
570006502	MATTHEWS DEANNA LOVE	9155 HICKORY LN SE	WINNABOW	NC	28479-5245
570006702	GOODMAN JOSEPH H AND	318 GOODMAN RD NE	LELAND	NC	28451-8178
570006511	VANOVER HOLLY NICHOL	339 MACO RD NE	LELAND	NC	28451-7809
5700104	RABON RONNIE LEE ET	P O BOX 1119	LELAND	NC	28451
570006512	MORRISROE ANGELITA	4370 US HWY 117 ALT	DUDLEY	NC	28333
570006507	BARNETT KEVIN L ET	7293 LEIGH CT NE	LELAND	NC	28451
570006505	VAUGHAN ESSIE CARTER	1086 PROGRESS ST	FAYETTEVILLE	NC	28306-1882
570006506	VAUGHAN ESSIE CARTER	1086 PROGRESS ST	FAYETTEVILLE	NC	28306-1882
570006510	KENNEY AARON LYLE	2333 TOWN CREEK RD NE	LELAND	NC	28451-9325
570006514	ROBINSON WESLEY L ETUX	369 MACO ROAD	LELAND	NC	28451
	COMMANDER MOT SUNNY POINT	6280 SUNNY POINT ROAD	SOUTHPORT	NC	28461

### OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	DEMAREST PARK LLC	6933 RUNNINGBROOK TER	WILMINGTON	NC	28411

### APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	SCOTT STEWART	6933 RUNNINGBROOK TER	WILMINGTON	NC	28411

April 1, 2021

From: McMullan Partners LLC

To: Marc Pages, Senior Planner Brunswick County

Re: Ocean Lakes PD-18

Marc:

As you know I acquired the 220 acre tract of land at Ocean Isle Beach Road[4 Mile Road] and Georgetown Road extension.

Prior to my acquisition, the previous owner received approval from Brunswick County for a master plan identified as Ocean Lakes PD File #PD-18. This is evidenced in the letter dated August 20, 2018 from you to Coastal Land Design[attached for reference].

Within your letter is a statement that the PD-18 will expire within 3 years, unless an extension of time is applied for and granted by the Planning Board.

Please accept my letter as a request to extend the PD-18 for a 2 year time period such that the PD-118 would expire August 13, 2023.

If you need any other information from me to make this request please let me know.

Thanks.

Rube McMullan 

McMullan Partners LLC, Managing Member

Email: [Rubemc@att.net](mailto:Rubemc@att.net)

Telephone: 404-372-5523



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

August 20, 2018

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

**RE: Ocean Lakes PD  
File # PD-18**

Dear Mr. Braxton,

This is to confirm that at the August 13, 2018 Planning Board Meeting the plans for Ocean Lakes PD were approved.

Please find attached a stamped copy of the approved preliminary master plan. *Please submit a revised plan in accordance with the conditions specified below.* Note that a revised master plan must be submitted to the Brunswick County Planning Department prior to any final plat reviews. Please remember that this approval runs with the property and not the owner.

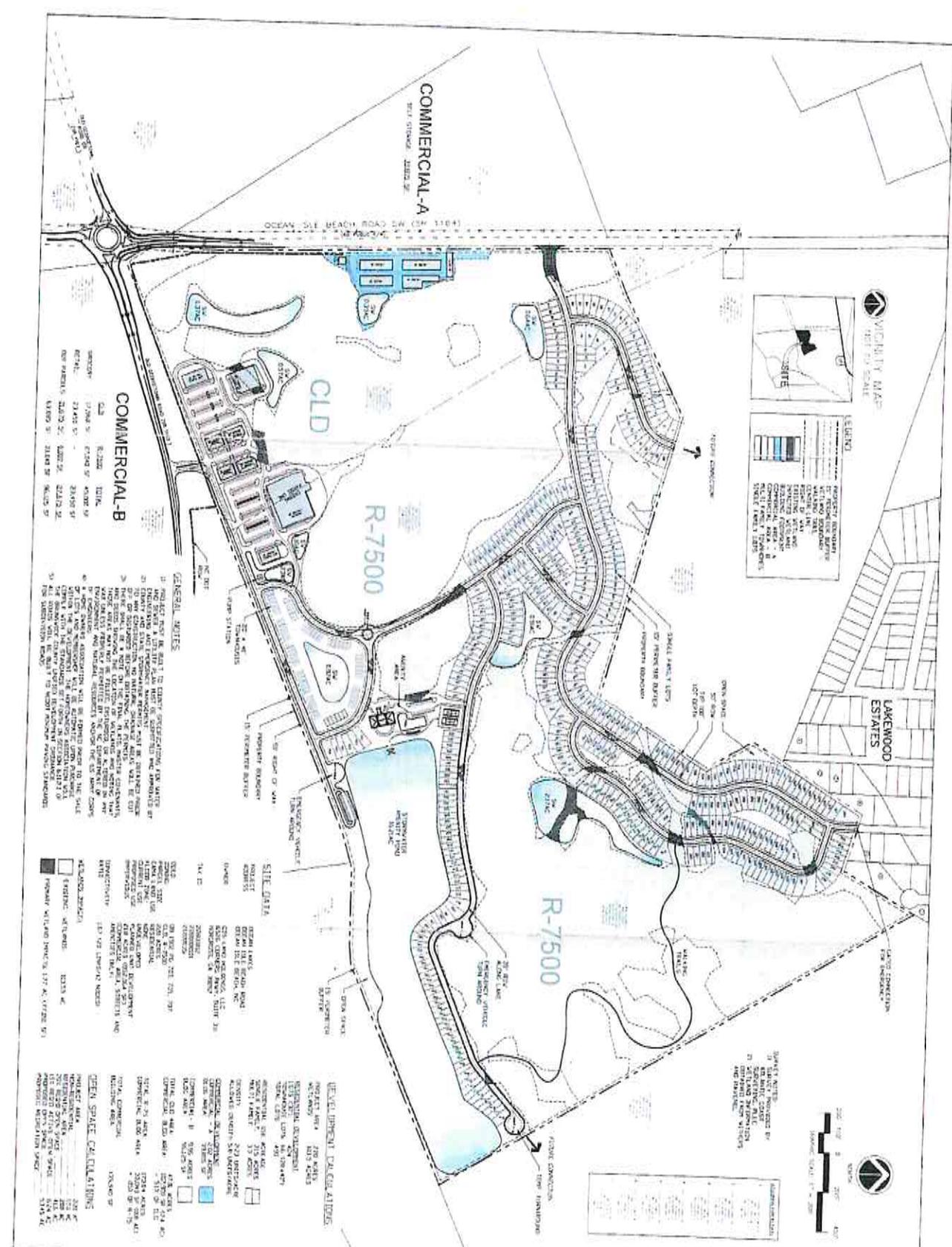
A final plat shall be submitted within three (3) years after approval of the preliminary plat; otherwise, the preliminary plat shall become null and void, unless an extension of time is applied for and granted by the Planning Board.

Prior to recordation, all final plats are to be reviewed by the Engineering Department (910-253-2500) and then by Planning Department (910-253-2025) for approval. There is a \$5.00 dollar fee per lot assessed for site specific review of lots.

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

Congratulations,

Marc Pages  
Senior Planner



**COMMERCIAL-A**  
 50' WIDE 200' DEEP

**COMMERCIAL-B**  
 50' WIDE 200' DEEP

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OR DEEPENING.
5. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPLANTING.
6. THE DEVELOPER SHALL MAINTAIN THE EXISTING WATERWAYS AND SHALL BE RESPONSIBLE FOR ANY NECESSARY IMPROVEMENTS.
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**SITE DATA**

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**OCEAN LAKES PLANNED UNIT DEVELOPMENT**

**PRELIMINARY MASTER PLAN**

DATE: 8/18/18

BY: [Signature]

**CS&S Land Services, PLLC**

10000 15th Street, Suite 200, Irvine, CA 92618

TEL: 949.453.1234 FAX: 949.453.1235

WWW.CSANDS.COM

MP-01

SURVEY AVAILABLE:  
MARCH 11 – JUNE 9, 2021

# BRUNSWICK COUNTY TRANSPORTATION SURVEY

Brunswick County & NCDOT invite you to  
help develop the Brunswick County  
Comprehensive Transportation Plan



Mail or Email Paper Surveys to:  
Chris Palsgrove  
North Carolina Department of Transportation (NCDOT)  
1554 Mail Service Center Raleigh, NC 27699  
[cdpalsgrove@ncdot.gov](mailto:cdpalsgrove@ncdot.gov)

ENGLISH SURVEY LINK:  
[BRUNSWICKCOUNTYCTP.METROQUEST.COM](http://BRUNSWICKCOUNTYCTP.METROQUEST.COM)

ESPAÑOL / SPANISH SURVEY LINK:  
[BRUNSWICKCOUNTYCTP-SP.METROQUEST.COM](http://BRUNSWICKCOUNTYCTP-SP.METROQUEST.COM)

