



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
November 8, 2021**

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

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes of the October 11, 2021 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Planned Development – PD-65

Name: Mill Creek Residential Planned Development
Applicant: Paramounte Engineering
Tax Parcels: A portion of 12500047
Location: Mill Creek Road (SR 1514)
Description: Mill Creek Residential is a proposed planned development consisting of 324 single family lots on a gross site of 149.8 acres creating an overall density of 2.16 units per acre.

B. Planned Development – PD-66

Name: Highway 17 Mixed Use Planned Development
Applicant: Paramounte Engineering
Tax Parcels: 21200009
Location: Ocean Highway West (US 17) and Old Shallotte Road (SR 1316)
Description: Hwy 17 Mixed Use is a proposed planned development consisting of 300 multifamily units, 220 townhomes or single family lots and 20.07 acres of commercial area on a gross site of 67.07 acres creating an overall density of 7.75 units per acre.

9) Other Business.

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

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
October 11, 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
Christopher Wood
Brett Riggs, Alternate
Clifton Cheek
William Bittenbender

MEMBERS ABSENT

Ron Medlin
Richard Leary

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Garrett Huckins, Zoning Tech.
Marc Pages, Principal Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Matt Haley, Cape Fear Engineering
Jody Bland, Norris & Tunstall Eng.
John Hankins
Luenetter Young
Latoya Young
Olivia Johnson
Dave Tripp
Tim Martin
Frank Eaddy

Jim Hardy
Dan Weeks, H&W Design
June Newkirk
Connie McKoy
Don Harley
Lunetta Wortham
Jennifer Goodwin
Leon Kirby
Colton Johnson

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Ron Medlin and Mr. Richard Leary were absent.

IV. CONSIDERATION OF MINUTES OF THE 13-SEP-21 MEETING.

Mr. Bittenbender made a motion to approve the 13-Sep-21 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Pages asked that the 2022 Planning Board Calendar be added as well as the Election of Officers under Other Business.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS.

A. Planned Development – PD-61 (Revised and Resubmitted).

The Brunswick County Planning Board voted to deny this project at the 13-Sep-21 Public Hearing. Section 3.4.11.F.5. of the Brunswick County Unified Development Ordinance (UDO) allows for site plans to be revised and resubmitted for consideration by the Planning Board.

Name: Middle Creek Village Planned Development
Applicant: H&W Design
Tax Parcel(s): Portions of 1390000901, 1390005902 and 1390006606
Location: Old Ocean Hwy (US 17B)
Description: Middle Creek Village is a proposed Planned Development consisting of 470 single family lots, 120 duplexes and 153 townhomes for a total of 743 residential units on 259.75 acres creating an overall density of 2.86 dwelling units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the Planned Development application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements; and
- No lots or any portion of lots shall be located within the AE (100-year) Flood Zone.

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

Mr. Matt Haley, representative of Cape Fear Engineering, addressed the Board on behalf Mr. Dave Tripp, property owner. Mr. Haley discussed a PowerPoint (attached) regarding wetlands on the site as well as potential flooding of the property. He stated that the proposed stormwater ponds will be located outside the wetland areas (approximately 75 acres of jurisdictional wetlands) on the site. Mr. Haley said wetland impacts will be limited to minor road crossings, which require prior approval from the U.S. Army Corps of Engineers (Corps of Engineers) and the State. Mr. Haley said the developer intends to provide the following as part of the approval process for this project:

- The overall project will be designed to provide attenuation of stormwater peak flow for the 100-year 24-hour storm event;
- No structures will be built inside of the 100-year flood plain;
- Developer will remove any existing beaver dams and remove snags within the creek on the developer's property;
- Developer will assist neighbors in coordinating with Brunswick County to remove any beavers on their property;
- Developer will assist neighbors and work with the County to identify offsite ditch issues that need cleaning; and
- Developer will assist neighbors in coordinating with Brunswick County to identify areas within the existing creek that need cleaning.

Mr. Jim Hardy, Treasurer of Piney Grove Improvement Association and owner of Southbound Service Station, addressed the Board in opposition to the approval of the project. Mr. Hardy said there has been flooding in the area since 1984. He stated that there was flooding in the area on 22-Sep-21 and he approached the Board with a video from his cell phone depicting the water that accumulated near the bridge in the area. Mr. Hardy was concerned with where the water will go when the proposed retention ponds fill up on the developer's property. He also expressed concerned with access to the project off N. Piney Grove Road NE (SR 1445), which has not been maintained by the North Carolina Department of Transportation (NCDOT) in several years. Mr. Hardy said the developer purchased property off Randolphville Road NE (SR 1402). He further stated that the proposed project will not provide affordable housing for the Piney Grove community and it will likely increase taxes for current residents that are on a fixed income. Mr. Hardy felt that designing the project to a 100-year storm event is not going to address the current and future stormwater concerns due to climate change.

Mr. Matt Haley readdressed the Board. Mr. Haley said the subject property is a part of a large watershed and they intend to install retention ponds to contain stormwater runoff from their property and release the water slowly to ensure less water is leaving the site during post-development than pre-development.

Mr. Dave Tripp addressed the Board. Mr. Tripp said he just wants to develop his property, but he has no intentions of negatively impacting the adjacent property owners. He stated that he purchased property off Randolphville Road NE (SR 1402), but that property will not be used for accessibility to the site. Mr. Tripp reiterated that he does not want to adversely affect his neighbors' property.

Ms. Luenetter Young and Latoya Young addressed the Board. Ms. Luenetter Young said her property is near the rear of the bridge off N. Piney Grove Road NE (SR 1445) and her son had a home on her property, which flooded in 2018. She stated that her son is just getting back in his home since the property flooded in 2018. She felt that, once the trees are cleared on the subject property, the water will flow back to her property. Mr. Dunham said the developer is proposing to install stormwater ponds that will accentuate a 100-year stormwater event. Ms. LaToya Young addressed the Board and she asked the developer to be respectful of the neighbors in the Piney Grove community. Ms. Luenetter Young asked were the beavers will be placed once they are removed from the area? Mr. Dunham said the developer said they did not find any beavers on their property. Ms. Latoya Young asked how the developer will assist with the County to remove beavers on the neighbors property?

Mr. Tripp readdressed the Board. He stated that the County has a bounty on beavers and there is a gentleman (Roland Lafave) that will come to your property and remove beavers. He offered to give the Youngs a contact person to assist with the removal of beavers on their property. Ms. LaToya reiterated that the existing community will be affected by this development, not only from the potential of additional flooding issues, but also with housing price types that will likely increase taxes for existing residents. Attorney Bryan Batton interjected that information regarding beaver trapping can be obtained from NC Wildlife website at www.ncwildlife.org, click on trapping in North Carolina, contact a licensed trapper, select County and select species to view trapper list.

Mr. Connie McKoy addressed the Board. Mr. McKoy said he spoke with a representative from the Corps of Engineers and they are doing a study on the swamp adjoining this property. Mr. McKoy reiterated that the proposed stormwater ponds will not slow down or stop the water in this area. He felt that the swamp has to be cleaned out so the water can flow properly. Mr. Dunham reiterated that the developer is proposing stormwater ponds that will slow down the water flow on the developer's property. Mr. McKoy asked the difference in a floodplain and flood zones. Mr. John Shirk, Floodplain Administrator, addressed the Board. Mr. Shirk stated that floodplains and flood zones are a cooperative, technical agreement between FEMA and the State of North Carolina. He said the State conducts different studies to identify areas of risk and this particular area was studied in floodway and the flood zone was established 28-Aug-18 based on information gathered in 2014. He further stated that the raw data is collected by engineers in Raleigh to establish the flood zones, which is reviewed by FEMA for distribution. Mr. Dunham asked Mr. Shirk if he has any flooding concerns about this area? Mr. Shirk said he works closely with Brigit Flora, Brunswick County Stormwater Engineer, and they are satisfied with the project being designed to 100-year flood. He further stated that the beaver issue has to be addressed, but it is not a result of this project.

Mr. Hardy readdressed the Board. He, too, was concerned with where the water will go when the stormwater ponds overflow. Mr. Hardy was concerned with Mr. Tripp not considering the Piney Grove community while developing his property by putting several rooftops into a community that is currently experiencing major flooding issues on a normal rain occurrence.

Mr. Tripp readdressed the Board. Mr. Tripp said he cannot predict what will happen on this property or the adjoining properties. He stated that they intend to treat the water on his site and slowly release the water through a retention pond process.

Ms. June Newkirk addressed the Board. Ms. Newkirk said she lives behind the Piney Grove community and she was removed from her home by a boat due to flooding in the area during a

previous hurricane. She was concerned that this development may cause a reoccurrence if there is another major storm.

Ms. Lunetta Wortham addressed the Board. Ms. Wortham said she will be flooded if another major storm hits this area. Mr. Dunham reiterated that the developer intends to install stormwater ponds to assist with water flow. Mr. Pages said the developer will be required to meet County and State stormwater minimum requirements before a stormwater permit will be issued for construction to begin on the site. He said the County Stormwater Engineer conducts annual inspections to ensure proper functionality of the stormwater control measure that is approved for a development.

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

Mr. Wood made a motion to reopen the Public Hearing and the motion was unanimously carried. Mr. Wood thanked the property owner for reevaluating the situation and making revisions to the previous plan to address stormwater concerns by designing the project to the 100-year storm event.

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

Mr. Bittenbender said there is currently a major drainage issue in this area and the applicant is attempting to alleviate some of the stormwater drainage issues in the area by proposing stormwater control measures that will minimize impact to adjoining property owners.

Ms. Easley made a motion to approve Middle Creek Village Planned Development (PD-61) with the following conditions:

- The overall project will be designed to provide attenuation of stormwater peak flow for the 100-year 24-hour storm event;
- No structures will be built inside of the 100-year flood plain;
- Developer will remove any existing beaver dams and remove snags within the creek on the developer's property;
- Developer will assist neighbors in coordinating with Brunswick County to remove any beavers on their property;
- Developer will assist neighbors and work with the County to identify offsite ditch issues that need cleaning;
- Developer will assist neighbors in coordinating with Brunswick County to identify areas within the existing creek that need cleaning;
- That the development shall proceed in conformity with all plans and design features submitted as part of the Planned Development application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements; and
- No lots or any portion of lots shall be located within the AE (100-year) Flood Zone.

The motion was unanimously carried.

VIII. NEW BUSINESS.

A. Major Subdivision – SS-276

Name: Village Green (Expansion)
Applicant: Norris and Tunstall Engineering
Tax Parcel: 22900081
Location: Pigott Road SW (SR 1152)
Description: Village Green is an existing major subdivision consisting of 52 single family lots. The developer is proposing an expansion of 86 additional single family lots on a gross site of 47.89 acres creating an overall density of 1.79 dwelling units per acre.

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

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

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

Mr. Cheek asked staff if a roundabout will be required if the developer improved Star Cross Drive SW (SR 1945) to NCDOT's minimum standards near the end of the road? Mr. Pages replied, no. He said the developer will be improving the road to the intersection, which would become a roundabout. Mr. Pages further stated that the remainder of the road will not be improved unless those homeowners work with the developer to have that section of Star Cross Drive SW (SR 1945) improved with pavement. He said staff would encourage a turnaround if Star Cross Drive SW (SR 1945) is improved with pavement to accommodate emergency vehicles.

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

Mr. Shirk addressed the Board. He discussed the AE Flood Zone adjacent to the subject property on a visual map via the GIS website.

Mr. Jody Bland, Norris and Tunstall Engineering, addressed the Board. Mr. Bland said there will be some wetland impacts for some of the road construction, which are identified on the plan. He reiterated that there are AE Flood Zones along Saucepan Creek and they will meet the minimum requirements for a flood permit. He further stated that they will comply with State and Local Stormwater ordinances.

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

Mr. Cheek made a motion to approve Village Green Expansion (SS-276) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Rezoning Z-822 – Don Harley and Mason Watkins.

Request rezoning of approximately 2.82 acres located at 1726 Southport-Supply Road SE (NC 211) near Bolivia from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-I (Commercial Intensive) for a portion of Tax Parcel 1850002205.

LAND USE PLAN MAP AMENDMENT LUM-822:

Request to amend a portion of Tax Parcel 1850002205 located at 1726 Southport-Supply Road SE (NC 211) near Bolivia from MDR (Medium Density Residential) to Commercial.

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

Ms. Dixon said staff recommends approval from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-I (Commercial Intensive) for a portion of Tax Parcel 1850002205 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to Commercial for a portion of Tax Parcel 1850002205.

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

Mr. Don Harley addressed the Board. Mr. Harley said they were trying to find something to support the residential community and the proposed zoning change will allow for uses that will serve current and future residents in the area.

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

Mr. Cheek made a motion to approve a portion of Tax Parcel 1850002205 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to Commercial for a portion of Tax Parcel 1850002205 and the motion was unanimously carried.

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

The proposed zoning is not consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as MDR (Medium Density Residential). However, a CAMA Land Use Plan amendment has been requested to Commercial.

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

The zoning change will support needs in the area.

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

The zoning change is consistent with the surrounding area.

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

C. Rezoning Z-823 – Olivia Johnson.

Request rezoning of approximately 1.97 acres located at 1701 and 1711 Stanbury Road SW (SR 1124) near Supply from SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential) for Tax Parcel 2150005404.

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 (High Density Site Built Residential) to R-6000 (High Density Residential) for Tax Parcel 2150005404.

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

Mr. Leon Kirby addressed the Board. Mr. Kirby said his son-in-law purchased a doublewide mobile home to replace a singlewide mobile home that was behind his home, but the current zoning does not allow for doublewide mobile homes. Mr. Kirby further stated that they were not aware that doublewides were not allowed on the property. Mr. Pages said the zoning change occurred in May 2007 when the UDO was adopted.

Ms. Olivia Johnson, representative of Regional Homes at Brunswick, addressed the Board. Ms. Johnson said the homeowner purchased a home without realizing the property was not zoned for a doublewide mobile home and the zoning change will accommodate the upgrade from the existing home that was on the property.

Mr. Colton Johnson, representative of Regional Homes at Brunswick, addressed the Board. He stated that the applicant wants to upgrade the existing singlewide mobile home to a doublewide mobile home on the site.

Mr. Frank Eaddy addressed the Board. Mr. Eaddy said this change will benefit the property owners with assisting ailing family members.

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

Mr. Riggs made a motion to approve Tax Parcel 2150005404 from SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential) and the motion was unanimously carried.

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

APPROVED – The proposed zoning amendment is APPROVED

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

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

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

There are similar uses in the area and this change will allow for an upgrade from a singlewide mobile home to a doublewide mobile home on the property.

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-824 – Victaulic Company.

Request rezoning of approximately 11.42 acres located at the intersection of Andrew Jackson Hwy NE (US 74/76) and Mercantile Drive NE (SR 1722) near Leland from C-LD (Commercial Low Density) to I-G (Industrial General) for Tax Parcel 0280000843.

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 C-LD (Commercial Low Density) to I-G (Industrial General) for Tax Parcel 0280000843.

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

Ms. Jennifer Goodwin, representative for Victaulic Company, addressed the Board. Ms. Goodwin said they are under a purchase agreement, but there are no immediate plans to develop the property. However, the zoning change will accommodate any future development plans for this property.

Mr. Tim Martin addressed the Board. Mr. Martin said their current facility employs 300 people and they are growing exponentially, which prompted this zoning change to accommodate a facility on the subject property in the future.

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

Ms. Easley made a motion to approve Tax Parcel 0280000843 from C-LD (Commercial Low Density) to I-G (Industrial General) 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 Industrial.

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

This is an industrial park and the zoning change is appropriate for the area.

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

E. Rezoning Z-825 – Phil Norris.

Request rezoning of approximately 177.72 acres located on No. 5 School Road NW (SR 1305) near Calabash from RR (Rural Low Density Residential) to SBR-6000 (High Density Site Built Residential) for Tax Parcel 20900024.

LAND USE PLAN MAP AMENDMENT LUM-825:

Request to amend Tax Parcel 20900024 located on No. 5 School Road NW (SR 1305) near Calabash from LDR (Low Density Residential) to MDR (Medium Density Residential).

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 for Tax Parcel 20900024 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to MDR (Medium Density Residential) for Tax Parcel 20900024.

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

Mr. Jody Bland, representative of Norris and Tunstall Engineering Consulting, addressed the Board on behalf of the property owner. Mr. Bland said the property owner feels that the zoning change is the best and highest use of the property. He stated that they are aware that the property is in a flood zone and proper measures will be taking to ensure any development will comply with the minimum requirements for a flood permit.

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

Mr. Wood made a motion to approve Tax Parcel 20900024 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to MDR (Medium Density Residential) for Tax Parcel 20900024 and the motion was unanimously carried.

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

The proposed zoning is not consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is classified as LDR (Low Density Residential). However, a CAMA Land Use Plan amendment has been requested to MDR (Medium Density Residential).

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

There is similar zoning nearby.

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

There is similar zoning nearby.

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.

IX. OTHER BUSINESS.

- Planning and Development Resource Information

Ms. Dixon addressed the Board. She stated that Mr. Shirk will be attending Planning Board meetings going forward to address flooding issues. She further stated that staff will be coordinating a meeting with other departments to address flood resiliency and recommendations will be incorporated in Blueprint Brunswick to address stormwater and flooding issues.

Ms. Dixon provided the Board with points of contact information (attached) from the State and County level for land development. She further stated that the Planning website has a list of approved projects in the County. Ms. Dixon briefly discussed the approval criteria as outlined in the Brunswick County Unified Development Ordinance (UDO) in Section 3.2.5.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-817, Z-820 and Z-821 were approved at the 13-Sep-21 meeting and there were no written appeals to the County Manager, so the Board's decision stands.

- Blueprint Brunswick Update

Ms. Dixon addressed the Board. She stated the Blueprint Brunswick can be reviewed on the Planning website. She further stated that there will be a community meeting on 18-Nov-21 and the location is to be determined.

- Planning Board 2022 Schedule

Ms. Dixon provided the Board with the 2022 Planning Board Project Submittal Deadline Schedule. She further stated that a text amendment for the NC General Statutes 160D compliance section for the

subdivision ordinance is forthcoming for consideration by the Board and a recommendation from the Planning Board will be forwarded to the Board of Commissioners for approval.

Mr. Cheek made a motion to approve the 2022 Planning Board Project Submittal Deadline Schedule and the motion was unanimously carried.

- Election of Officers.

Mr. Dunham opened nominations for Chair. Mr. Bittenbender nominated Mr. Dunham for Chair. Mr. Wood made a motion to close nominations and the motion was unanimously carried. Mr. Dunham was unanimously elected as Chair.

Mr. Dunham opened nominations for Vice Chair. Mr. Bittenbender nominated Ms. Easley for Vice Chair. Mr. Wood made a motion to close nominations and the motion was unanimously carried. Ms. Easley was unanimously elected as Vice Chair.

X. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-65

Applicant: Paramounte Engineering

Project Name: Mill Creek Residential Planned Development

Property Location: Mill Creek Road (SR 1514)

Parcel Number: A Portion of 12500047

Zoning District: R-7500 (Medium Density Residential)
Density Maximum – 5.8 Dwelling Units per Acre
“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.”

Surrounding Zoning **North:** RR (Rural Residential)
South: R-7500, RR and BO-A/F (Bolivia Jurisdiction)
East: RR
West: RR, BO-A/F and BO-R-10 (Bolivia Jurisdiction)

Proposed Use: Mill Creek Residential is a proposed planned development consisting of 324 single family on a gross site of 149.8 acres creating an overall density of 2.16 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) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water and Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 29.96 acres. The developer is proposing 65.17 acres of dedicated open space. The developer is also proposing 4.59 acres of recreation space of which 4.49 acres are required.
- The proposed 324 lots will generate approximately 3,100 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots or prior to final site plan approval.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 65.17 acres of open space where as 29.96 acres are required.
 2. The remainder of the parcel acreage – 614.6 of the 764.4 acres – will not be developed and instead will be entered into a conservation easement or similar.

- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on October 21, 2021.
- TRC was held on October 14, 2021.

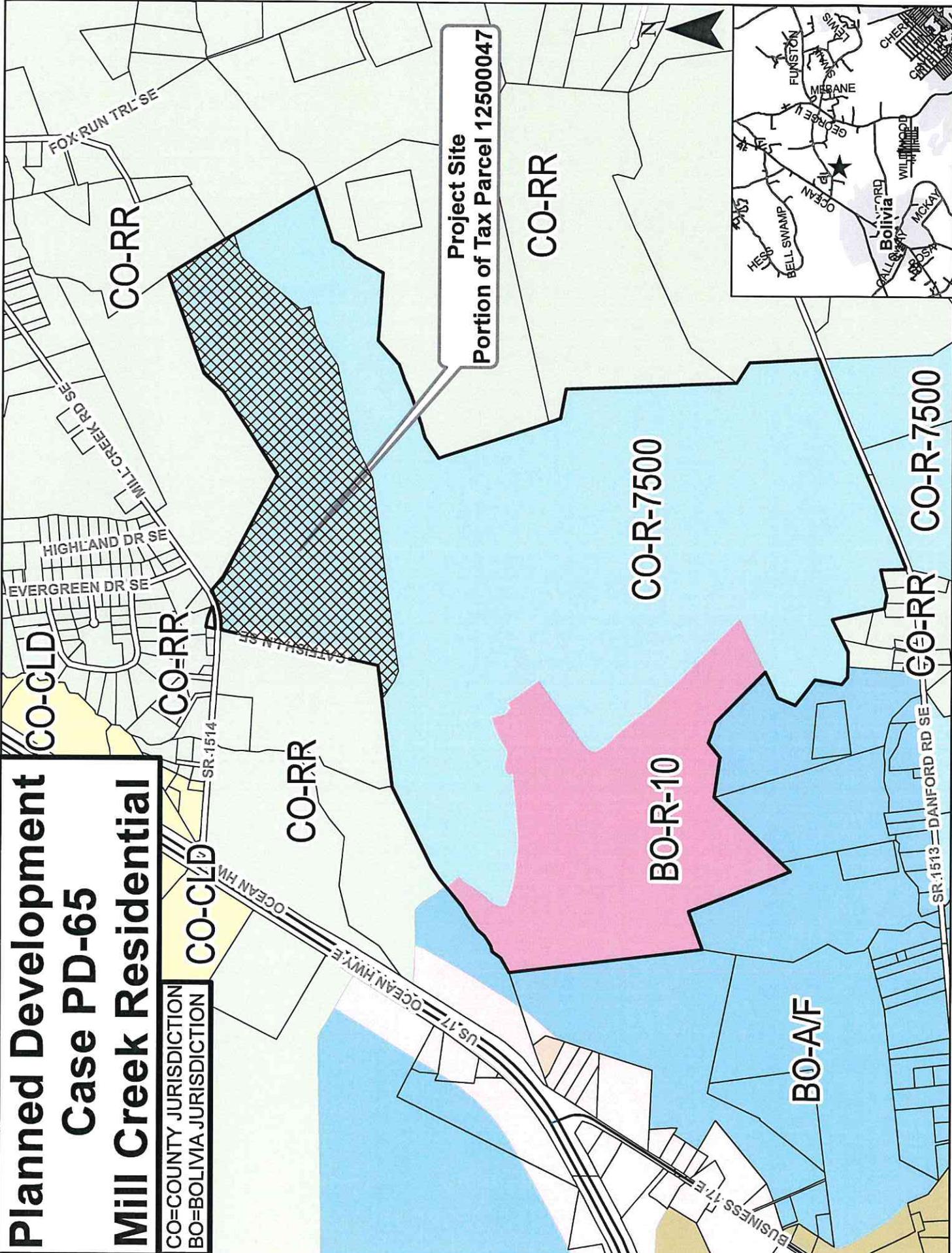
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

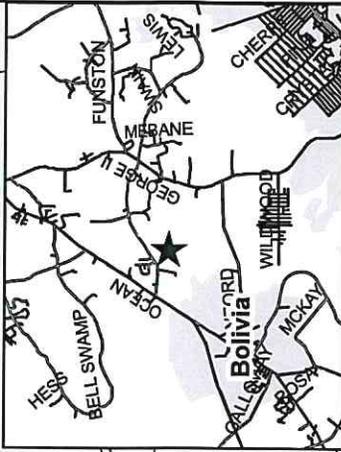
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Remainder of the property (approximately 614.6) acres will be placed in a conservation easement or similar.
5. Provide a stub out to Tax Parcel 11100005 adjacent to lot 30.

Planned Development Case PD-65 Mill Creek Residential

CO=COUNTY JURISDICTION
BO=BOLIVIA JURISDICTION

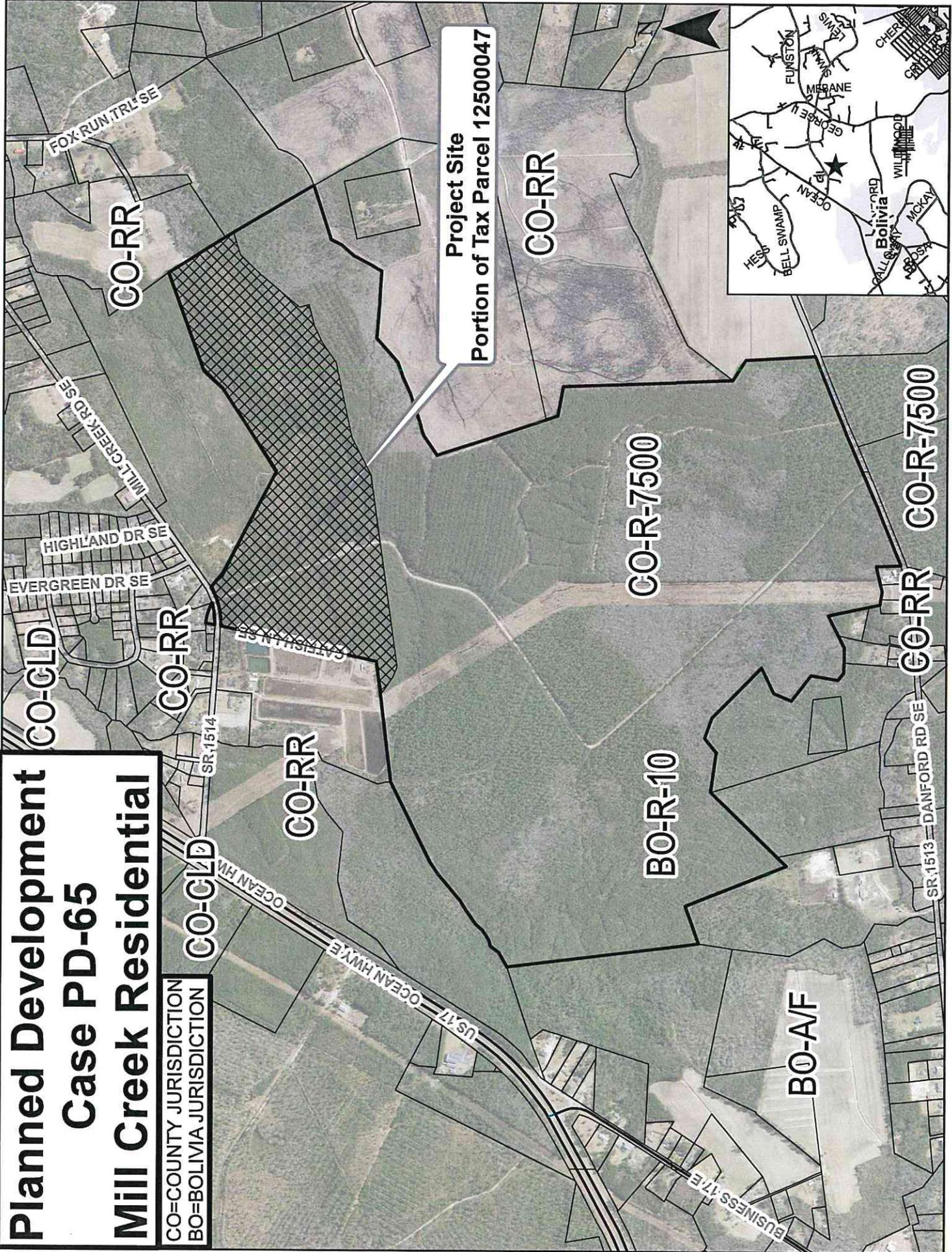


Project Site
Portion of Tax Parcel 12500047



Planned Development Case PD-65 Mill Creek Residential

CO=COUNTY JURISDICTION
BO=BOLIVIA JURISDICTION



Project Site
Portion of Tax Parcel 12500047





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

October 15, 2021

Paramounte Engineering
c/o Mike Nichols
122 Cinema Drive
Wilmington, NC 28403

**RE: Mill Creek Residential Planned Development
File # PD-65**

Dear Mr. Nichols,

The Technical Review Committee (TRC) at their October 14, 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

- Please provide a stubout to the southern remainder of the parcel. If this property is intended to be placed in a conservation easement or similar, a stubout is not required.
- Please revise the street side setback in the lot detail to indicate 10 feet.
- Please be sure all recreation space is accessible and consider making all areas that front right of ways that aren't buildable lots to be recreation space. Revise open space calcs as necessary.
- Please revise the site data to accurate site data for all the open space provided.
- Please note on the plan that this property is within a ½ mile of a Voluntary Agricultural District.
- Please note that the pump station will be screened per Section 6.4 of the UDO.

Comments from Stormwater

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

- A State Erosion Control Permit will be required for clearing and/or grading.
- State and County Stormwater Permits are required before any construction.
- The County is requesting that additional attenuation of up to the 25-year 24-hour storm to be designed, if feasible, in addition to the normal 1-year and 10-year 24-hour storms.

Comments from Engineering

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

- Existing 30" DI watermain on Hwy 17.
- Existing 16" forcemain on Hwy 17.
- End of watermains to end in Post Flushing Hydrants or standard hydrants.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

- Fire hydrant every 800' and at entrance of subdivision.
- Double water meter boxes required.
- Pump station to would require polycrrete wetwell, polycrrete influent manhole.
- Proposed location of pump station may require odor control.
- NCDOT Encroachment will be required for Mill Creek Rd and Hwy 17.
- Project to be built to County or City specifications for water and sewer. A utility plan must be submitted and approved by Engineering and Emergency Management.

Comments from Fire Code Official

Brad Babson – 910-253-2043 – brad.babson@brunswickcountync.gov

- Need to submit fire application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> . Need to also provide the following documents with the fire permit application. Construction documents (site plan, utility plan, building plan, appendix B code summary, life safety plan, and emergency responder radio coverage plan) when obtaining permits for construction. All new commercial buildings will require a separate permit application.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on October 22, 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 Pricipal Planner



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-65 Invoice # 513841
Date Received:	10/4/21
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	SP-HS, LLC	Phone	(910) 256-0101
	Address	1015 Ashes Dr., Suite 202 Wilmington, NC 28405	Fax	
	City, St, Zip		Email	(see representative)

Applicant or Representative	Name		Phone	
	Address	Jon Vincent (Applicant) 1015 Ashes Dr., Suite 202 Wilmington, NC 28405	Fax	(910) 791-6707 (Representative) Mike Nichols, Paramounte Engineering mnichols@paramounte-eng.com
	City, St, Zip		Email	

Property Information	Address	Mill Creek Rd.	Project Information	Project Name	Mill Creek Residential		
	Tax Parcel(s)	PIN: 216219612407 ID: 12500047		Modification or Expansion Of Existing PD?	Yes	<input checked="" type="radio"/> No	
	Acreage	764.40 Ac. (Total Property) 149.8 Ac. (Project Area)		Single Family Acres	149.8	Lots	323
	Current Zoning	CO-R-7500 & B-R-10		Multi-Family Acres	N/A	Units	N/A
Public Utilities Available? Water Yes Sewer Yes			Commercial Acres N/A				

Authorization	Property Owner Signature		Date	10/1/21
	Applicant/Representative Signature		Date	

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

TECHNICAL REVIEW COMMITTEE MEETING
October 14, 2021
Sign-In Sheet

<u>DEPARTMENT</u>	<u>REPRESENTATIVE</u>
NCDOT	<u>Patrick Wurzel</u>
Brunswick Electric Membership Corp.	_____
Atlantic Telephone Membership Corp.	_____
Bell South	_____
Progress Energy	_____
Engineering & Utilities	<u>Amy Aycok</u>
Stormwater	<u>Brigit Flora</u>
Wildlife Resources	_____
GIS	_____
Building Inspections	_____
Fire Code Official	_____
Parks & Recreation	_____
Environmental Health	<u>Danny Thornton</u>
Brunswick County Planning Board	<u>Bill Bitterbender</u>
County Board of Education	<u>Craig Eckert</u>
Soil and Water Conservation District	_____
Solid Waste (Operations Services)	_____
Town of St. James Representative	_____
Planning Department	<u>Marc Pages</u>
Other(s)	_____

CASE PD-65

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
11100005	WILLETT'S GUY	810 MCKAY RD SE	BOLIVIA	NC	28422
111NA004	CRISCO PEGGY G	186 MILL CREEK ROAD SE	BOLIVIA	NC	28422
11100006	POTTER MARIE S	135 MILL CREEK RD SE	BOLIVIA	NC	28422
1250004507	GALES MELVYN D	4662 DARNELL DR SE	BOLIVIA	NC	28422
1250004512	CHEERS BETTY ETVIR	627 DANFORD RD SE	BOLIVIA	NC	28422
1250004510	CHEERS BETTY ETVIR	627 DANFORD RD SE	BOLIVIA	NC	28422
1250004402	GOLDFUSS HEATHER L	108 NW 27TH ST	OAK ISLAND	NC	28422
12500032	ICKERT LINDA G	68 PILOT POINT RD	RIDGELAND	SC	29936
1120008604	OTTAWAY MARTHA	650 FOX RUN TRL SE	BOLIVIA	NC	28422-8569
1250004511	CHEERS BILLY ETUX	627 DANFORD RD SE	BOLIVIA	NC	28422-8519
12500037	HONALEE FARMS LLC	4200 HONALEE STABLES DR SE	BOLIVIA	NC	28422-9055
12600011	ANDERSON LESA S ETALS	401 E 8TH ST	SOUTHPORT	NC	28461-3547
1110000401	WESCOTT JOSEPH W II	676 WESCOTT RD SE	BOLIVIA	NC	28422-8562
1250004701	SMITH GLENN FREDERICK ETUX	1007 MULBERRY RD	CLAYTON	NC	27520-2131
1250004704	LIVELY GROVE FARMS LLC	1007 MULBERRY RD	CLAYTON	NC	27520-2131
111NA003	STANLEY DOUGLAS M ET	3736 LEWIS LOOP RD SE	BOLIVIA	NC	28422
111NA006	BOWLING JOHN DEAN ET	240 MILL CREEK RD SE	BOLIVIA	NC	28422
1250000101	ROBERTS MYRON DEAN ETALS	171 MONTICELLO RD	WEAVERVILLE	NC	28787-9323
12600017	LITTLE BARBARA ANN	1509 GEORGE II HWY SE	BOLIVIA	NC	28422-8535
12600012	SWAIN GREGORY ROY	6271 FUNSTON RD SE	WINNABOW	NC	28479-5349
12500045	AUSTIN CAMILLE A	PO BOX 38	VIENNA	GA	31092-0038
1250004504	LEWIS JOSEPH AND	551 DANFORD RD SE	BOLIVIA	NC	28422-8515
111NA00601	BOWLING MATTHEW ET	PO BOX 995	OAK ISLAND	NC	28465-6859
111NA002	ALBERTI CALEY E ET	7326 MASON LANDING RD	WILMINGTON	NC	28411-7220
12500046	CHEERS BILLY R ET	627 DANFORD RD SE	BOLIVIA	NC	28422-8519
1260001706	MERCER FAMILY IRREVOC TRUST THE	1509 GEORGE II HWY SE	BOLIVIA	NC	28422-8535
12500011	MEACHAM DALLAS G AND	5509 WRIGHTSVILLE AVE	WILMINGTON	NC	28403-6515

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
12500047	SP HS LLC	1015 ASHES DR STE 202	WILMINGTON	NC	28405-8338

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	PARAMOUNTE ENGINEERING	122 CINEMA DR	WILMINGTON	NC	28403

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-66

Applicant: Paramounte Engineering

Project Name: Hwy 17 Mixed Use Planned Development

Property Location: Ocean Highway West (US 17) and Old Shallotte Road (SR 1316)

Parcel Number: 21200009

Zoning District: CLD (Commercial Low Density) & R-7500 (Medium Density Residential)
Density Maximum – CLD - 13.6 Dwelling Units per Acre
R-7500- 5.8 Dwelling Units per Acre
"The CLD District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway oriented tourist business."
"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."

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

Proposed Use: Hwy 17 Mixed Use is a proposed planned development consisting of 300 multifamily units, 220 townhomes or single family lots and 20.07 acres of commercial area on a gross site of 67.07 acres creating an overall density of 7.75 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) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water and Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 14.27 acres. The required Recreation Space for the development is 2.14 acres.
- The proposed 300 multifamily units and 220 single family lots will generate approximately 4,100 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots.

- The Exceptional Design elements to be included in the project are as follows:
 1. Sidewalks to be provided throughout the multifamily portion of the development.
 2. The project exceeds the UDO's connectivity requirements.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on October 21, 2021.
- TRC was held on October 14, 2021.

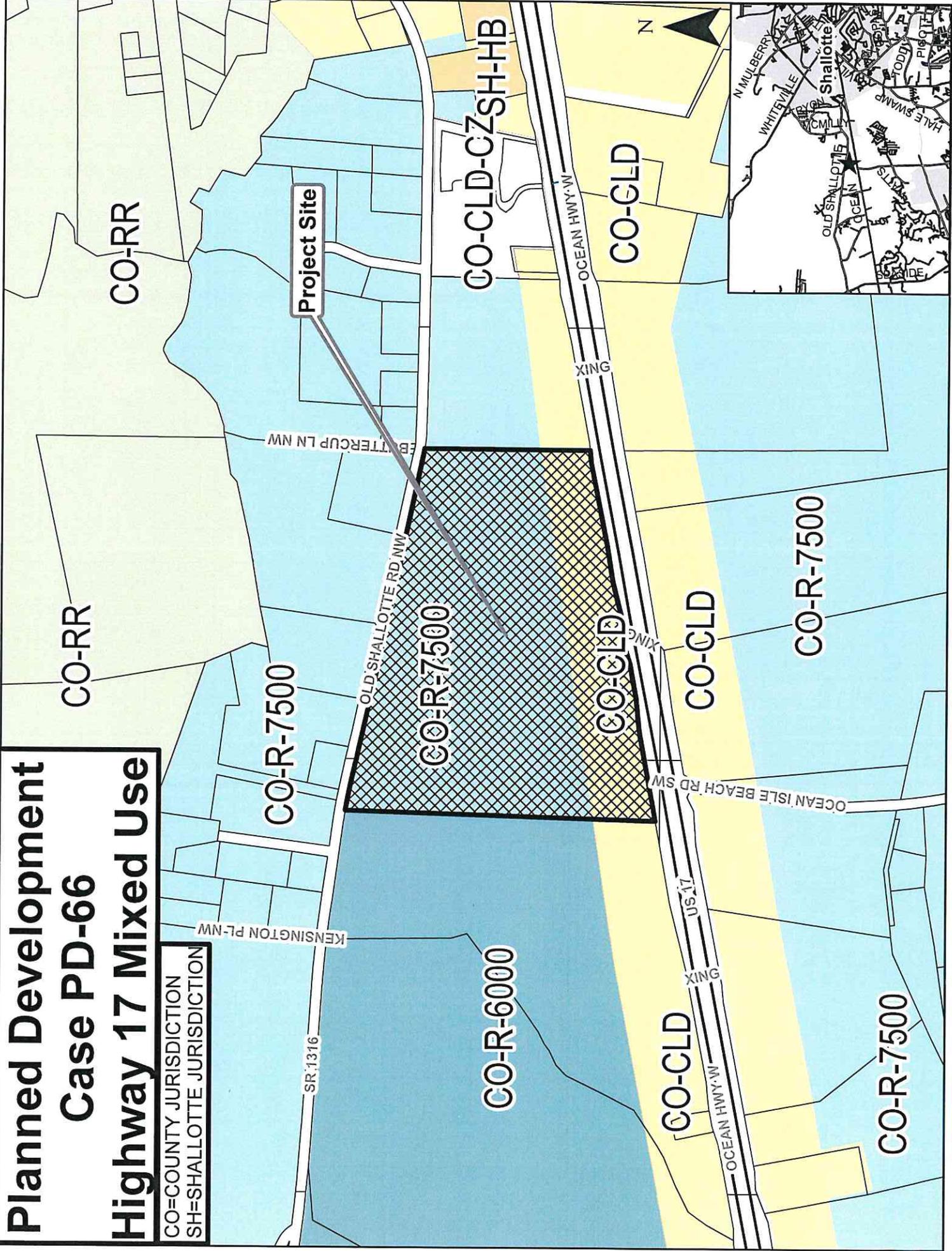
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

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

Planned Development Case PD-66 Highway 17 Mixed Use

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION



Project Site

SR 1316

KENSINGTON PL-NW

OLD SHALLOTTE RD-NW

CO-R-7500

CO-R-6000

CO-CLD-CZSH-HB

CO-CLD

US 17

OCEAN HWY-W

CO-CLD

OCEAN ISLE BEACH RD SW

CO-R-7500

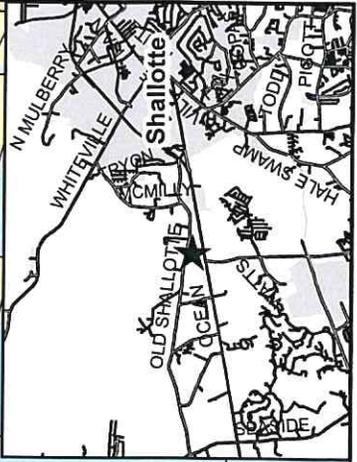
CO-CLD

CO-CLD

OCEAN HWY-W

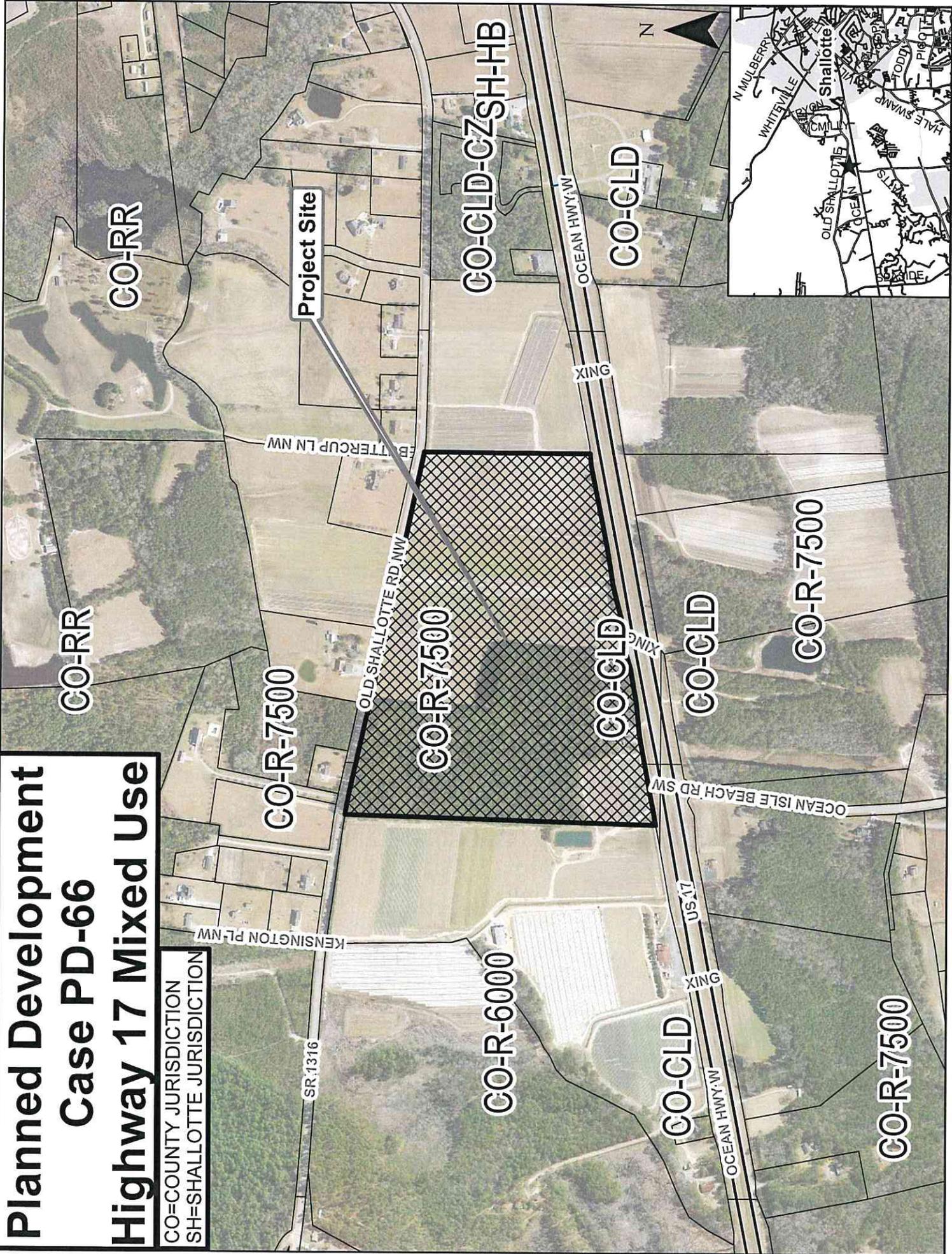
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Planned Development Case PD-66 Highway 17 Mixed Use

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

October 15, 2021

Paramounte Engineering
c/o Brad Shuler
122 Cinema Drive
Wilmington, NC 28403

**RE: Hwy 17 Mixed Use Planned Development
File # PD-66**

Dear Mr. Shuler,

The Technical Review Committee (TRC) at their October 14, 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

- Please provide more detail for the area entitled “future phase residential.” This includes a general road layout with connections.
- Please remove the term “future phase” from the commercial development area as this is part of the overall PD approval.
- Please provide a road connection between the multifamily and townhome areas.
- Please indicate the amount of R-7500 acreage that is located within the commercial area.
- Please consider including a walking trail around the large central stormwater pond. If this is done the entire pond can be considered recreational open space.
- Please indicate the overall density for the project.
- Please remove the parking calculations for the project as these will be addressed at the site specific review.
- Please note the pump station location and that the pump station will be screened per Section 6.4 of the UDO.

Comments from Stormwater

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

- A State Erosion Control Permit will be required for clearing and/or grading.
- State and County Stormwater Permits are required before any construction.
- The County is requesting that additional attenuation of up to the 25-year 24-hour storm to be designed, if feasible, in addition to the normal 1-year and 10-year 24-hour storms.

Comments from Engineering

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

- Existing 12" PVC watermain on Old Shallotte Rd & 24" DI on Hwy 17.
- Existing 24" forcemain on Hwy 17.
- End watermain on Road A with a hydrant and stub for future connection.
- Fire hydrant every 400' and at entrance of subdivision.
- 2" master water meter for each building.
- Double water meter boxes required.
- Pump station to would require polycrrete wetwell, polycrrete influent manhole.
- Proposed location of pump station may require odor control.
- NCDOT Encroachment will be required.
- Project to be built to County or City specifications for water and sewer. A utility plan must be submitted and approved by Engineering and Emergency Management.

Comments from Fire Code Official

Brad Babson – 910-253-2043 – brad.babson@brunswickcountync.gov

- Need to submit fire application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> . Need to also provide the following documents with the fire permit application. Construction documents (site plan, utility plan, building plan, appendix B code summary, life safety plan, and emergency responder radio coverage plan) when obtaining permits for construction. All new commercial buildings will require a separate permit application.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on October 22, 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 Pricipal Planner

TECHNICAL REVIEW COMMITTEE MEETING

October 14, 2021

Sign-In Sheet

DEPARTMENT

REPRESENTATIVE

NCDOT

Patrick Wurzel

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Amy Aycock

Stormwater

Brigit Flora

Wildlife Resources

GIS

Building Inspections

Fire Code Official

Parks & Recreation

Environmental Health

Danny Thornton

Brunswick County Planning Board

Bill Bitterbender

County Board of Education

Craig Eckert

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Marc Pages

Other(s)



Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # PD-66 Invoice # 514735

Date Received: 10/4/21

Northwest Jurisdiction YES NO

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

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

Property Owner	Name	Wayne's Backhoe Service, Inc.	Phone
	Address	20 Thomasboro Rd SW	Fax
	City, St, Zip	Calabash, NC 8467	Email

Applicant or Representative	Name	RHH Land Investors, LLC	Phone	(910) 791-6707 (rep)
	Address	2919 Breezewood Ave, Suite 100	Fax	
	City, St, Zip	Fayetteville, NC 28303	Email	aengebretson@paramounte-eng.com

Property Information	Address	5512 Ocean Hwy W
	Tax Parcel(s)	21200009
	Acreage	67.07 acres
	Current Zoning	R-7500 & CLD
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Hwy 17 Mixed Use
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	24 ac
	Duplex/Townhomes	Lots 220
	Multi-Family Acres	23.07 ac Units 300
Commercial Acres	20 ac	

Authorization	Property Owner Signature	<u>Wayne J Smith</u>	Date	<u>9-30-21</u>
	Applicant/Representative Signature	<u>[Signature] President</u>	Date	<u>9/29/21</u>

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

CASE PD-66

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1960002018	HOLDER DAVIS B ETUX	5430 OLD SHALLOTTE ROAD	SHALLOTTE	NC	28470
21200015	GARRIS DONALD R ETALS	1413 FORK DRIVE	CASTLE HAYNE	NC	28429
1960002014	RICHLING NEIL E ETUX	5490 OLD SHALLOTTE RD NW	SHALLOTTE	NC	28470-7078
1960002023	WAYNES BACKHOE SERVICE INC	20 THOMASBORO RD SW	CALABASH	NC	28467-2806
19600020	PURYEAR LINDSEY ETUX	4810 MONTVALE DRIVE	DURHAM	NC	27705
2120002103	DAVID M HOLDEN TESTAMENTARY TRUST	PO BOX 608	SHALLOTTE	NC	28459-0608
1960002024	SCHUETZ STERLING N ETUX	5500 OLD SHALLOTTE RD	SHALLOTTE	NC	28470
2120002110	SHUMATE TRACY HOLDEN	1137 WILLOW POND LN	LELAND	NC	28451-7450
2120002109	HOLDEN STETSON KENNETH	5715 OCEAN HWY W	OCEAN ISL BCH	NC	28469-3612
1960002004	HOWARD JAMES ELWOOD ET	5334 OLD SHALLOTTE NW	SHALLOTTE	NC	28470
2120002108	DAVID M HOLDEN ESTATE THE	PO BOX 608	SHALLOTTE	NC	28459-0608
2120002111	HOLDEN E KELLY	5710 OCEAN HWY W	SHALLOTTE	NC	28470-4016
1960002005	WOOD JESSE M ET	5310 OLD SHALLOTTE RD NW	SHALLOTTE	NC	28470-7076
1960002032	SENTAK MICHAEL J JR AND	5440 OLD SHALLOTTE RD NW	SHALLOTTE	NC	28470-7078

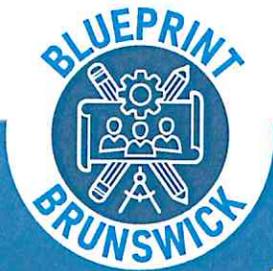
OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21200009	WAYNES BACKHOE SERVICE INC	20 THOMASBORO RD SW	CALABASH	NC	28467-2806

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	PARAMOUNTE ENGINEERING	122 CINEMA DR	WILMINGTON	NC	28403

BRUNSWICK COUNTY PLANNING AND PARKS & RECREATION DEPARTMENTS NEED YOUR INPUT!



BLUEPRINT BRUNSWICK

A FRAMEWORK FOR THE FUTURE

The County has made progress in the crafting of two new plans:

COMPREHENSIVE LAND USE PLAN

PARKS & RECREATION MASTER PLAN

These plans will guide future growth, decisions, and investments in infrastructure and services within Brunswick County.

YOUR FEEDBACK IS NEEDED. BE PART OF THE DISCUSSION.

As these important plans take shape, your feedback on the draft maps, goals, and policies is vital. Draft maps will be among the information available for review and comment including the "Vision Plan" (the Future Land Use Maps/Conservation Maps) and the Future Parks & Recreation Map. The Maps represent the draft policy ideas.

NOV
18

What: Blueprint Brunswick Community Open House

Where: Cooperative Extension Training Center (Building N)
Brunswick County Government Complex
25 Referendum Drive NE.
Bolivia at the Between

When: November 18, 2021 from 4 PM – 7 PM

This meeting format be a public open house, so please feel free to come when it is convenient & stay as long as you like.

If you are unable to attend in person or want to learn more, please visit the project webpage to learn more, get involved, and view the resources.

If you are unable or uncomfortable attending in-person meetings, you can participate by accessing all the online resources and provide comments by clicking on the Contact Us tab. Contact us if you are unable or uncomfortable with connecting to project information via the internet so alternative accommodations can be made.

RESOURCES AVAILABLE ONLINE

Project Information

Recorded Presentations

PDFs of Maps & Meeting Materials

Project Schedule / Other Input Opportunities

www.BlueprintBrunswick2040.com

Questions? Contact us!

Kirstie Dixon, Planning Director: 910.253.2027 or kirstie.dixon@brunswickcountync.gov

Aaron Perkins, Parks & Recreation Director: 910.253.2676 or aaron.perkins@brunswickcountync.gov