



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
October 11, 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 September 13, 2021 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

Old Business

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

The Brunswick County Planning Board voted to deny this project at the September 13th 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

Applicant: H & W Design

Tax Parcels: Portions of 1390000901, 1390005902, and 1390006606

Location: Old Ocean Highway (US 17B)

Description: Middle Creek Village is a proposed planned development to consist 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.

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 and 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.

B. Rezoning Z-822

Proposed rezoning of approximately 2.82 acres located at 1726 Southport-Supply Road (NC 211) near Bolivia from CLD (Commercial Low Density) to CI (Commercial Intensive) for a Portion of Tax Parcel 1850002205.

LAND USE PLAN MAP AMENDMENT LUM-822:

Request to amend a 2.82 acre portion of Tax Parcel 1850002205 located at 1726 Southport-Supply Road (NC 211) near Bolivia from MDR (Medium Density Residential) to Commercial.

C. Rezoning Z-823

Proposed rezoning of approximately 1.97 acres located at 1701 & 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.

D. Rezoning Z-824

Proposed 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 CLD (Commercial Low Density) to IG (Industrial General) for a for Tax Parcel 0280000843.

E. Rezoning Z-825

Proposed rezoning of approximately 177.72 acres located on No. 5 School Road (SR 1305) near Calabash from RR (Rural 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 (SR 1305) near Calabash from LDR (Low Density Residential) to MDR (Medium Density Residential).

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
September 13, 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
Ron Medlin
Christopher Wood
Brett Riggs, Alternate
William Bittenbender

MEMBERS ABSENT

Clifton Cheek

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Garrett Huckins, Zoning Tech.
Justin Brantley, Project Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Leslie Robinson
John Sandlin
John Hankins
Lewis Dozier
Mike Nichols, Paramounte Engineering
Parker Pelham
Melissa Jackson
Corbett Hankins

Steve Shuttleworth
Bobby Evans
Joseph Bland, Norris & Tunstall Eng.
Connie McKoy
Gary Silivanch
Matt Haley
LaTonya Young

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. Clifton Cheek was absent.

IV. CONSIDERATION OF MINUTES OF THE 09-AUG-21 MEETING.

Mr. Bittenbender made a motion to approve the 09-Aug-21 minutes as presented and the motion as unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon stated that Item F (PD-63) under New Business has been withdrawn at the request of the applicant.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS.

A. Rezoning Z-817 – Leslie Robinson.

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

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 MR-3200 (Multifamily Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcel 16800056.

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

Ms. Leslie Robinson addressed the Board. Ms. Robinson stated that a portion of the property is currently zoned C-LD (Commercial Low Density) off Ocean Hwy West (US 17) and this zoning change will correct a split-zoning of the property. She further stated that they have no immediate plans for the property, the proposed zoning change is the highest and best use of the property.

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 approve Tax Parcel 16800056 from MR-3200 (Multifamily Residential) to C-LD (Commercial Low Density) 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 Mixed Use.

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

There were no objections from the public. The zoning change will correct a split-zoned 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.

VIII. PUBLIC HEARINGS.

A. Rezoning Z-820 – George Galloway, Greta Galloway, Joseph Galloway and Kimberly Galloway.

Request rezoning of approximately 50.79 acres located at 94 Green Swamp Road SE (NC 211) near the intersection of Green Swamp Road SW (NC 211) and Ocean Highway West (US 17) near Supply from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 16800072, 16800073 and 16800074.

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

Mr. Brantley said staff recommends approval from MR-3200 (Multifamily Residential) to C-LD (Commercial Low Density) for Tax Parcels 16800072, 16800073 and 16800074.

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

Mr. Gary Silivanch and Mr. Parker Pelham addressed the Board on behalf of the owners. Mr. Silivanch stated that the North Carolina Department of Transportation (NCDOT) will be purchasing several properties in this area to erect a bridge. As a result, several commercial establishments, including but not limited to, Hardees, Bojangles, Circle K and McDonalds will no longer be operational in their current locations. Mr. Silivanch said the subject parcels are adjacent to C-LD zoning. He further stated that the off ramp of the bridge is proposed at the foot of Tax Parcel 1680007401, which is currently zoned C-LD. Mr. Silivanch said they intend to meet with the owners of Tax Parcel 1680007401 to see if they will be interested in joining into a potential shopping center. He said other

retailers in the area are interested in a shopping center concept. He concluded that the proposed zoning change is the highest and best use of the properties in close proximity to the location of the bridge.

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 Tax Parcels 16800072, 16800073 and 16800074 from MR-3200 (Multifamily Residential) to C-LD (Commercial Low Density) 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 Mixed Use.

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

There is a need for commercial in the area that will be lost to the proposed bridge construction in 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.

B. Rezoning Z-821 – John Sandlin (%Claredon Properties).

Request rezoning of approximately 32.46 acres located at the intersection of Doshier Cut-off SE (SR 1621) and River Road SE (NC 87) near Southport from MR-3200 (Multifamily Residential) to C-LD (Commercial Low Density) for Tax Parcels 2210000401 and 2210000407.

LAND USE PLAN MAP AMENDMENT LUM-821:

Request to amend Tax Parcels 2210000401 and 2210000407 located at the intersection of Doshier Cut-off SE (SR 1621) and River Road SE (NC 87) near Southport from HDR (High Density Residential) to Commercial.

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

Mr. Brantley said staff recommends approval for Tax Parcels 16800072, 16800073 and 16800074 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to Commercial for Tax Parcels 16800072, 16800073 and 16800074.

Mr. Dunham asked if the property is bordering the City of Southport planning and zoning jurisdiction? Mr. Brantley said the property to the northwest is in the City of Southport planning and zoning jurisdiction.

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

Mr. Mike Nichols, representative for Paramounte Engineering, addressed the Board on behalf of the applicant. Mr. Nichols stated that they are requesting the zoning change to allow for a greater mixture of uses on the site. He further stated that there are commercial uses in the area and this zoning change will serve as a transition between the industrial and residential zoning. He concluded that there is currently C-LD zoning to the southwest of the subject property.

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 Tax Parcels 16800072, 16800073 and 16800074 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan to Commercial for Tax Parcels 16800072, 16800073 and 16800074 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 HDR (High Density Residential). However, a CAMA Land Use Plan amendment has been requested to Commercial.

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

There are commercial uses nearby and the zoning change will allow for commercial uses at the intersection of River Road SE (NC 87) and Doshier Cut-Off SE (SR 1621).

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

This zoning change will provide for a transition between the industrial and residential zoning districts in the immediate 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. Planned Development – PD-59

Name: Anderson Tract Planned Development

Applicant: Norris and Tunstall Consulting Engineers (%Phil Norris)
Tax Parcel(s): 22500026, 2250002601 and a portion of 2250002603
Location: Hickman Road NW (SR 1303)
Description: Anderson Tract is a Planned Development consisting of 295 townhomes on a gross site of 67.23 acres creating an overall density of 4.38 units per acre.

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

Ms. Dixon 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
- Label the vacant southeast area of the development as designated open space.

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

Mr. Joseph Bland, representative for Norris and Tunstall Consulting Engineering, addressed the Board on behalf of the developer. Mr. Bland stated that they have worked with the developer to determine the most viable type of development on the site to find a mix of density that maximizes the property due to wetlands on the southeast corner of the site. He further stated that they held a neighborhood meeting and no one attended the meeting. Mr. Bland said the project will be designed to the 100-year storm event. Mr. Bland concluded that a Traffic Impact Analysis (TIA) is required for this project and they will design the project in accordance with the TIA.

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

Mr. Leary made a motion to approve Anderson Tract Planned Development (PD-59) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-60

Name: Hardee Tract (Modification)
Applicant: Norris and Tunstall (%Phil Norris)
Tax Parcel(s): 22500111105, 22500113 and 22500112
Location: 544 Calabash Road NW (SR 1300)
Description: Hardee Tract is Planned Development that was originally approved on 12-Apr-21 for 197 single family units on 49.61 acres for an overall density of 3.97 units per acre. The developers of Hardee Tract are proposing a modification to the planned development to consist of 146 single family lots and 54 semi-attached units on a gross site of 49-61 acres creating an overall density of 4.03 units per acre.

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

Ms. Dixon said staff recommends approval based on the following conditions:

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

Mr. Dunham asked where the proposed stub out connects? Ms. Dixon said the stub out connection is to the south of the proposed project.

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

Mr. Joseph Bland, representative for Norris and Tunstall Engineering Consulting, addressed the Board on behalf of the developer. Mr. Bland said this is a modification to the existing approval for a change in product for the semi-attached homes that wrap-around the stormwater pond in the center as well as across the north side adjacent to the H&H Development that is under construction. Mr. Bland said the road network will remain the same and there will be a net increase of 3 units.

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-60 (Hardee Tract Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

E. Planned Development – PD-61

Name:	Middle Creek Village
Applicant:	H&W Design
Tax Parcel(s):	Portions of Tax Parcels 1390000901, 1390005902 and 1390006606
Location:	Old Ocean Hwy (US 17 Business)
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 units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the Planned Development application and kept on file by the Brunswick County Planning Department;

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

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

Mr. Matt Haley, representative from Cape Fear Engineering, addressed the Board. He reiterated that the allowable density is 5.8 units per acre as stated in the Staff Report, but they are proposing 2.86 dwelling units per acre. He stated that the site will include single family homes, duplexes and townhomes. Mr. Haley said the primary entrance to the site will be off Old Ocean Hwy (US 17 Business) and a secondary entrance to the site is off N. Piney Grove Road NE (SR 1445). He further stated that the proposed project is consistent with adopted plans with significantly more open space (138.87 acres as opposed to the 51.95 required acreage) than is required. He stated that there are wetlands and flood zones on the site with minimal impacts to the wetlands excluding roadway connections that will have to be approved by the U.S. Army Corps of Engineers. However, floodways will be avoided. Mr. Haley said a TIA is required for the project and any road improvements will be built to NCDOT specifications.

Mr. Dunham asked about the color codes on the map and Mr. Haley said the blue and green lines are floodplain designations. Mr. Dunham asked about the site being designed to a 25-year storm event. Mr. Haley said that is correct, but they will evaluate for the 100-year storm event to ensure there are no spillways and the infrastructure is sized appropriately.

Ms. LaTonya Young, resident of the Piney Grove community, addressed the Board. Ms. Young said this area floods during hurricanes and torrential rains. She was concerned with the potential flooding that could be generated from this development. Mr. Dunham said the stormwater engineer will be responsible for ensuring stormwater runoff does not impact adjacent properties. Ms. Young asked if the developer will be held accountable for any stormwater runoff onto adjacent property owners? Ms. Dixon interjected that the plan must meet the 25-year storm event or they will have to reappear before the Board for further approval. She further stated that they will study the 100-year storm event for feasibility purposes in some locations on the site. Mr. Young was also concerned with the potential traffic that will be generated from this project. Mr. Dunham said a TIA will be required and NCDOT will determine any necessary improvements to US 17 Business and/or N. Piney Grove Road SE (SR 1445).

Mr. Bobby Evans addressed the Board. Mr. Evans asked why the developer is proposing 4 retention ponds? Mr. Haley said the stormwater ponds are located on the low end of the project to collect stormwater drainage from the site and treat the stormwater runoff before the water leaves the site. He said the retention ponds are designed to hold the water and slow it down before it leaves the property, which is addressed as part of the stormwater permit process. He further stated that no stormwater ponds are proposed in the wetland areas; rather, they are located in the upland portions of the property. Mr. Haley said they will ensure adjoining properties are not negatively impacted. Mr. Evans asked about pollution (insecticides) from future homesites to the creek and Ms. Dixon said the State monitors water quality and the County regulates water quantity.

Ms. Easley said Ms. Young was concerned with what happens after the Board approves the project and there are issues with stormwater runoff. Ms. Dixon said adjacent property owners can notify the County Stormwater Engineer, Brigit Flora, regarding any future stormwater issues.

Mr. Connie McKoy addressed the Board. Mr. McKoy said his home flooded during a major storm and the current swamp should be cleaned out because of beavers and falling debris to ensure the water flows properly prior to the development of the proposed project. He suggested that the Board provide a guarantee that the County will be responsible for any stormwater runoff issues to the area as a result of this project. Mr. Haley identified the flood areas and wetlands as designated on a visual map. Ms. Dixon said a stormwater permit will be required and she suggested that Brigit Flora, County Stormwater Engineer, be contacted about current and/or future stormwater issues. Mr. McKoy asked that the Board contact the US Army Corps of Engineers to clean out the swamp before granting this project. Mr. Dunham said the developer has several approval processes to undergo after the Board approves this preliminary plan.

Ms. Melissa Jackson addressed the Board. Ms. Jackson said she lives in the Piney Grove community and she is concerned how the proposed project will affect their community because Piney Grove is a low-income community. She stated that the tax value will increase if the developer builds \$240,000 homes nearby. Ms. Jackson was concerned with current residents being pushed out of the community. Ms. Jackson was also concerned with the potential traffic that will be generated by this development off N. Piney Grove Road NE (SR 1445), which is currently deteriorating. She felt that the project should provide access off US 17. Mr. Dunham said the developer is proposing an entrance off Old Ocean Hwy (US 17 Business) and N. Piney Grove Road SE (SR 1445). Mr. Dunham said NCDOT will consider any necessary road improvements to N. Piney Grove Road NE prior to granting a driveway permit for the proposed project. Mr. Dunham said this property does not have direct access off US 17. Ms. Dixon interjected NCDOT only grants limited access off US 17. Ms. Jackson said the 2010 Brunswick County Comprehensive Transportation Plan designates the Piney Grove bridge as a deficit bridge and the traffic generated from this development will further deteriorate the Piney Grove bridge. Mr. Dunham said NCDOT will determine any necessary road improvements once the TIA is complete. Mr. Dunham said this is a preliminary approval and all the appropriate agencies will have to approve this project prior to development beginning. Ms. Jackson said there are 4 branches of water (Ramshead Branch, Piney Grove Swamp, Middle Branch and Pine Long Branch) running around and through the proposed site that can pose a negative impact to adjoining properties. Ms. Jackson reiterated that the Piney Grove community is a low-income area and the proposed project will increase their tax value; thus, posing a potential hardship for the current property owners. She concluded that they do not want to be pushed out of the community.

Mr. Dunham asked if there is a price point on the housing that will be built in this planned development? Mr. Shuttleworth replied, no. He stated that they build subdivisions, but the pricing structure for lots will allow for a substantially lower pricing than in other subdivisions. Ms. Jackson said the developer informed the Piney Grove community at the neighborhood meeting that the housing price would start at approximately \$240,000, which will likely increase the current property owner's taxes.

Mr. Corbett Hankins addressed the Board. Mr. Hankins asked how the swamp will be cleaned up? Mr. Dunham said staff said the State normally addresses this matter because the County has no regulatory jurisdiction. Ms. Dixon said she will contact the County Stormwater Engineer regarding stormwater drainage issues and staff will research who needs to be contacted from the State to address the beaver issue in the area. Mr. Hankins reiterated that there are on-going flooding issues in the County that resulted from Hurricane Floyd and Hurricane Florence, which occurred less than 25 years.

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

Ms. Easley made a motion to deny PD-61 (Middle Creek Village) and the motion carried 6 to 1 with Mr. Dunham opposing.

IX. OTHER BUSINESS.

- Planning and Development Resource Information

Ms. Dixon addressed the Board. She briefly discussed the development process (attached). She discussed Stage 1 and 2 of the development process.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-818 and Z-819 were approved at the 09-Aug-21 meeting and there were no written objections within the 15-day requirement, so these zoning cases are approved. She further stated that Z-800CZ is still in a holding process as we are waiting for the consultant to provide results to Brunswick County Public Utilities regarding impacts to wells in the surrounding area.

- Blueprint Brunswick Update

Ms. Dixon addressed the Board. She stated the Blueprint Brunswick is moving forward and an email is forthcoming regarding a community meeting in October to discuss updates on the website.

Mr. Dunham suggested that the Stormwater Ordinance be updated to require planned developments to be designed to the 100-year storm event. Mr. Brantley said there is legislation forthcoming to prohibit local governments from exceeding State stormwater requirements. Ms. Easley felt that long-term residents can provide knowledgeable input regarding current and previous flooding and standing water in communities to assist regulatory agencies, local government and other interested parties to address future growth in the County.

X. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-61

The Brunswick County Planning Board voted to deny this project at the September 13th 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. The applicant has revised the site plan in order to address the stormwater concerns regarding the project.

Applicant: H & W Design

Project Name: Middle Creek Village Planned Development

Property Location: Old Ocean Highway (US 17B) and N. Piney Grove Road (SR 1445)

Parcel Numbers: Portions of 1390000901, 1390005902, and 1390006606

Proposed Use: Middle Creek Village is a proposed planned development to consist 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.

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) and R-7500
South: R-7500 and NC (Neighborhood Commercial)
East: RR and R-7500
West: R-7500

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) and is in the process of being updated through the Blueprint Brunswick Project.
- 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 51.95 acres of which a minimum of 7.8 acres is required to be active recreation space. The developer is proposing 138.87 acres of dedicated open space of which 9.16 acres is to be recreational.

- The proposed 743 residential units will generate approximately 6,083 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The Exceptional Design elements to be included in the project are as follows:
 1. Sidewalks are to be provided on one side of all streets.
 2. Pedestrian connection to the adjacent Brunswick County Complex.
 3. The stormwater system shall be designed to attenuate the 100-year storm event.
 4. The lots are not located within the AE (100-year) Flood Zone.
 5. Limited number of lots are located in the Shaded X (500-year) Flood Zone.
 6. The developer is proposing 138.87 acres of open space whereas 51.95 acres are required.
 7. The developer is proposing 9.16 acres of recreation space whereas 7.8 acres are required.
- The design flexibility requested by the developer is reduced front setback of 15 feet setbacks and lot dimensional standards.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on September 2, 2021. A neighborhood verification form will be provided at the Planning Board Meeting.
- TRC was held on August 12, 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.



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422
www.brunswickcountync.gov/planning • (910)253-2025

September 17, 2021

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

**RE: Middle Creek Village Planned Development
File # PD-61**

Dear Mr. Weeks,

This letter is to confirm that at the September 13, 2021, Planning Board Meeting your Middle Creek Village Planned Development request was **DENIED**. The Planning Board cited flooding in the area as a concern with approval of the site plan.

The Brunswick County Unified Development Ordinance (UDO) provides two options for projects after a denial of a Planned Development:

- A. Appeal the Planning Board Decision. Section 3.2.12. of the UDO provides an appeal option for final action decisions made by the Planning Board on major site plans. These Appeals on Planned Development Site Plans Final Action go to the Brunswick County Board of Commissioners.
- B. Re-submit with Changes to the Project. Section 3.4.11.F.5. of the UDO, allows for site plans to be resubmitted and requires that recommendations for changes be provided so that the applicant there has an opportunity to address concerns and then resubmit it to the Planning Board for further consideration. *Based upon the Planning Board's discussion, one of the major concerns was the flooding in the area. A point of discussion was the proposed 25-year storm event stormwater system and the area's history of flooding. Recommendation to improve the site plan includes:*
 - Clarify how the project intends to address flooding.
 - Clarify the map that denotes the Flood Hazard Zones (Floodway, AE, Shaded X, X) as the lines shown on the map appeared to caused confusion.
 - Consider designing the stormwater system to accommodate a 100-year storm event as opposed to the 25-year event as the project is in a flood-prone area.

Please reach out to me if you choose to move forward so Planning Staff can begin the appropriate preparations for your project and also please put your official request for option A or B in writing. The deadline for the next Planning Board Meeting is September 27th in order to go to the October 11th Planning Board Meeting.

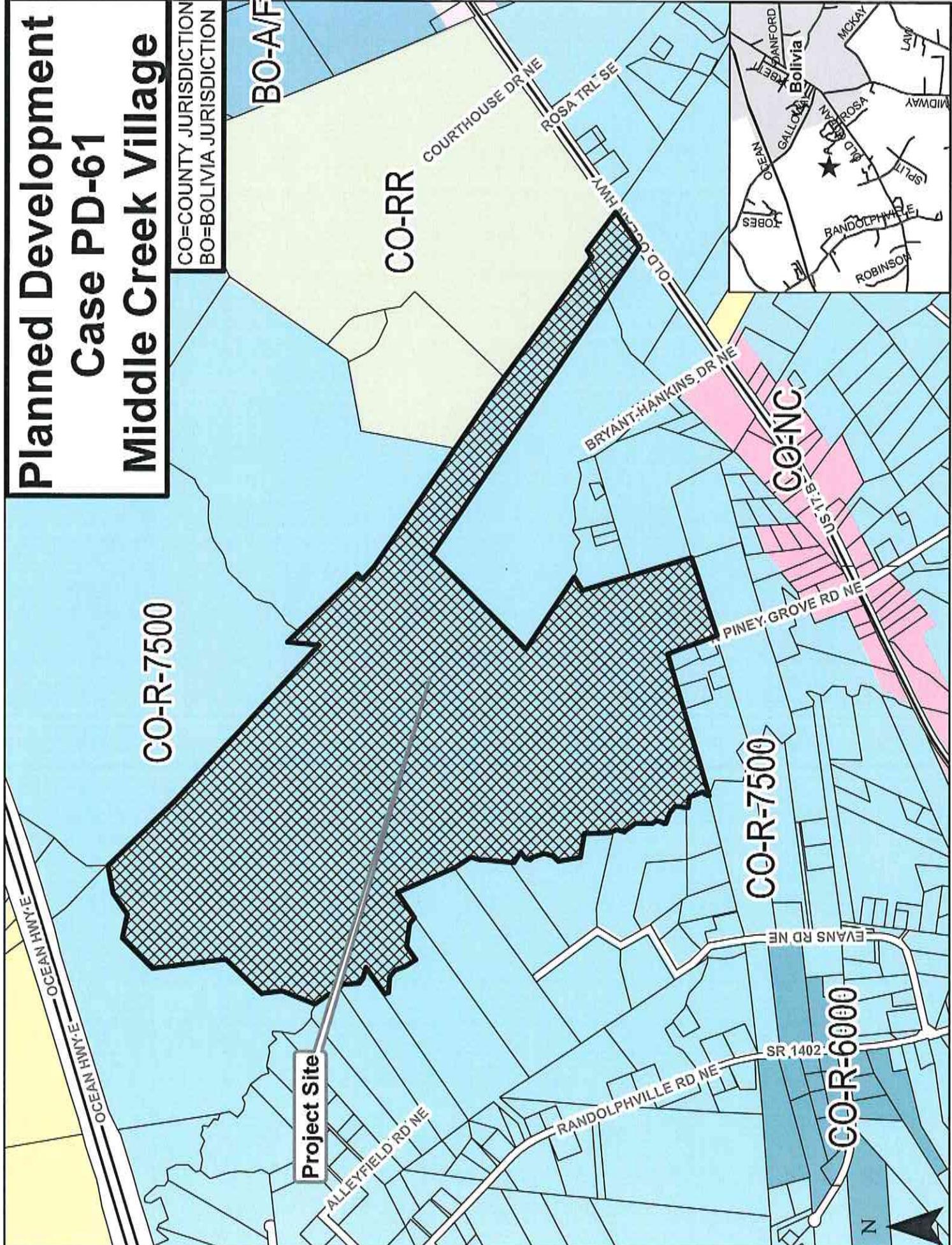
If you have any questions, please feel free to contact me at 910-253-2056.

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

Marc Pages
Principal Planner

Planned Development Case PD-61 Middle Creek Village

CO=COUNTY JURISDICTION
BO=BOLIVIA JURISDICTION



Project Site

CO-R-7500

BO-A/F

CO-RR

COURTHOUSE DR NE
ROSA TRL SE

BRYANT-HANKINS DR NE

CO-NC

PINEY GROVE RD NE

CO-R-7500

EVANS RD NE

CO-R-6000

RANDOLPHVILLE RD NE

SR 1402

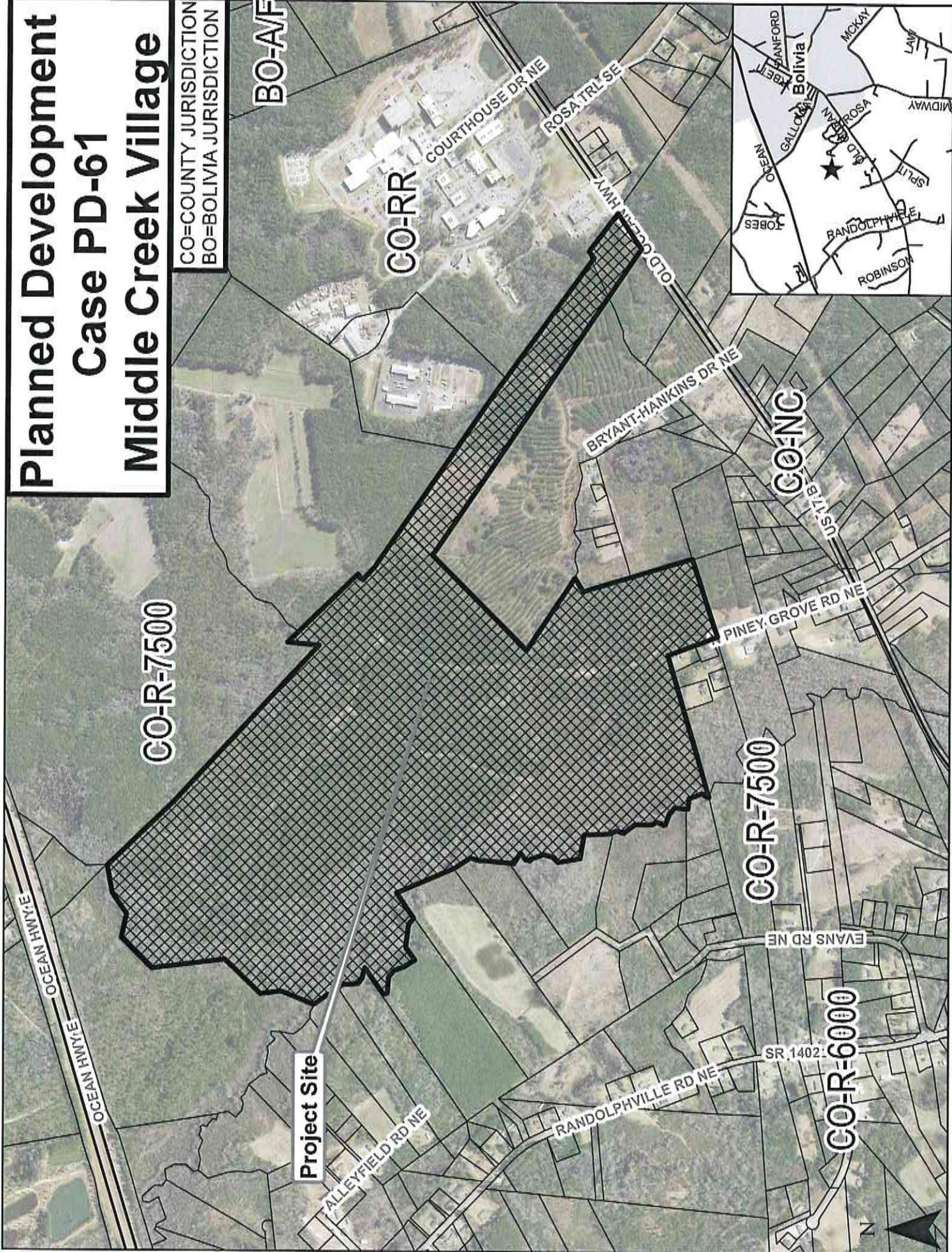
ALLEYFIELD RD NE

OCEAN HWY E



Planned Development Case PD-61 Middle Creek Village

CO=COUNTY JURISDICTION
BO=BOLIVIA JURISDICTION



Project Site

CO-R-7500

BO-A/F

CO-RR

COURTHOUSE DR NE

ROSA TRL SE

BRYANT-HANKINS DR NE

CO-NC

PINEY GROVE RD NE

CO-R-7500

EVANS RD NE

SR 1402

CO-R-6000

RANDOLPHVILLE RD NE

ALLEYFIELD RD NE

OCEAN HWY E



N



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

August 13, 2021

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

**RE: Middle Creek Village Planned Development
File # PD-61**

Dear Mr. Weeks,

The Technical Review Committee (TRC) at their August 12, 2021 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- The general notes appear to be missing from the site plan. Please include all relevant site notes as submitted on your previous plan, Rice Creek PD.
- Please remove any individual parcel lines that extend into buffer.
- Please reconfigure lots 458-470 with an eyebrow or frontage road so there are no direct driveways on Road 1.
- Please note that there will be a pedestrian connection to the adjacent Brunswick County Complex property.
- Please note that there will be no structures located within the fall zone of the radio tower on the adjacent Brunswick County property.
- Please differentiate trail and wetlands lines so it is easier to distinguish each.
- Please list the Parcel ID's for the project are 1390000901, 1390006606 and a portion of 1390005902.
- Please provide a stubout to the remainder of Tax Parcel 1390005902.
- Please revise Street Detail #4 to show a minimum 35' wide ROW and a 20' width of asphalt.
- Please indicate all flood zone boundaries on the site and label – AE, Shaded X, etc.
- Please clarify the proposed front setback so that a minimum of 18 feet will be provided to allow adequate space for off-street parking.
- Please note on the plan that the stormwater system over engineered to the 25-year storm event and evaluated for the 100-year storm event.
- Please note that a neighborhood meeting is highly recommended
- Please note that a TIA update will be required per NCDOT.



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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.
- Existing State and County Stormwater Permits will need to be renewed and modified.
- Please provide additional volume control in the stormwater ponds above the pre/post 1-year and 10-year 24-hour stormwater requirements of the County due to flooding issues in the area. It would be preferable that the stormwater ponds be designed for the 100-year if feasible.

Comments from Engineering

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

- Existing 6" watermain on N Piney Grove Rd & a 30" DI water main on Old Ocean Hwy.
- Existing 10" force main on Old Ocean Hwy (will need to request HGL).
- Pump Station layout to match our standard details.
- Odor Control would be required, no metering vault required.
- Hydrant required at the entrance and throughout for Townhouses (every 400 LF) & single-family homes (every 800 LF).
- Double water meter boxes required (as noted on utility plan).
- Installing gravity sewer is preferred by Brunswick County (see note on utility plan stating both gravity & low pressure sewer).
- NCDOT Encroachment Required for N Piney Grove & Old Ocean Hwy connections.

Comments from Fire Code Official

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

- Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/> Select Fire Application and complete all applicable fields. And upload civil/utility plans
- Need to provide a civil plan in PDF format showing road width per NCDOT standards.
- 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 in place and have water before combustible construction materials are placed on site.

Note 1: Final plat will require fire approval.

Note 2: Will need NFPA 291 form (Fire Hydrant Flow Test) for fire hydrant systems at time of field Fire inspection prior to final plat.

Comments from Flood Plain Administrator

John Shirk – 910-253-2046 – john.shirk@brunswickcountync.gov

- Majority of the subdivision is located in outside the SFHA (Special Flood Hazard Area). The notes on the site plan indicate there will be no land disturbing activity within the non-encroachment area. The area is a floodway and has the same requirements for a hydraulic/hydrology study.



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Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on August 20, 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 Principal 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-61 Invoice # 507921

Date Received: 8/2/21

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	<u>CRAWLER RIVER FARMS LLC</u>	
	Address	<u>CORBETT HANKINS, DAVE TRIPP</u>	
	City, St, Zip	<u>9854 RIVERGATE RD NW, ASH NC 28420</u>	
		<u>PO BOX 366 BOLIVIA NC 28422</u>	

Applicant or Representative	Name	<u>DAN WEEKS</u>	Phone	<u>910 470 9383</u>
	Address	<u>H + W DESIGN</u>		
	City, St, Zip	<u>2512 INDEPENDENCE BLVD</u>	Fax	
		<u>SUITE 200</u>		

City, St, Zip WILMINGTON, NC 28412 Email DWEEKS@H-WDESIGN.COM

Property Information	Address	<u>HWY 17 BUSINESS</u>
	Tax Parcel(s)	<u>N PINEY GROVE RD. NE</u>
	Acres	<u>1390000901</u>
	Current Zoning	<u>1390005902, 1390006606</u>
	Public Utilities Available?	<u>259.75 AC</u>

Water Sewer

Project Information	Project Name	<u>MIDDLE CREEK VILLAGE</u>
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	<u>96.74</u> Lots <u>470</u>
	Multi-Family Acres	<u>33.3</u> Units <u>273</u>
	Commercial Acres	<u>0</u>

Authorization	Property Owner Signature	<u>John F. Tripp, Member</u>	Date	<u>7/30/21</u>
	Applicant/Representative Signature	<u>Dan Weeks</u>	Date	<u>7/30/2021</u>

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

EXHIBIT A
TO NEIGHBORHOOD MEETING
VERIFICATION FORM

The Neighborhood Meeting was held on Thursday, September 2, 2021, from 4:00 pm to 5:00 pm at Piney Grove Freewill Baptist Church, located at 45 N Piney Grove Road, Bolivia, NC 28422.

Attending on behalf of the Applicant/Property Owner were the following representatives: Daniel H. Weeks, RLA (H + W Design), Steve Shuttleworth (Shuttleworth Inc) and Dave Tripp

Brunswick County Planning Director, Kirstie Dixon attended the meeting.

- For a complete list of attendees please see the Neighborhood Meeting Verification Form – sign up sheet

The following issues were discussed at the meeting:

- 1) Location, context of site and existing conditions
- 2) Proposed uses, zoning and overall density of the proposed project
- 3) Increased traffic on Hwy 17 Business
- 4) Previous flooding on site, proposed stormwater measures to alleviate flooding during storm events
- 5) Status of the wetlands and floodway
- 6) Anticipated timeframe for development activity and phasing of project
- 7) Access points along Hwy 17 Business and connection to N Piney Grove Road – just two, what about additional points of egress. A third roadway sub out as requested by an adjacent parcel owner, parcel ID 1390004201 will be provided; exact location will be coordinated with the property owner at time of design and permit level drawings
- 8) Increased traffic at proposed access points to Hwy Business 17
- 9) 30 ft. perimeter buffer and potential ditching onto adjacent properties allowing runoff and flooding
- 10) Social economic impacts to the community
- 11) Impacts to the School district, will this project overcrowd Bolivia Elementary School
- 12) Alignment to N Piney Grove Road, Mr. Shuttleworth conveyed that NCDOT would prefer a realignment of the roadway for safety purposes at that connection point, this would require a triangular easement from the Piney Grove Improvement Association, parcel ID 1390004204. In exchange for the easement, Mr. Shuttleworth offered a donation to help assist with the long-term goal of a community park. Exact type of donation will be determined by both parties at a future date
- 13) Impact on existing or future property values

Item 7 will be added to the proposed site plan, sheet L-2, no other changes have been made to the proposed PD Master Plan submittal package 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,

A handwritten signature in blue ink, appearing to read "Daniel H. Weeks". The signature is stylized and cursive.

Daniel H. Weeks, RLA
Sept 7, 2021

CASE PD-61

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
12400015	EDI INVESTMENTS LLC	PO BOX 1448	LUMBERTON	NC	28359
1390003302	MCKOY ROBIE	2915 OLD OCEAN HWY	BOLIVIA	NC	28422
139000035	PINEY GROVE FREEWILL BAPTIST CHURCH	PO BOX 105	BOLIVIA	NC	28422
139000049	CEMETERY MILLER	<Null>		<Null>	<Null>
139000050	BRYANT ARCHIE	96 BRYANT-HANKINS DR	BOLIVIA	NC	28422
1390000508	MCBROOM DAISY R	260 RANDOLPHVILLE ROAD	BOLIVIA	NC	28422
1390002001	GARDNER LOUISE SMITH	3081 BROWN RD SE	BOLIVIA	NC	28422
1390003705	FLOWERS JUNE M	PO BOX 254	BOLIVIA	NC	28422
139JA004	EVANS BOBBY GENE	212 N FODALE AVE	SOUTHPORT	NC	28461-3604
139000034	FULLWOOD JERRIS CORDELL ET	P O BOX 111	BOLIVIA	NC	28422
1390003701	HARRIS CATHERINE FREEMAN	PO BOX 1394	CLAYTON	NC	27528
139000036	PINEY GROVE IMPROVEMENT ASSOCIATION	PO BOX 1025	LUMBERTON	NC	28359-1025
1390004204	PINEY GROVE IMPROVEMENT ASSOCIATION	PO BOX 1025	LUMBERTON	NC	28359-1025
1390004203	GOODWIN ROLOMBA MICHELLE ETUX	36 BREADNUT DR	SMITHFIELD	NC	27577-6620
1390004103	RANDOLPH LINDELL JR	925 S KERR AVE STE G6	WILMINGTON	NC	28403-4335
1390000902	WILLIAM'S KENDRIC ETUX	1633 JUNIPER RD	SOUTHPORT	NC	28461
139000058	CLEMMONS RICHARD KENT ETUX	1146 GALLOWAY RD NE	BOLIVIA	NC	28422-8720
1240000802	CLEMMONS RICHARD KENT ETUX	1146 GALLOWAY RD NE	BOLIVIA	NC	28422-8720
139000039	VENIS PHILLIP G	52 N PINEY GROVE RD NE	BOLIVIA	NC	28422-8906
139000037	ODOM JAMES H	396 VALLEY FIELD RD	STONEVILLE	NC	27048-8562
13900003704	FREEMAN GARY ET	101 N PINEY GROVE RD NE	BOLIVIA	NC	28422
1390001601	SIDBURY AVANCE ET	325 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
13900003703	WORTHAM WILLIE ET	P O BOX 126	BOLIVIA	NC	28422
13900005002	KEITH LEORA G	3136 LEORAS WAY NE	BOLIVIA	NC	28422-8944
139000048	KEITH LEORA B	3136 LEORAS WAY NE	BOLIVIA	NC	28422-8944
139000020	ROBINSON ARLETHA BATTS ETALS	1232 W WESTMORELAND ST	PHILADELPHIA	PA	19140-5208
13900005901	BRUNSWICK COUNTY BOARD OF EDUCATION	35 REFERENDUM DR NE	BOLIVIA	NC	28422-7578
1390004201	MCCOY MARY HARDY	2915 OLD OCEAN HWY	BOLIVIA	NC	28422
13900005105	HANKINS LILLER C ETALS	PO BOX 366	BOLIVIA	NC	28422-0366
139000041	WILLIAMS LINDA ETALS	49 SHADY LOOP LN NE	BOLIVIA	NC	28422-8913
13900005004	MCCOY COREY ETUX	2929 OLD OCEAN HWY	BOLIVIA	NC	28422-8901
13900005003	MCCOY COREY ETUX	2929 OLD OCEAN HWY	BOLIVIA	NC	28422-8901
139000013	HANKINS WADE V	2623 OLD OCEAN HWY	BOLIVIA	NC	28422-8807
139000059	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422-0249
1390002003	MCKOY THELMA SPARROW ETALS	1524 MISTY RUN CT	LELAND	NC	28451-9749
13900002002	BLAND VIOLA ETALS	84 REMINGTON ST	BRIDGEPORT	CT	06610-2278

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1390006606	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1390005902	HANKINS CORBETT	P O BOX 366	BOLIVIA	NC	28422
1390000901	SAWYER RIVER FARMS LLC	9854 RIVERGATE RD NW	ASH	NC	28420-2025

APPLICANT(S)

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. SS-276

Applicant: Norris and Tunstall Engineering

Project Name: Village Green Major Subdivision Expansion

Property Location: Pigott Road SW (SR 1152) and Star Cross Road SW (SR 1945)

Parcel Numbers: 22900081

Proposed Use: Village Green is an existing major subdivision consisting of 52 single family lots on 25.12 acres. 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. Including this expansion the total project will have 138 lots on 73.01 acres for an overall density of 1.89 acres.

This parcel was approved for a major subdivision expansion in October 2006 for 105 single family lots but that project expired due to inactivity at the site.

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:** R-7500, R-6000 (High Density Residential) and IG (Industrial General)
South: R-7500
East: R-7500
West: R-7500 and R-6000

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.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
 1. **Water** will be provided by Brunswick County.
 2. **Sewer** will be served by individual **Septic Systems**
 3. **Village Green Drive** and **Terrace Road** will be private and shall be constructed to NCDOT standards for paving. Star Cross Road (SR 1945) will continue to be a public NCDOT road.
- No peripheral buffer is required for the project.
- The required Open Space for the development is approximately 2.39 acres. The developer is proposing 2.95 acres of dedicated open space. The developer is also proposing 1.5 acres of recreation space of which 0.44 acres are required.

- The proposed 86 lots will generate approximately 823 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on September 16, 2021.
- A neighborhood meeting was held on September 30, 2021.

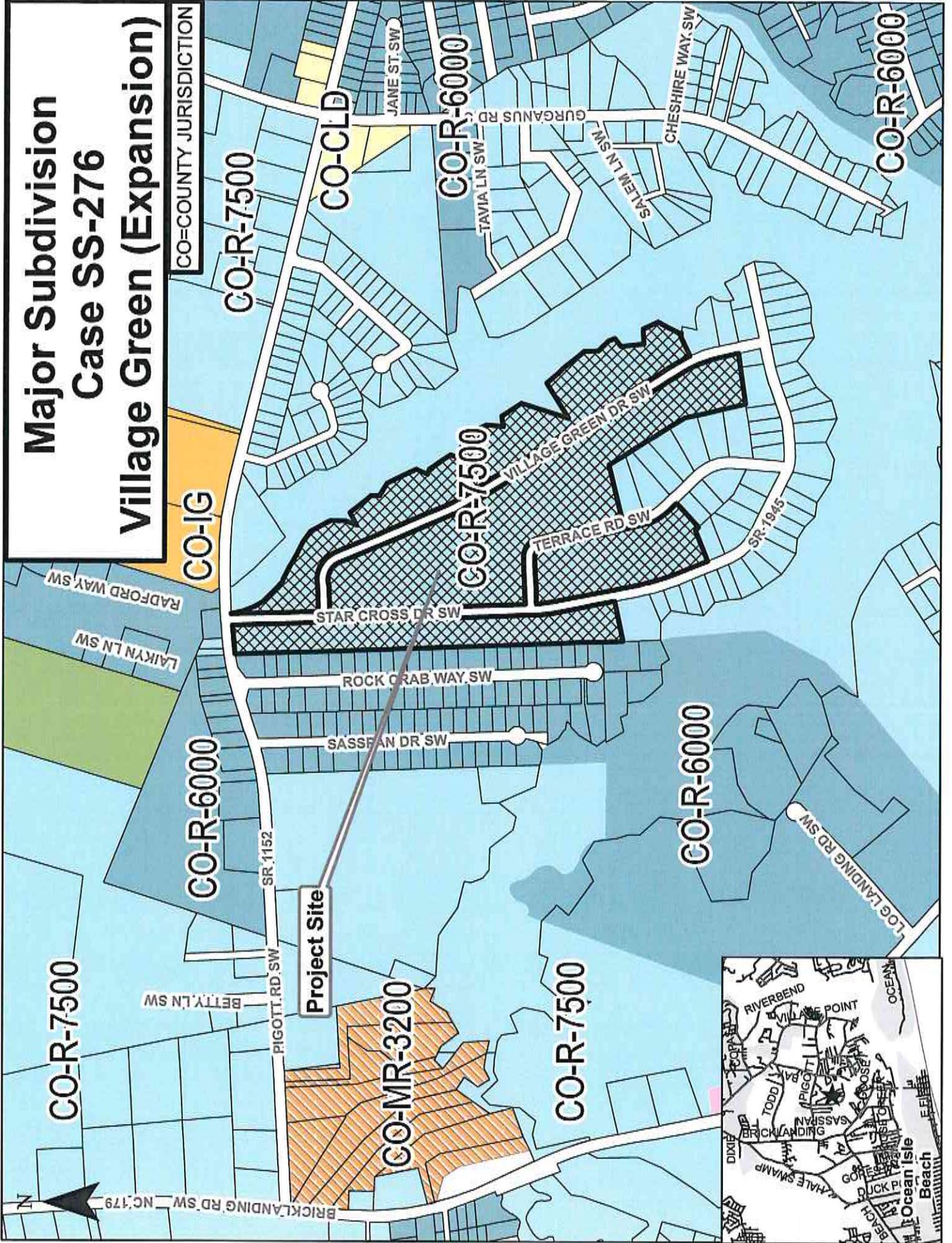
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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 major subdivision 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. 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.

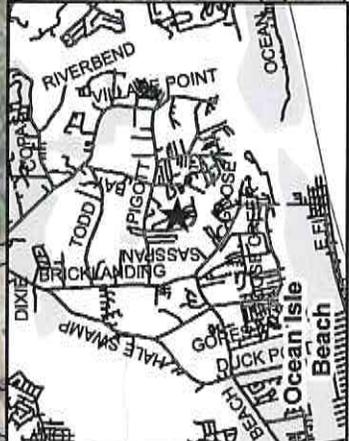
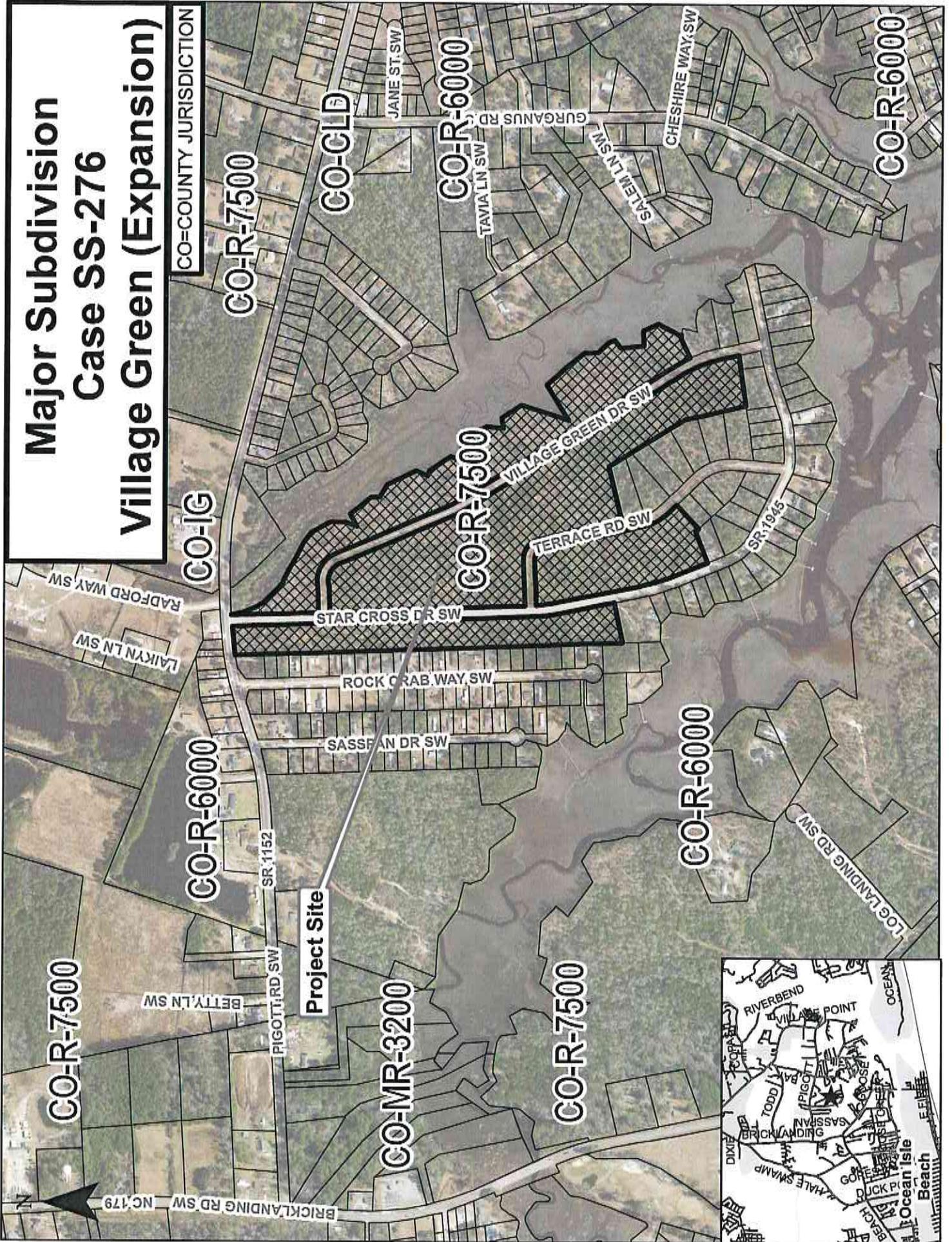
Major Subdivision Case SS-276 Village Green (Expansion)

CO=COUNTY JURISDICTION



Major Subdivision Case SS-276 Village Green (Expansion)

CO=COUNTY JURISDICTION





Major Subdivision NT 21058
Application and Checklist
 Fee: \$450 (Brunswick County Jurisdiction)
 \$825 + \$11 per lot (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>SS-276</u>	Invoice # <u>51108</u>
Date Received: <u>9/8/21</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

Property Owner	Name	SH-VILLAGE GREEN LLC	Phone	910-791-1196
	Address	P.O. Box 3167	Fax	
	City, St, Zip	Wilmington, NC 28406	Email	sancohomes@sancohomes.com

Applicant or Representative	Name	Norris & Tunstall Consulting Engineers, P.C. <i>Phil Norris</i>	Phone	910-287-5900
	Address	1429 Ash-Little River Road	Fax	
	City, St, Zip	Ash, NC 28420	Email	pnorris@ntengineers.com

Property Information	Address	Star Cross Drive, Terrace Road, and Village Green Drive
	Tax Parcel(s)	2290081
	Acreage	47.89
	Current Zoning	R-7500
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Septic

Project Information	Project Name	Village Green Subdivision
	Project Description	Proposed 86 single family lot subdivision
	Modification or Expansion Of Existing Subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	47.89
	Commercial Acres	0
Number of Lots	86	

Authorization	Property Owner Signature	<i>Nathan L. Lunde Mgr</i>	Date	<u>7/28/2021</u>
	Applicant/Representative Signature	<i>Phil Norris</i>	Date	<u>9/07/2021</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 • (910)253-2025

January 15, 2021

Phil Norris
1429 Ash-Little River Rd
Ash, NC 28420

**RE: Village Green Major Subdivision
File # SS-276**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their September 16, 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 consider connecting the two walking trails adjacent to lots 24 and 64.
- Please indicate that the ROW's will be private and not public.
- Please note that all of the Starcross Road and Terrace Drive intersection will be paved.
- A neighborhood meeting is required consistent with section 9.2 of the UDO. The neighborhood meeting must occur at least 10 days prior to the Planning Board meeting.

Comments from Stormwater

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

- State Stormwater Permit SW8040659 was issued on 11.14.07. State Stormwater permit will need to be modified and/or renewed if necessary and a copy sent to Brunswick County.
- A County Stormwater Permit will be required.
- An Erosion Control Permit will need to be renewed or re-issued if expired.

Comments from Engineering

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

- Existing 6" watermain on Star Cross Rd to connect neighborhood.
- Sewer not available.
- Single water meter boxes needed.
- Minimum for proposed water DR18, as shown on plans DR14 is acceptable.
- Some of Star Cross Rd is DOT ROW – Encroachment agreement may be needed.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on September 27, 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

Marc Pages

From: Phil Norris <pnorris@ntengineers.com>
Sent: Friday, October 1, 2021 8:20 AM
To: Marc Pages
Subject: Village Greens Neighborhood Meeting NT 21058
Attachments: 21058 09-30-21 NM - attendance List.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 ,

As you were in attendance you are aware that the subject neighborhood meeting was held last evening at 6:00 as was advertised . We have attached a sign in sheet for those who attended . There was a great representation of the residents in the area . I opened the meeting with an overview of the project , then you explained the planning process , and Mike Rokoski gave remarks as the developer . The meeting was opened to questions . The questions were polite and were similar to what we normally hear at these meetings . There were questions concerning tree retention and buffering . Mike Rokoski indicated that trees would be removed to allow construction of the homes driveways and septic systems and that perimeter trees would be retained as is practicable . There are no required buffers . There were questions related to drainage and runoff . I explained that permits would be required from both the county and the state that would require compliance with all local and state/federal regulations . There were questions about the paving of the streets . Both Mike and I responded with the intent for which streets would be paved including a portion of Star Cross that is currently a gravel road . There were numerous questions related to the type and cost of the homes and who would be building them . Mike responded in detail to these questions in a manner that appeared to be satisfactory . Some residents were concerned that they would have to join a HOA . It was explained that only the lots being presented for approval were required to be part of a HOA . A question was raised concerning street lights with a desire not to have them . There is no county requirement for street lights and Mike responded that none are planned at this time .

J. Phillip Norris, P.E.

NORRIS & TUNSTALL — CONSULTING ENGINEERS P.C. —

1429 Ash-Little River Road
Ash, NC 28420
910-287-5900 (phone) 910-287-5902 (fax)
pnorris@ntengineers.com

It is the professional opinion of Norris & Tunstall Consulting Engineers, P.C. and Norris, Kuske & Tunstall Consulting Engineers, Inc. that this electronic information provides design information current as of the date of its release. It shall be the responsibility of the party receiving the data to examine it to see that it contains the necessary files and information requested. In transferring the files in electronic media format, Norris & Tunstall Consulting Engineers, P.C. and Norris, Kuske & Tunstall Consulting Engineers, Inc. makes no representations as to the useability or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by Norris & Tunstall Consulting engineers, P.C. and Norris, Kuske & Tunstall Consulting Engineers, Inc. in the preparation of such data.

NEIGHBORHOOD MEETING SIGN IN SHEET

Village Green Neighborhood Meeting SS-276 NT#21058

Location: 4126 Pigott Rd SW, South Brunswick, NC 28470
(Shalotte Point Vol Fire Dept).

Date & Time: Thursday, September 30, 2021 at 6:00 p.m.

Name	Address	Phone Number or Email
Phil Morris Morris & Tunstall	1429 Ash-Little River Road Ash NC 28420	910-287-5900
Dana & Wendy Mauldin	4410 Village Green Dr SW Shalotte, NC 28470	910-754-9125 lastmango@atmc.net
Pete & Victoria Inman	1813 Star Cross Dr. SW Shalotte, NC 28470	910-754-6470
Rob Hefflitt	1780 Star Cross Dr	704-641-0660
Brian & Jennifer Bartlett	1825 STAR CROSS DR	910 443 1948
Scott Littleton	1896 Star Cross	-
Jeanette & Jerry Tronin	1719 Star Cross	908 328-1031
David & Vicki Yates	1793 Star Cross Dr. SW	910-658-5927 910-984-7857
Tim & Katherine	1742 Star Cross Dr.	910-754-5599
Kristy & Jeff Stoutter	1268 Rock Crab Way	910-523-3343
Jeff & Patterson	321 E 2nd St. 05B	910-239-7862
Mary M Word	1853 Star Cross Dr	910-466-6244 4266

Name	Address	Phone Number or Email
Naely Pruitt	1276 Reck Cross Way Charlotte NC 28470	
Kirby Bellamy + Meagan	1757 Starcross Dr SW	meaganwpotts@gmail.com meaganwpotts@gmail.com
Diana Roldan	4642 Pigott Rd.	
Caroline + John Floyd	1755 Starcross Dr SW	
Andrew + Jennifer Burns	1879 Starcross Dr SW	Jennwade91@gmail.com

CASE SS-276

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
229KA034	HENDERSON SYLVIA	4448 CARRIAGE DR	CHARLOTTE	NC	28205
229KA033	HENDERSON SYLVIA	4448 CARRIAGE DR	CHARLOTTE	NC	28205
229KA041	HEWITTE GEOFFREY	1292 ROCK CRAB WAY SW	SHALLOTTE	NC	28470
229KA048	BUNTON JEREMY L	3494 MEADOW ROCK RD	GIBSONVILLE	NC	27249
229KA051	BURKHART THAD L LINDSAY	1975 E HOLLY GROVE RD	LEXINGTON	NC	27292
2290007215	CARTRETTE JOSEPH F	4667 PIGGOTT RD	SHALLOTTE	NC	28470
229LD022	DUTRA VIRGINIA ETVIR	1699 STAR CROSS DR SW	SHALLOTTE	NC	28470
2290006302	BUCKLEY FRANCIS X ETUX	1006 SHANNON ST	SHALLOTTE	NC	28470-4311
229KA038	HIPP GARY LEE	1310 ROCK CRAB WAY SW	SHALLOTTE	NC	28470-5403
2290007249	WEDDLE CLIFFORD J ETUX	5091 PEE DEE LN	MURRELLS INLT	SC	29576-5427
229KA050	BURKHART JAMES E AND	102 HAMMOND RD	LEXINGTON	NC	27295-1540
229KA046	DOUTY ROBERT A ET	847 COTTONWOOD DR	MONROEVILLE	PA	15146-1105
229KA032	CALLIHAN ALEX ET	PO BOX 6613	OCEAN ISL BCH	NC	28469-0613
2290007222	CREECH SHERRY MAXINE	9247 SILVER SPOON RD	CLARKTON	NC	28433
229KA044	WALLACE O W ETUX	10502 GARRISON RD	CHARLOTTE	NC	28278-9262
2290008101	MAULDIN DANA D ETUX	PO BOX 3371	SHALLOTTE	NC	28459-3371
229LD051	MAULDIN DANA D ETUX	PO BOX 3371	SHALLOTTE	NC	28459-3371
229LD053	MAULDIN DANA D	P O BOX 3371	SHALLOTTE	NC	28459
229KA039	BILLY JOE & LESLIE ANNE GORE LIV TR	1431 SWAYING BRANCH LN	CLOVER	SC	29710-6065
229KA047	SIEVERS SHARON LEA	1254 ROCK CRAB WAY SW	SHALLOTTE	NC	28470
229KA040	HATLEY TIMOTHY J ETUX	1300 ROCK CRAB WAY SW	SHALLOTTE	NC	28470-5403
229KA045	KNIGHT JOSHUA DALE ETALS	1268 ROCK CRAB WAY	SHALLOTTE	NC	28470
229LD025	BLITZ JEANETTE S	1719 STAR CROSS DR SW	SHALLOTTE	NC	28470-5406
229KA049	FOWLER JAMES R ETUX	604 CHARLES ROAD	LUMBERTON	NC	28358
229KA036	LAMB JAMES B ET	1320 ROCKCRAB WAY SW	SHALLOTTE	NC	28470
229KA043	BARTLETT TIMOTHY D ET	1742 STAR CROSS DRIVE	SHALLOTTE	NC	28470
229KA042	BARTLETT TIMOTHY D ET	1742 STAR CROSS DRIVE	SHALLOTTE	NC	28470
229LD147	BARTLETT TIMOTHY D ET	1742 STAR CROSS DRIVE	SHALLOTTE	NC	28470
2290008202	SHELTON RICHARD ALLEN DR ET	10555 WARRENSBURG RD	MOSHEIM	TN	37818
2290008201	SHELTON RICHARD ALLEN DR ET	10555 WARRENSBURG RD	MOSHEIM	TN	37818
229KA031	OBERSHEA JAMES FORREST ETUX	743 WARD STORE RD	FAIRMONT	NC	28340-9521
229KA030	OBERSHEA JAMES FORREST ETUX	743 WARD STORE RD	FAIRMONT	NC	28340-9521
229KA029	EVANS GARRY C	36 KENSINGTON ST	LUMBERTON	NC	28358-2429
229LD027	WHITECOTTON REVOCABLE TRUST	10304 DUNBERRY CT	CHARLOTTE	NC	28214-1025
2290006411	ROLDAN DIANA ELENA	4642 PIGOTT RD SW	SHALLOTTE	NC	28470-5310
229LD123	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD124	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD125	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD140	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229000081	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD023	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD026	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD114	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD113	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD024	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD119	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD120	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD121	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229LD122	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388
229KA035	MCPHERSON MITCHELL RAY ETUX	210 E SMITH ST	WHITEVILLE	NC	28472-3420

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
229000081	SH VILLAGE GREEN LLC	PO BOX 1388	HAMPSTEAD	NC	28443-1388

APPLICANT(S)

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

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-822

October 11, 2021

APPLICATION SUMMARY

The applicant, Don Harley Jr. and Mason Watkins, on behalf of the owner John McGee, requests to rezone a 2.82 acre portion of Tax Parcel 1850002205 from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to CI (Commercial Intensive). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

1726 Southport-Supply Road SE
(NC 211)

Tax Parcel

A 2.82 Acre Portion of 1850002205

Current Zoning

CLD (Commercial Low Density)
R-6000 (High Density Residential)

Proposed Zoning

CI (Commercial Intensive)

Surrounding Zoning

R-6000, C-LD, CI

Current Use

Contractor's Office and Storage
Operation

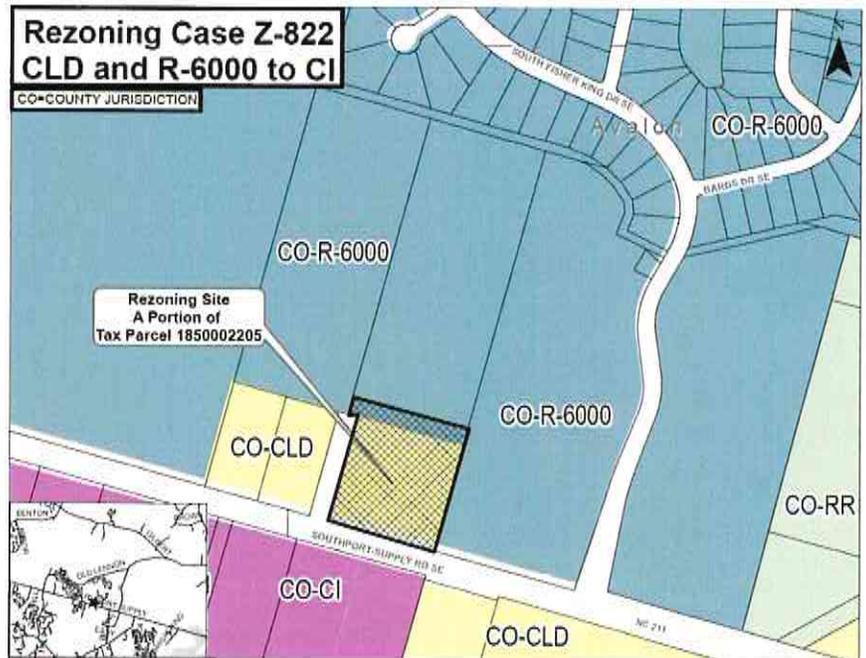
Surrounding Land Uses

Residential, Commercial, Vacant

Size

2.82 Acres

Rezoning Case Z-822 CLD and R-6000 to CI



SITE CONSIDERATIONS

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

Density and Intensity: If rezoned to CI, more intensive commercial and light industrial land uses will be allowed.

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

Traffic: There are no capacity deficiencies for this section of Southport-Supply Road SE (NC 211).

Utilities: Water and Sewer is available from Brunswick County Utilities along Southport-Supply Road SE.

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

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

NCDOT Road Improvements in Area: Widening of NC 211 at SR 1500 (Midway Road) to NC 87 to multiple lanes (Project R-5021). This project is funded and is scheduled to begin construction in December 2021.

Environmental Impacts:

- Biodiversity & Wildlife Habitat Assessment Score: The the rezoning site scores a 0 out of 10 due to no significant environmentally sensitive lands on site. This score makes the site more viable for development.
- There are no flood zones on site.
- The rezoning site lies within a half mile of a Voluntary Agricultural District.

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."

CAMA Land Use Plan Classification: MDR (Medium Density Residential)

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-822) proposed from MDR (Medium Density Residential) to Commercial.

Applicable CAMA Land Use Policies:

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CI WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR A PORTION OF TAX PARCEL 1850002205** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-822 (C-LD & R-6000 TO C-1)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

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

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

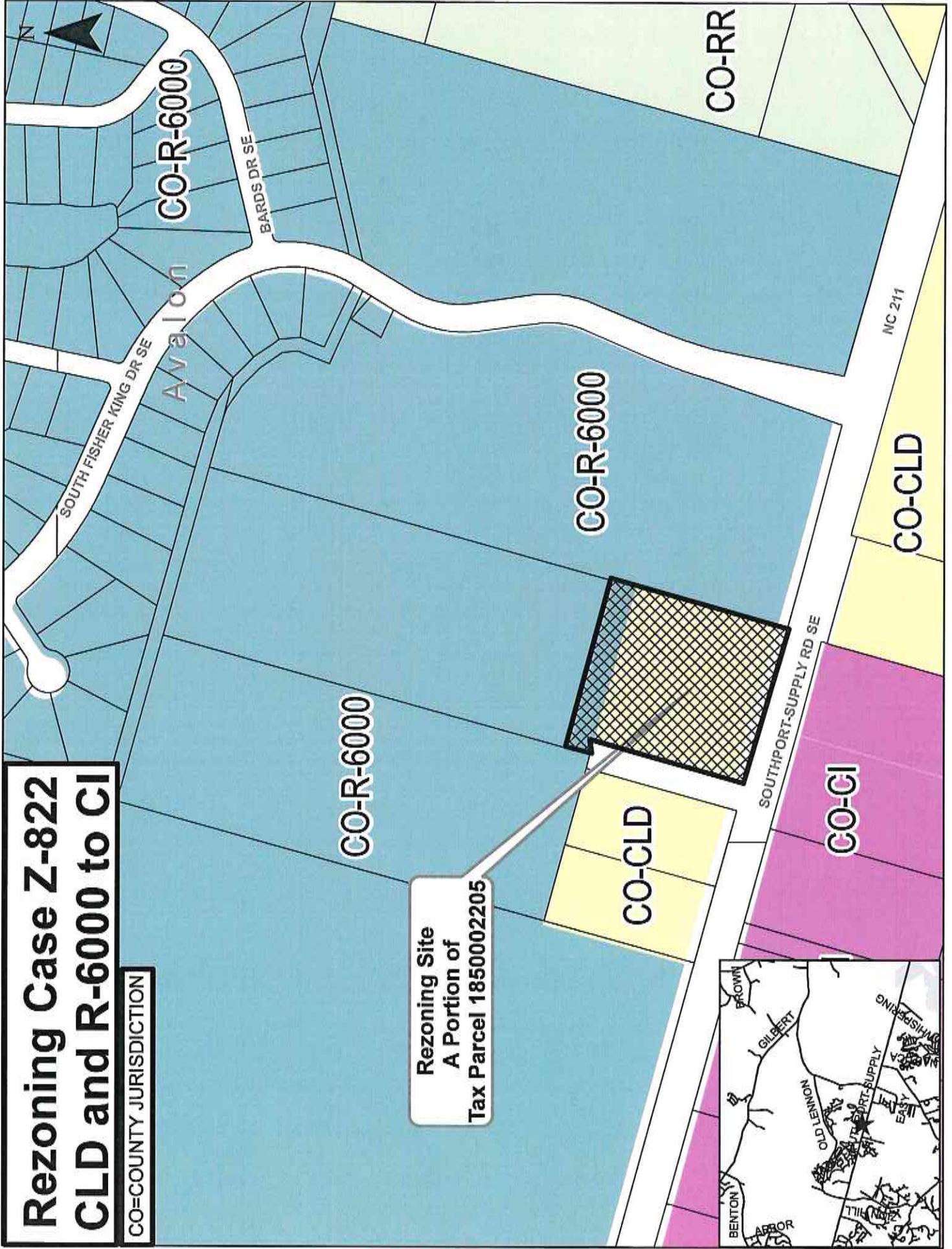
TABLED

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

Rezoning Case Z-822 CLD and R-6000 to CI

CO-COUNTY JURISDICTION

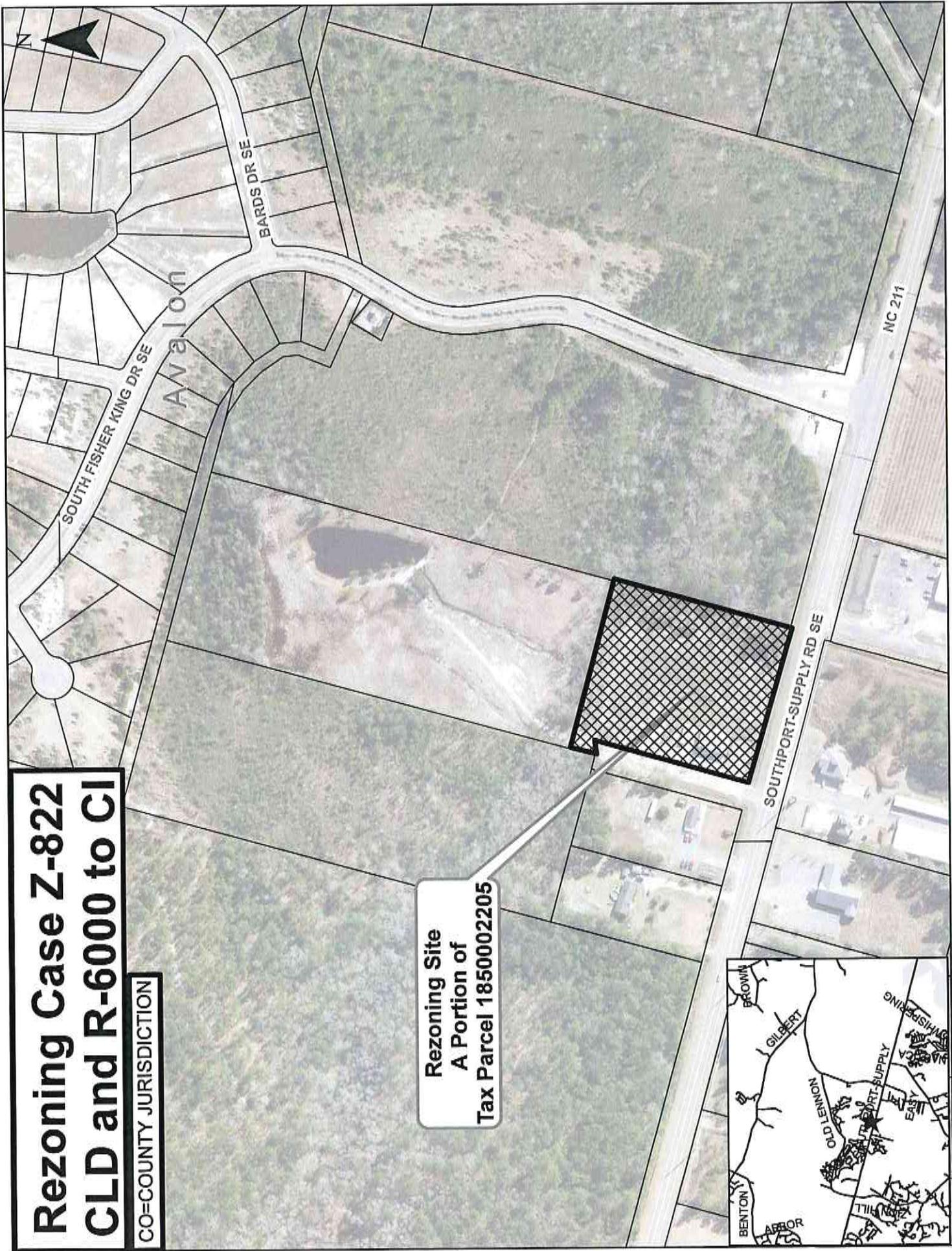
Rezoning Site
A Portion of
Tax Parcel 1850002205



Rezoning Case Z-822 CLD and R-6000 to CI

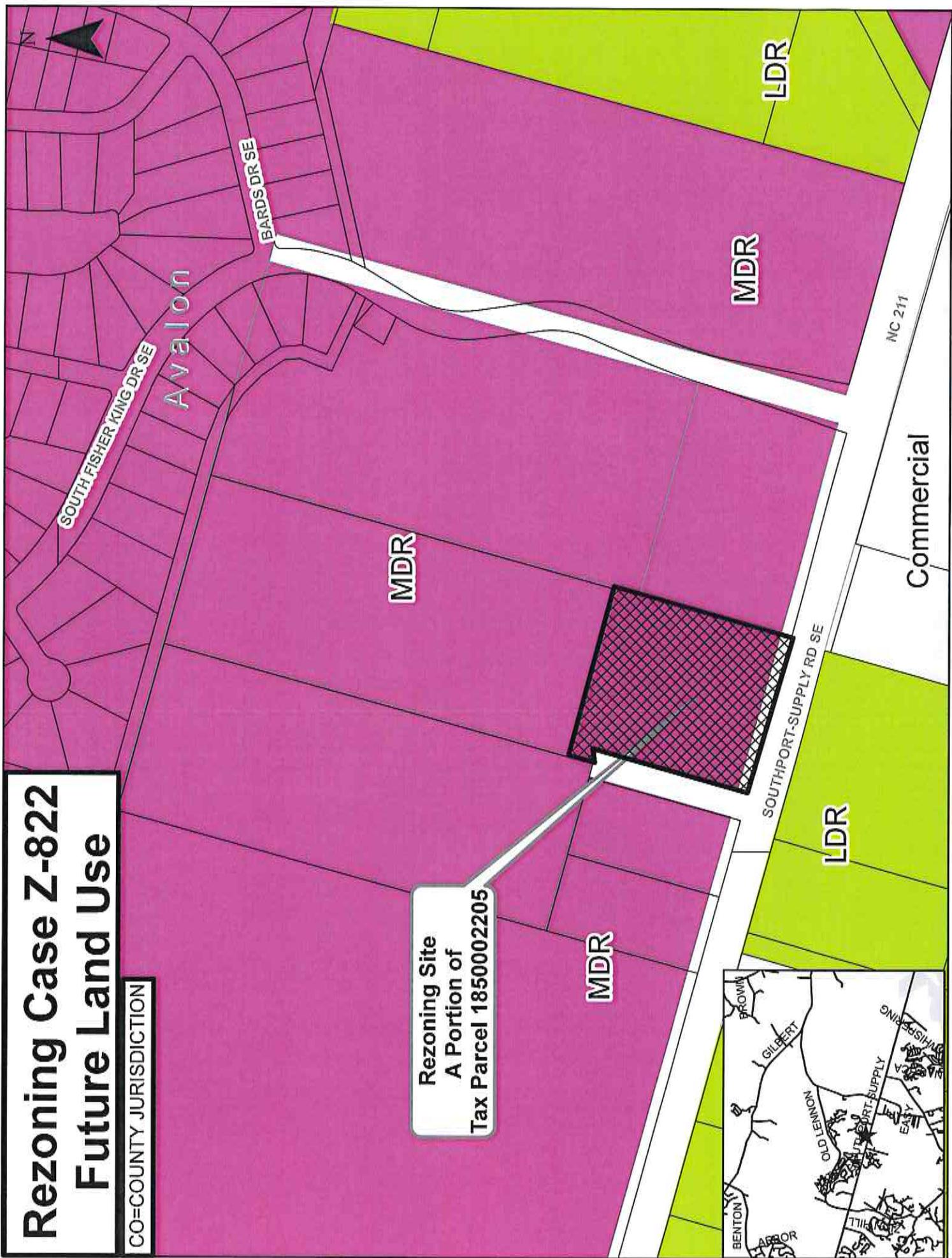
CO=COUNTY JURISDICTION

Rezoning Site
A Portion of
Tax Parcel 1850002205



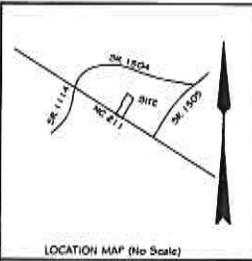
Rezoning Case Z-822 Future Land Use

CO-COUNTY JURISDICTION



Rezoning Site
A Portion of
Tax Parcel 1850002205



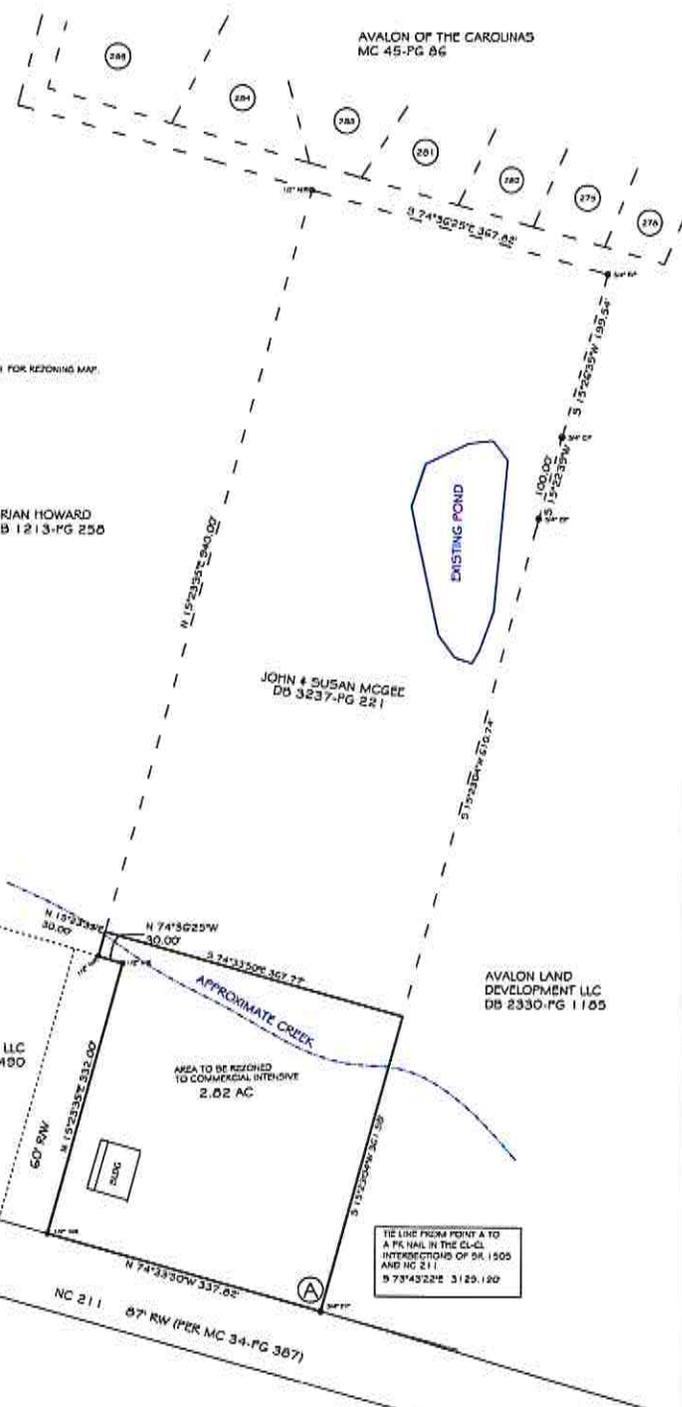


TOMPKINS LAND SURVEYING P.A.
 1308 RIVER BEND DRIVE
 SHALLOTTE, NORTH CAROLINA 28470
 (704) 775-9305

- LEGEND**
- MK LOW BENCH SET
 - CK TYPING PIN - FOUND
 - PROPERTY BOUNDARY
 - △ TRANSFER POINT
 - ELECTRICAL PAD
 - UTILITY POLE
 - POWER POLE
 - WATER METER VALVE
 - POWER POLE

REZONING SURVEY FOR
JOHN AND SUSAN MCGEE
 OF
 2.02 AC
 PORTION OF
 TMS # 1050002205
 DB 3237-PG 221
 LOCKWOOD HOLLY TWP BRUNSWICK COUNTY, N.C.
 SCALE 1" = 100'
 MARCH 22, 2013
 REVISED SEPTEMBER 1, 2021 FOR REZONING MAP.

NOTE THIS SURVEY WAS PERFORMED IN MARCH OF 2013.
 THIS REZONING PLAN HAS BEEN PREPARED FROM SAID SURVEY.



THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY OR OTHER MATTERS THAT SUCH A REPORT MIGHT REVEAL.

- NOTES**
- 1 AREA BY COORDINATES
 - 2 PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS, EASEMENTS AND MINERAL RIGHTS IF APPLICABLE AND RECORDED IN THE BRUNSWICK COUNTY REGISTRY.
 - 3 PROPERTY IS LOCATED IN A _____ FLOOD ZONE.
 - 4 IRON RODS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 5 PROPERTY SUBJECT TO ALL ZONING REQUIREMENTS OF BRUNSWICK COUNTY, N.C.
 - 6 ELEVATION DATUM _____
 - 7 THIS SURVEY REFLECTS AN ASSAULT OF THIS PROPERTY AS OF THE DATE OF SIGNATURE.

NOTE
 THIS SURVEY REFLECTS THE RESULTS OF A NEW AND UPDATED SURVEY OF THE PROPERTY SHOWN. BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DATA OF RECORD.

STATE OF NORTH CAROLINA
 COUNTY OF BRUNSWICK
 I, _____, A REVIEW OFFICER OF BRUNSWICK COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR REZONING.
 DATE _____ REVIEW OFFICER _____

I, JAMES R. TOMPKINS, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CONSTITUTES ONE OR MORE OF THE FOLLOWING AS INDICATED:
 CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAD AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
 THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

James R. Tompkins
 JAMES R. TOMPKINS | PLS L-2851 | C-1324 | 09/01/2021

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ OR OTHER REFERENCE SOURCE _____ THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10000 _____ AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA IS 1 NCAC 5C 1.0001. THIS _____ DAY OF _____, 2021.

James R. Tompkins
 JAMES R. TOMPKINS | PLS L-2851 | C-1324



I, _____, HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK _____ PAGE _____ AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BOUNDING LINES, AND DEDICATE ALL DRAINAGE WITH AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER I (WE) CERTIFY THAT THE LAND SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF BRUNSWICK COUNTY.

OWNER _____
 DATE _____

FIELD SURVEY
 DRAWN
 CHECKED
 PLOTTED
 COMPUTER FILE
 MAP FILE

RT CT JP
 RT
 375
 "CHECKED"
 "CHECKED"



REZONING APPLICATION

For Office Use Only
 Rezoning Case Z- 822 Invoice# 508753
 Date Received 8/12/21
 Northwest Jurisdiction YES NO

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

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

Applicant Name(s): Don Harley Jr. / Mason Watkins

Mailing Address: 1430 Commonwealth dr. Ste 102
Wilmington, NC 28403

Phone: 910-262-3148 Email: don.harley@cblsuncoast.com
Mason.Watkins@cblsuncoast.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): John McGehee

Mailing Address: 1132 Princeton Dr. Wilmington, NC 28403

Phone: 910-616-2649 Email: dr.johnmcgee@gmail.com

PROPERTY INFORMATION

Property Address and/or Description of Location:
1726 Southport-Supply Rd. Bolivia, NC 28422

Parcel Tax ID #(s): #1850002205 (a portion of) Total Site Acreage: ~~1.5~~ ac

Current Zoning District(s): CO-CLD, CO-R6000 Proposed Zoning District(s): CI, ~~LI~~

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:

The rezoning of this property is consistent with the Landuse plan.
The rezoning of this property will match the zoning of the property across the street. Rezoning this property will ~~allow~~ ~~for~~ ~~to~~ ~~better~~ ~~service~~ the area it is in.
for to better service the area it is in.

LAND USE COMPATIBILITY

Future Land Use Map Classification: ~~Commercial~~ MDR

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

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

This area is rapidly changing and is in need of different commercial uses. The existing zoning is CLD.

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: Don Parker

Date: 8/12/2021

Owner Signature: Agent for Owner

Date: _____

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

- | | | |
|--|---|--|
| <input type="checkbox"/> <1.0 acres (\$350) | <input checked="" type="checkbox"/> 1.0 to <5 acres (\$400) | <input checked="" type="checkbox"/> 5.0 to <25 acres (\$450) |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200) | <input type="checkbox"/> Conditional Zoning (Add \$200) |

City of Northwest Jurisdiction Fees

- | | | |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650) | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870) |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200) | <input type="checkbox"/> Conditional Zoning (Add \$550) |

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

CASE Z-822

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850002203	HOWARD BRIAN K	1259 ELF CT	RIO RICO	AZ	85648-3646
1850001003	SUPPLY XVII LLC	PO BOX 16709	WILMINGTON	NC	28408
1850002202	AVALON LAND DEVELOPMENT LLC	651 COPAS ROAD SW	SHALLOTTE	NC	28470
1850001040	TRACTION VENTURES LLC	5109 NICHOLAS CREEK CIR	WILMINGTON	NC	28409-2356
1850002206	ECH PROPERTIES LLC	1808 GLEN EAGLES LN	WILMINGTON	NC	28405-6200

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850002205	MCGEE JOHN E	1132 PRINCETON DR	WILMINGTON	NC	28403-2529

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	MASON WATKINS	107 STOKLEY DR STE 100	WILMINGTON	NC	28403-3772

REZONING STAFF REPORT



Prepared by Marc Pages, principal Planner

Rezoning Case#: Z-823

October 11, 2021

APPLICATION SUMMARY

The applicant, Olivia Johnson, on behalf of the owners Leon and Gretta Kirby, requests to rezone Tax Parcel 2150005404 from SBR-6000 (High Density Site Built Residential) to R-6000 (High Density Residential). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

1701 & 1711 Stanbury Road SW
(SR 1124)

Tax Parcel

2150005404

Current Zoning

SBR-6000 (High Density Site Built Residential)

Proposed Zoning

R-6000 (High Density Residential)

Surrounding Zoning

SBR-6000, R-6000

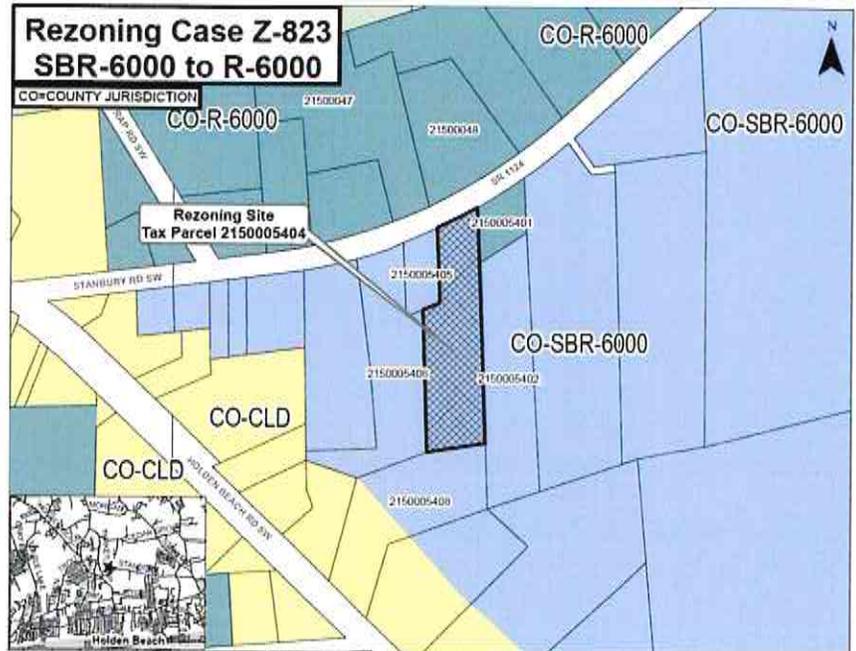
Current Use

Residential (Site Built Residential and Mobile Home)

Surrounding Land Uses

Residential, Vacant Lands

Size



SITE CONSIDERATIONS

Zoning History: This area was rezoned to SBR-6000 as part of the mass rezonings after the 2007 Unified Development Ordinance adoption.

Density and Intensity: If rezoned to R-6000, the residential density will remain the same (7.3 du/ac with water/sewer, 4.4 du/ac w/o water/sewer) however, more housing types will be allowed including single-wide and double-wide mobile homes, duplexes and semi attached homes.

Buffers: If rezoned to R-6000, all non-residential uses will require a 0.2 (vacant) or 0.4 (residentially developed) opacity buffer adjacent to R-6000 or SBR-6000 areas. Non-residential uses locating next to other non-residential uses are not required to provide a buffer. Residential uses will not require a buffer.

Traffic: There are no capacity deficiencies for this section of Stanbury Road SW (SR 1124) or Holden Beach Road (NC 130).

Utilities: Water is available from Brunswick County Utilities along Stanbury Road SW. Sewer is not available on Stanbury Road but is available on nearby Holden Beach Road SW (NC 130). Utility connection will require developer responsibility to connect to the water system.

Schools: Supply Elementary School, Cedar Grove 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: Convert US 17 & Smith Avenue (SR 1357) intersection to interchange (Project U-5862) – Design Phase (Anticipated Construction 2024).

Environmental Impacts:

- Biodiversity & Wildlife Habitat Assessment Score: The rezoning site scores a 0 out of 10 due to the absence of wetlands and other unique environmental features on the site making it more viable for development.
- 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.
- Land Use Amendment not required.

Applicable CAMA Land Use Policies:

- P.15 Brunswick County and its participating municipalities support greater residential densities in areas that are accessible to water and/or sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.

STAFF RECOMMENDATION SUMMARY

Staff recommends APPROVAL TO R-6000 FOR TAX PARCEL 2150005404 based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-823 (SBR-6000 TO R-6000)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

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

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

TABLED

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

Rezoning Case Z-823 SBR-6000 to R-6000

CO-COUNTY JURISDICTION

21500047

CO-R-6000

RAP RD SW

21500048

CO-R-6000

CO-SBR-6000

SR 1124

Rezoning Site
Tax Parcel 2150005404

2150005401

2150005405

STANBURY RD SW

CO-SBR-6000

2150005402

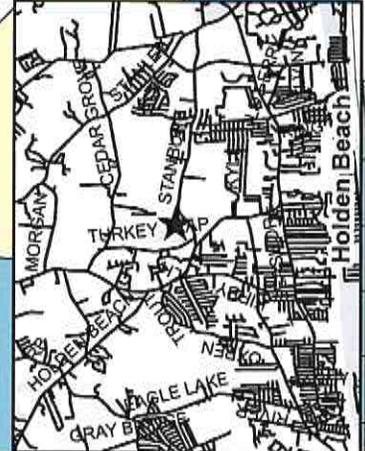
2150005406

CO-CLD

HOLDEN BEACH RD SW

2150005408

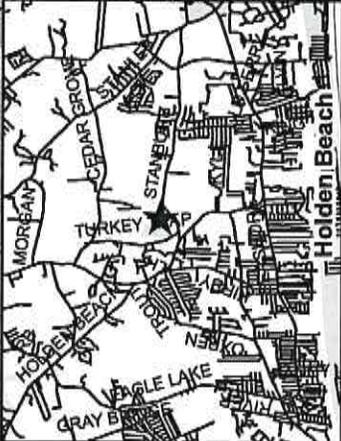
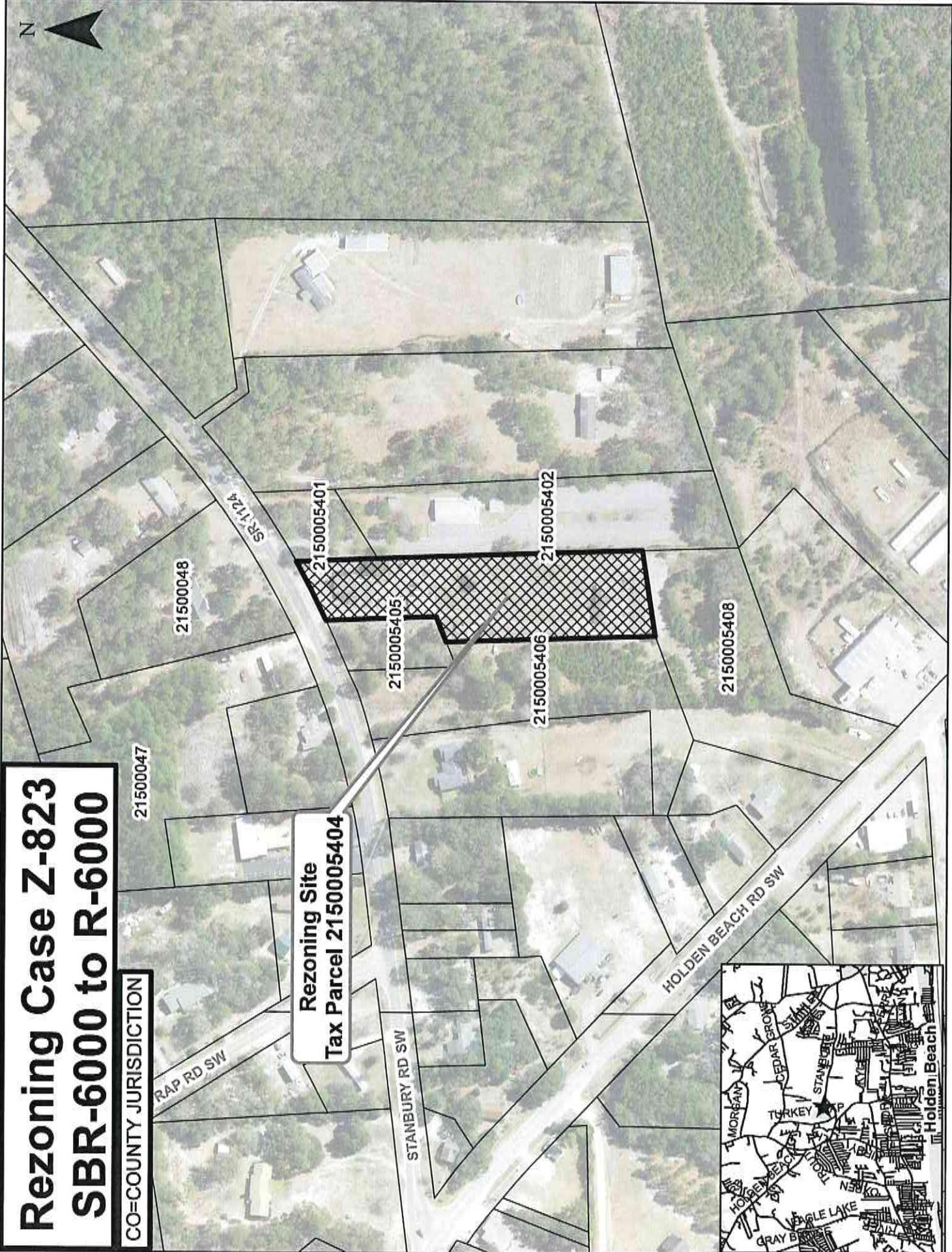
CO-CLD



Rezoning Case Z-823 SBR-6000 to R-6000

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcel 2150005404



Rezoning Case Z-823 Future Land Use

CO-COUNTY JURISDICTION

21500047

RAP RD SW

MDR

Rezoning Site
Tax Parcel 2150005404

STANBURY RD SW

LDR

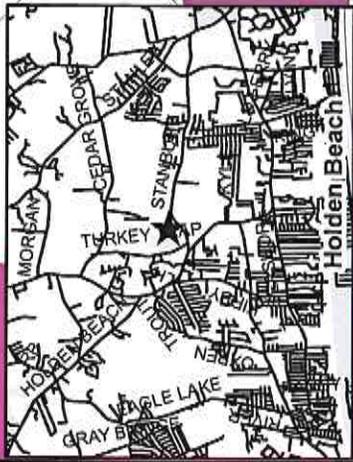
Community
Commercial

MDR

Commercial

MDR

HOLDEN BEACH RD SW



LDR

21500048

2150005401

2150005405

2150005406

2150005402

2150005408





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>823</u>	Invoice # <u>509243</u>
Date Received <u>8/18/21</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

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

Applicant Name(s):

Olivia Johnson

Mailing Address:

867 Tacker Rd Bolivia NC 28422

Phone: *9107544900*

Email: *OJOHNSON@REGIONALHOMES.NET*

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s):

LEON + GRETTA KIRBY

Mailing Address:

*1701 STANBURY RD
SUPPLY NC 28462*

Phone: *910471-1900*

Email: *KIRBYMAL@ATMC.net*

PROPERTY INFORMATION

Property Address and/or Description of Location: *1701 + 1711 STANBURY RD*

Parcel Tax ID #(s):

2150005404

Total Site Acreage:

1.97 AC.

Current Zoning District(s): *SBR-6000*

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:

Adjacent property is also zoned R6000
There is A lot of MANUFACTURED homes
in this area.

LAND USE COMPATIBILITY

Future Land Use Map Classification: MDR

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

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

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: 8-18-21

Owner Signature: [Signature] Date: 8/18-21

Owner Signature: [Signature] Date: 8/18/21

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-823

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21500047	GRICE LINDA JOYCE	1714 STANBURY ROAD SW	SUPPLY	NC	28462
2150005405	EVA EDWARDS FAMILY LEGACY TRUST	3433 KEITH DR	CHARLOTTE	NC	28269-2822
2150005406	ELSHAUG DAVID D ETUX	6257 S SIMBA DR	HEREFORD	AZ	85615
2150005402	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422-0249
2150005401	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422-0249
2150005408	ROBINSON PHILLIP ETUX	2590 STONE CHIMNEY RD SW	SUPPLY	NC	28462
21500048	MARUSZAK JANICE C ETUX	1680 STANBURY ROAD SW	SUPPLY	NC	28462

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2150005404	LEON & GRETTA KIRBY	1701 STANBURY RD	SUPPLY	NC	28462

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	OLIVIA JOHNSON	867 TUCKER RD	BOLIVIA	NC	28422

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-824

October 11, 2021

APPLICATION SUMMARY

The applicant, Jennifer Goodwin of the Victaulic Company, on behalf of the owner Windsor Commercial LLC, requests to rezone Tax Parcel 0280000843 from C-LD (Commercial Low Density) to IG (Industrial General). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Intersection of Andrew Jackson Hwy
(US 74/76) and Mercantile Drive NE
(SR 1722)

Tax Parcel

0280000843

Current Zoning

CLD (Commercial Low Density)

Proposed Zoning

IG (Industrial General)

Surrounding Zoning

IG, C-LD, CI

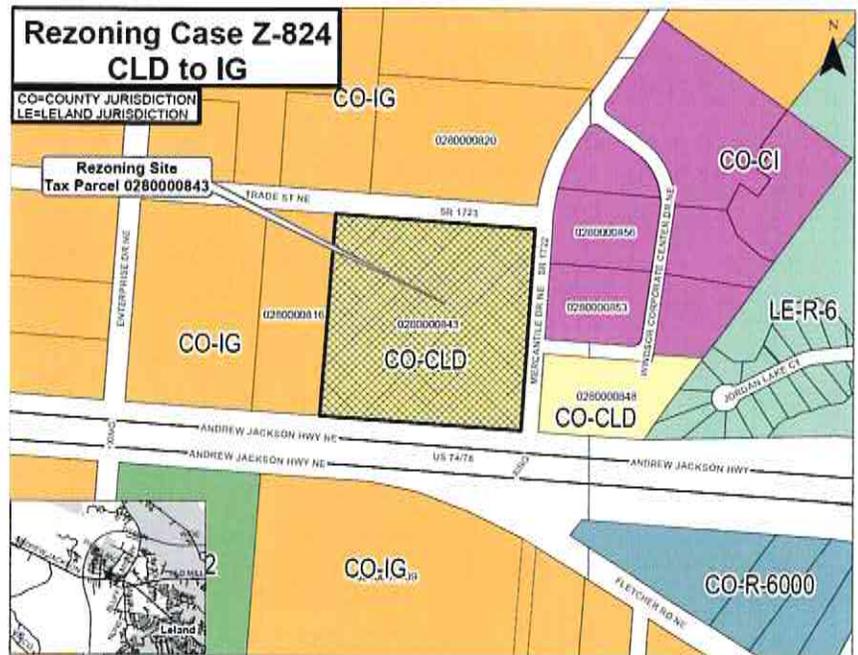
Current Use

Vacant (Within Leland Industrial
Park)

Surrounding Land Uses

Industrial, Commercial, Park Space,
Vacant

Size



SITE CONSIDERATIONS

Zoning History: This property was rezoned from HM (Heavy Manufacturing) to CLD (Commercial Low Density) on November 6, 2006, as part of Rezoning Case # Z-528.

Density and Intensity: If rezoned to IG, more intensive industrial uses would be allowed.

Buffers: If rezoned to IG, a buffer shall not be required adjacent to other IG zoned properties.

Traffic: There are no capacity deficiencies for this section of Andrew Jackson Hwy (US 74/76)

Utilities: Water and Sewer is available from Brunswick County Utilities along Andrew Jackson Hwy (US 74/76) and Mercantile Drive NE (SR 1722).

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

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

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

Environmental Impacts:

- Biodiversity & Wildlife Habitat Assessment Score: The the rezoning site scores a 5 out of 10 due to potentially significant environmentally sensitive lands on site.
- There are no flood zones on site.
- The rezoning site does not lay within a half mile of a Voluntary Agricultural District.

ANALYSIS

"The I-G District is intended to provide locations for enterprises engaged in a broad range of manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise or equipment. Lands in this District are to be located on or near Major Thoroughfares as identified in the Brunswick County Comprehensive Transportation Plan; to rail service; and to in-place infrastructure such as water, sewer, and/or natural gas."

CAMA Land Use Plan Classification: Industrial

- 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.

STAFF RECOMMENDATION SUMMARY

Staff recommends APPROVAL TO IG FOR TAX PARCEL 0280000843 based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-824 (C-LD TO I-G)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

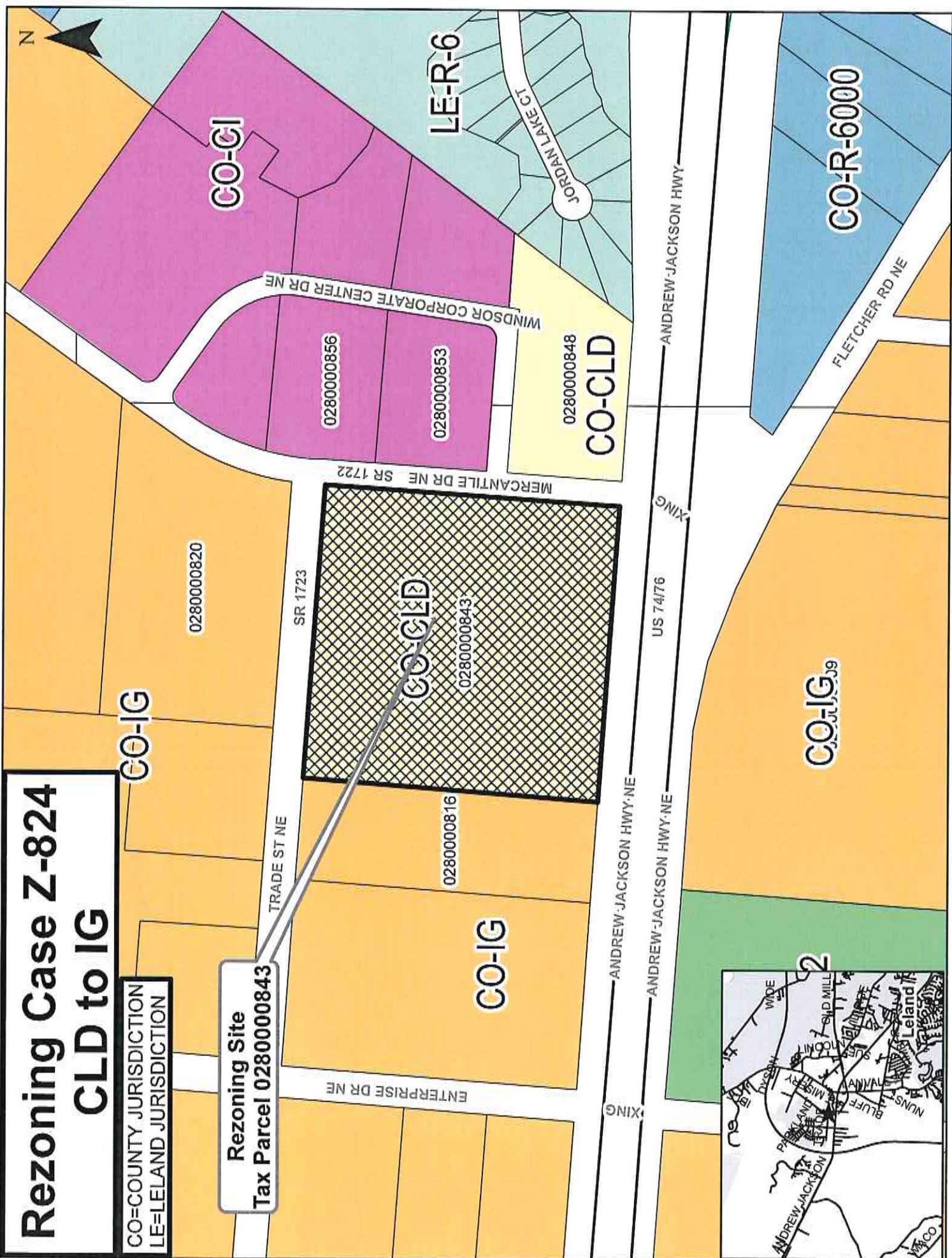
TABLED

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

Rezoning Case Z-824 CLD to IG

CO=COUNTY JURISDICTION
LE=LELAND JURISDICTION

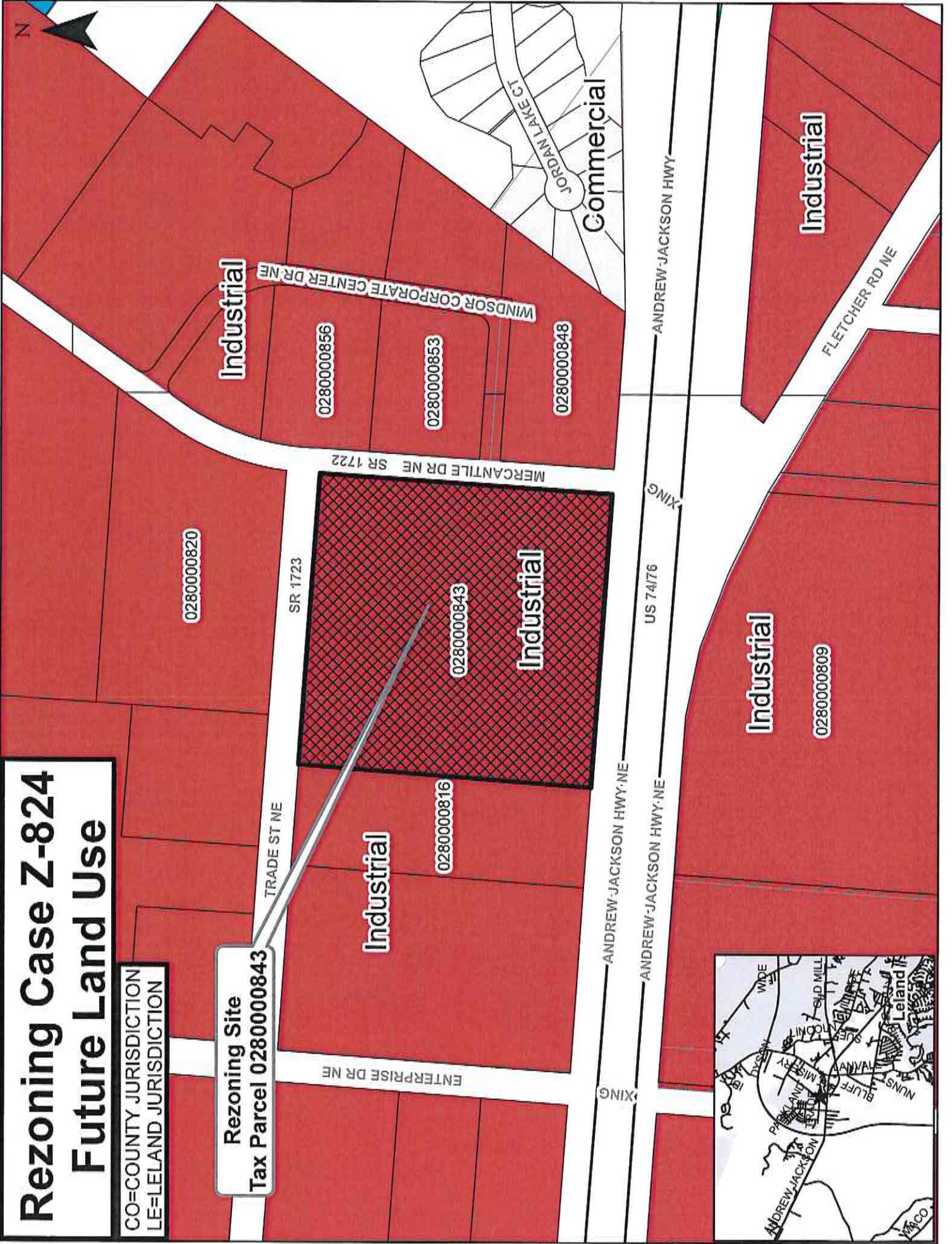
Rezoning Site
Tax Parcel 0280000843



Rezoning Case Z-824 Future Land Use

CO=COUNTY JURISDICTION
LE=LELAND JURISDICTION

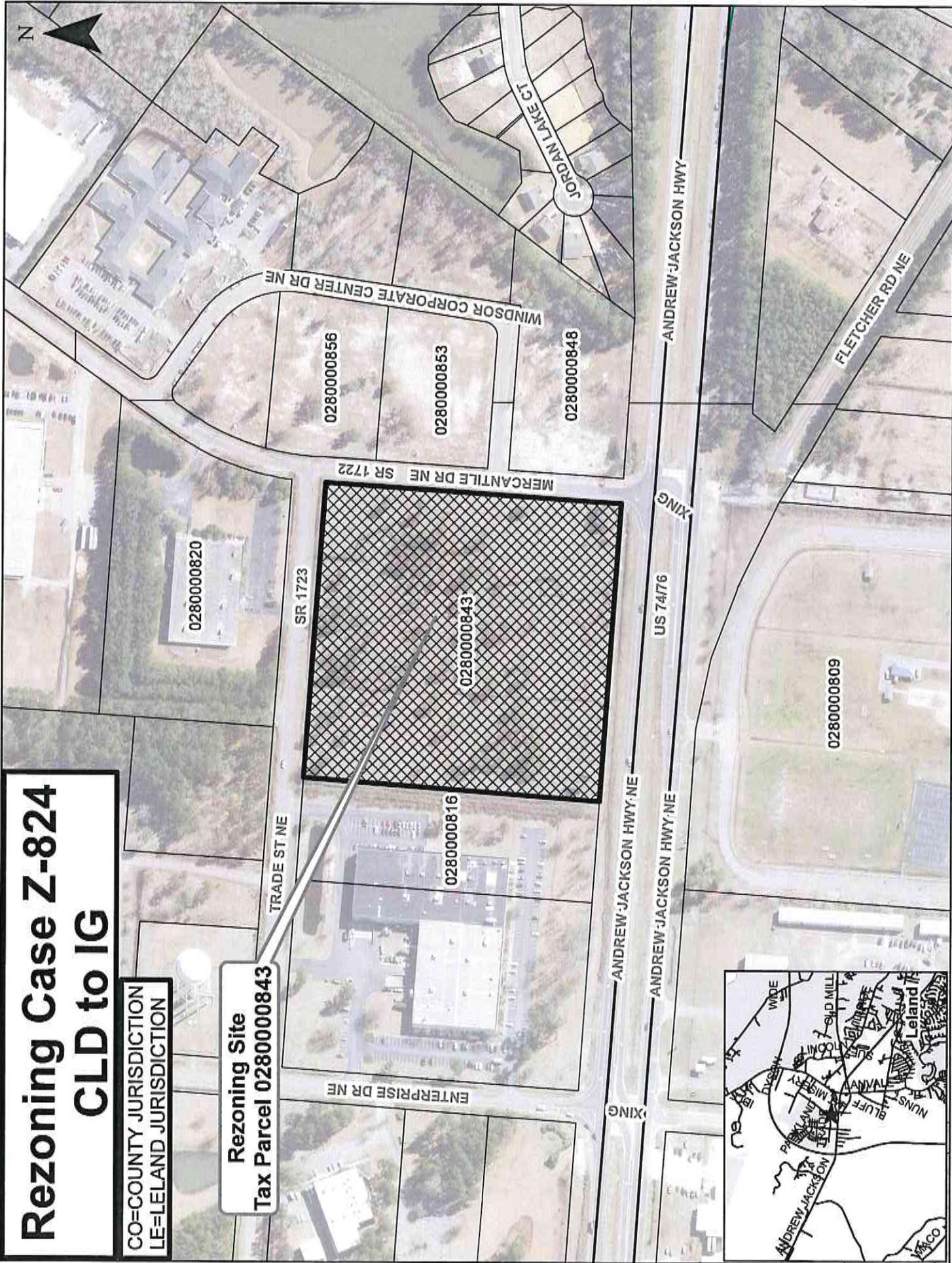
Rezoning Site
Tax Parcel 0280000843



Rezoning Case Z-824 CLD to IG

CO=COUNTY JURISDICTION
LE=LELAND JURISDICTION

Rezoning Site
Tax Parcel 0280000843





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>824</u>	Invoice # <u>510811</u>
Date Received <u>9/2/21</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Victaulic Company	
Mailing Address: 4901 Kesslersville Road, Easton PA 18040	
Phone: 610-559-3451	Email: Jennifer.goodwin@victaulic.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): Windsor Commercial, LLC	
Mailing Address: 5022 Wrightsville Avenue, Wilmington, NC 28403	
Phone: 910-520-0052	Email: sdavenport@landmarkcommercial.net
PROPERTY INFORMATION	
Property Address and/or Description of Location: Southeast Corner of US Highway 74/76 and Mercantile Drive, Leland, NC 28451	
Parcel Tax ID #(s): 0280000843	Total Site Acreage: +/- 11.42
Current Zoning District(s): Commercial-Low Density	Proposed Zoning District(s): Industrial-General
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

Rezoning is consistent with the surrounding area, that is generally zoned Industrial-General. Additionally, the adjoining property owned by Victaulic Company is zoned Industrial-General, and this property, if acquired by Victaulic Company, would be used for a similar purpose.

LAND USE COMPATIBILITY

Future Land Use Map Classification: N/A

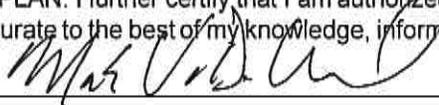
Is the proposed rezoning consistent with the Land Use Plan? YES NO

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: 8/31/2021

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

- | | | |
|--|--|--|
| <input type="checkbox"/> <1.0 acres (\$350) | <input type="checkbox"/> 1.0 to <5 acres (\$400) | <input checked="" type="checkbox"/> 5.0 to <25 acres (\$450) |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200) | <input type="checkbox"/> Conditional Zoning (Add \$200) |

City of Northwest Jurisdiction Fees

- | | | |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650) | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870) |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200) | <input type="checkbox"/> Conditional Zoning (Add \$550) |

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

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:

Rezoning is consistent with the surrounding area, that is generally zoned Industrial-General. Additionally, the adjoining property owned by Victaulic Company is zoned Industrial-General, and this property, if acquired by Victaulic Company, would be used for a similar purpose.

LAND USE COMPATIBILITY

Future Land Use Map Classification: N/A

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: _____

Owner Signature: W. Cliff Sept, MANAGER

Date: 8/31/2021

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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-824

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
280000856	WSW DEVELOPERS INC	PO BOX 4127	WILMINGTON	NC	28406
280000853	WSW DEVELOPERS INC	PO BOX 4127	WILMINGTON	NC	28406
280000816	VICTAULIC CO OF AMERICA	P O BOX 31	EASTON	PA	18004
280000848	CAMPBELL RENTALS L L C	1106 W BROAD STREET	ELIZABETHTOWN	NC	28337
280000820	TK KIDS II LLC	1120 PEMBROKE JONES DR	WILMINGTON	NC	28405
280000809	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422-0249

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
280000843	WINDSOR COMMERCIAL LLC	PO BOX 4127	WILMINGTON	NC	28406

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	VITAULIC COMPANY	4901 KESSLERSVILLE ROAD	EASTON	PA	18040

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-825

October 11, 2021

APPLICATION SUMMARY

The applicant, Phil Norris, on behalf of the owner Gail McLamb, requests to rezone Tax Parcel 20900024 consisting of 177.72 acres from RR (Low Density Residential) to SBR-6000 (High Density Site Built Residential). This rezoning request is conventional, therefore no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

No. 5 School Road NW (SR 1305)

Tax Parcel

20900024

Current Zoning

RR (Low Density Residential)

Proposed Zoning

SBR-6000 (High Density Site Built Residential)

Surrounding Zoning

RR, SBR-6000, CLD (Commercial Low Density)

Current Use

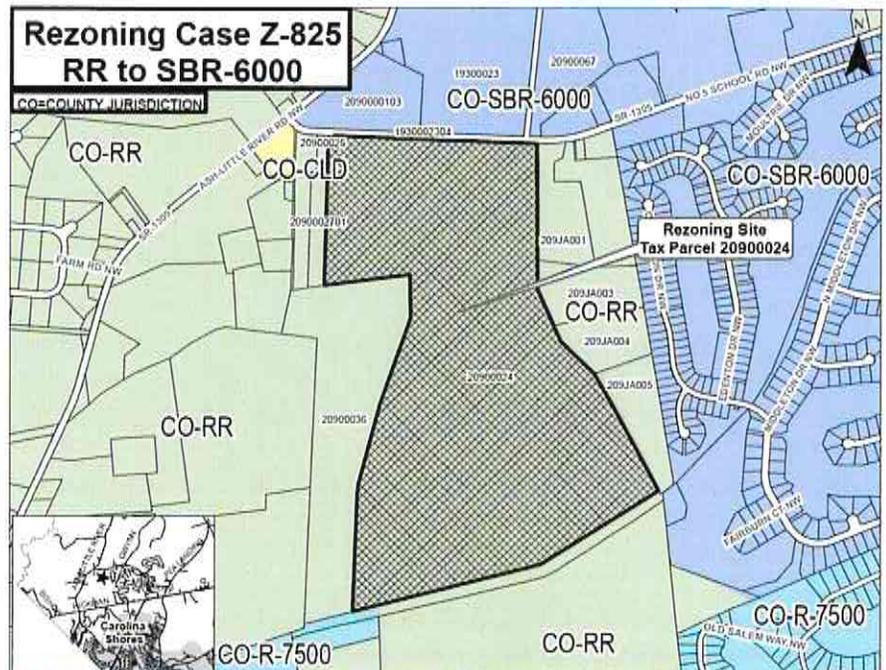
Agricultural

Surrounding Land Uses

Residential, Commercial and Vacant Lands

Size

177.72 Acres



SITE CONSIDERATIONS

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

Density and Intensity: If rezoned to SBR-6000, the permitted residential density will increase significantly. The RR Zoning District allows 2.9 dwelling units per acre with water and sewer (2.2 du/ac without both water and sewer). The SBR-6000 Zoning District will allow 7.3 dwelling units per acre (4.4 du/ac without both water and sewer). Additionally, the SBR-6000 zoning district is more limiting to the types of residential and does not by right permit mobile homes, duplexes, or semi attached homes.

Buffers: If rezoned to SBR-6000, all uses will require a 0.2 opacity buffer adjacent to RR areas.

Traffic: There are no capacity deficiencies for this section of No. 5 School Road NW (SR 1305).

Utilities: Water and Sewer is available from Brunswick County Utilities along No. 5 School Road NW (SR 1305). Utility connection will require developer responsibility to connect to the water and sewer system.

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

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

NCDOT Road Improvements in Area:

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

Environmental Impacts:

- Portions of the site lay within the AE Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 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 R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

CAMA Land Use Plan Classification: LDR (The Brunswick Blueprint Project is currently in the development stage and will likely update this area as it is in transition)

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-825) proposed from LDR (Low Density Residential) to MDR (Medium Density Residential) for Tax Parcel 20900024.

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 SBR-6000 IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO MDR FOR TAX PARCEL 20900024** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-825 (RR TO SBR-6000)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

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

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

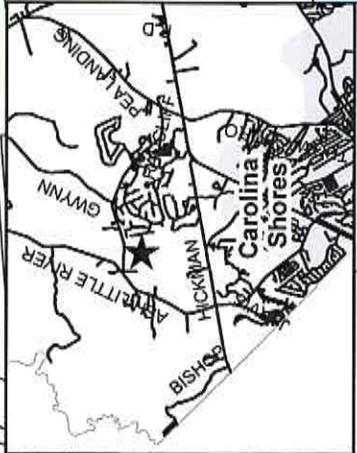
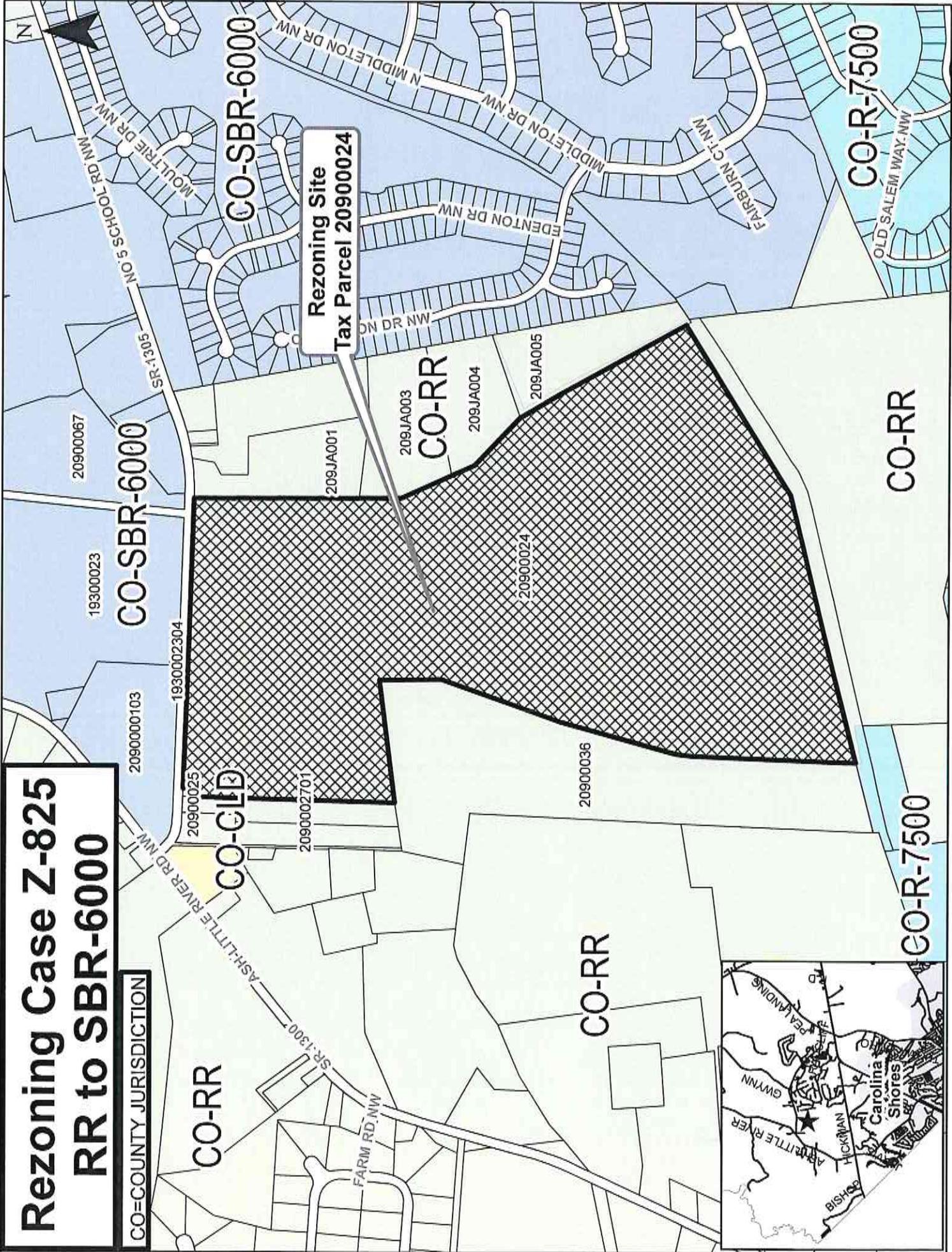
TABLED

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

Rezoning Case Z-825 RR to SBR-6000

CO=COUNTY JURISDICTION

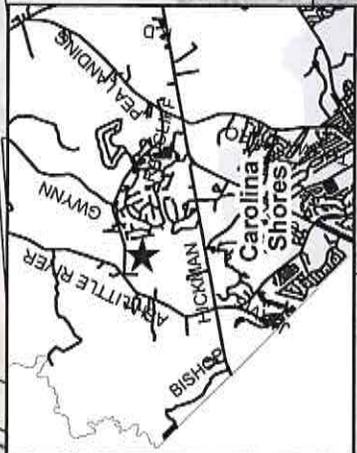
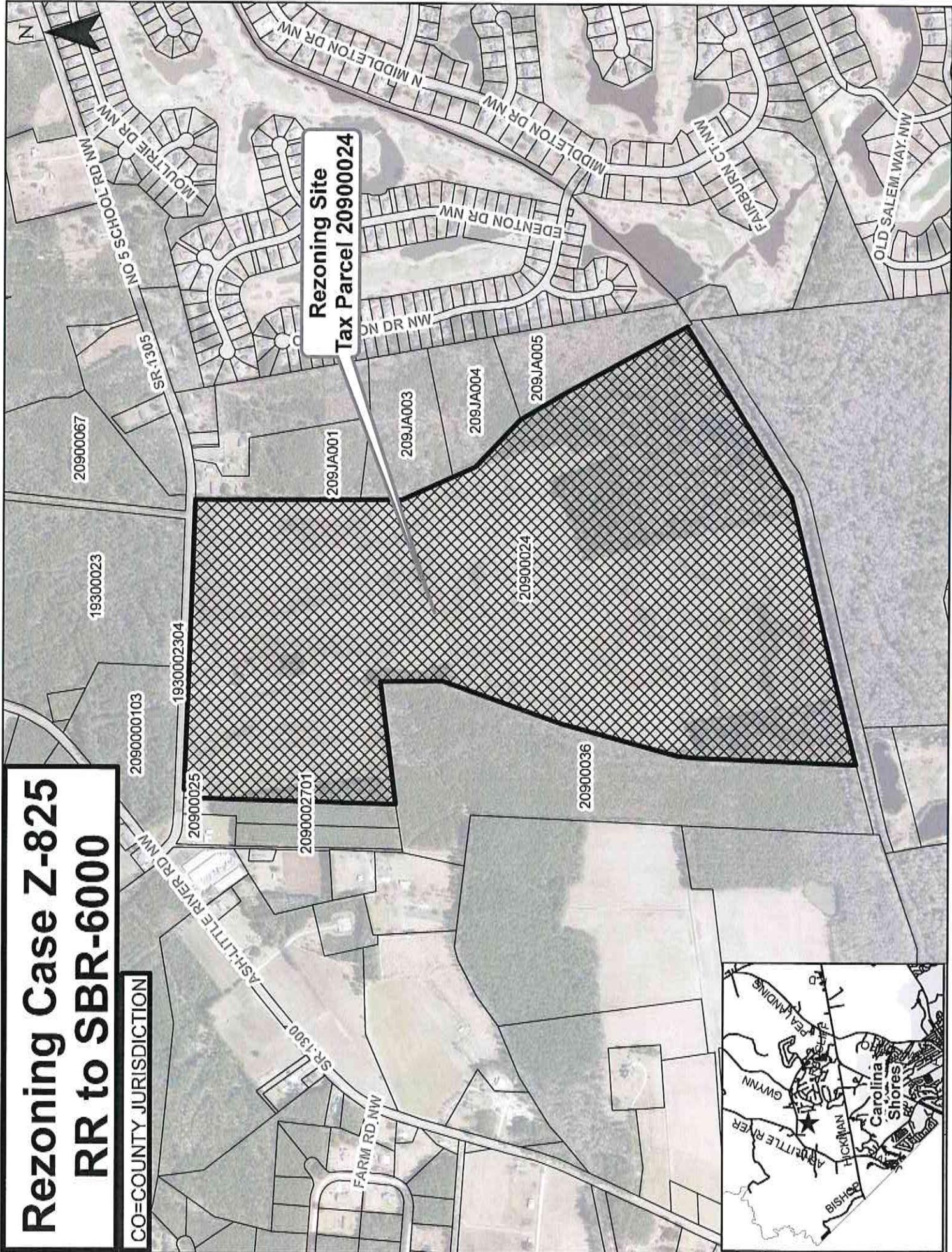
Rezoning Site
Tax Parcel 20900024



Rezoning Case Z-825 RR to SBR-6000

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcel 20900024

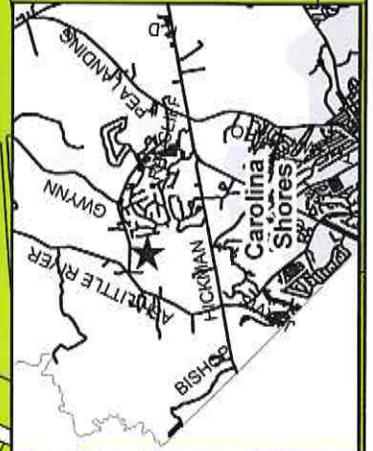
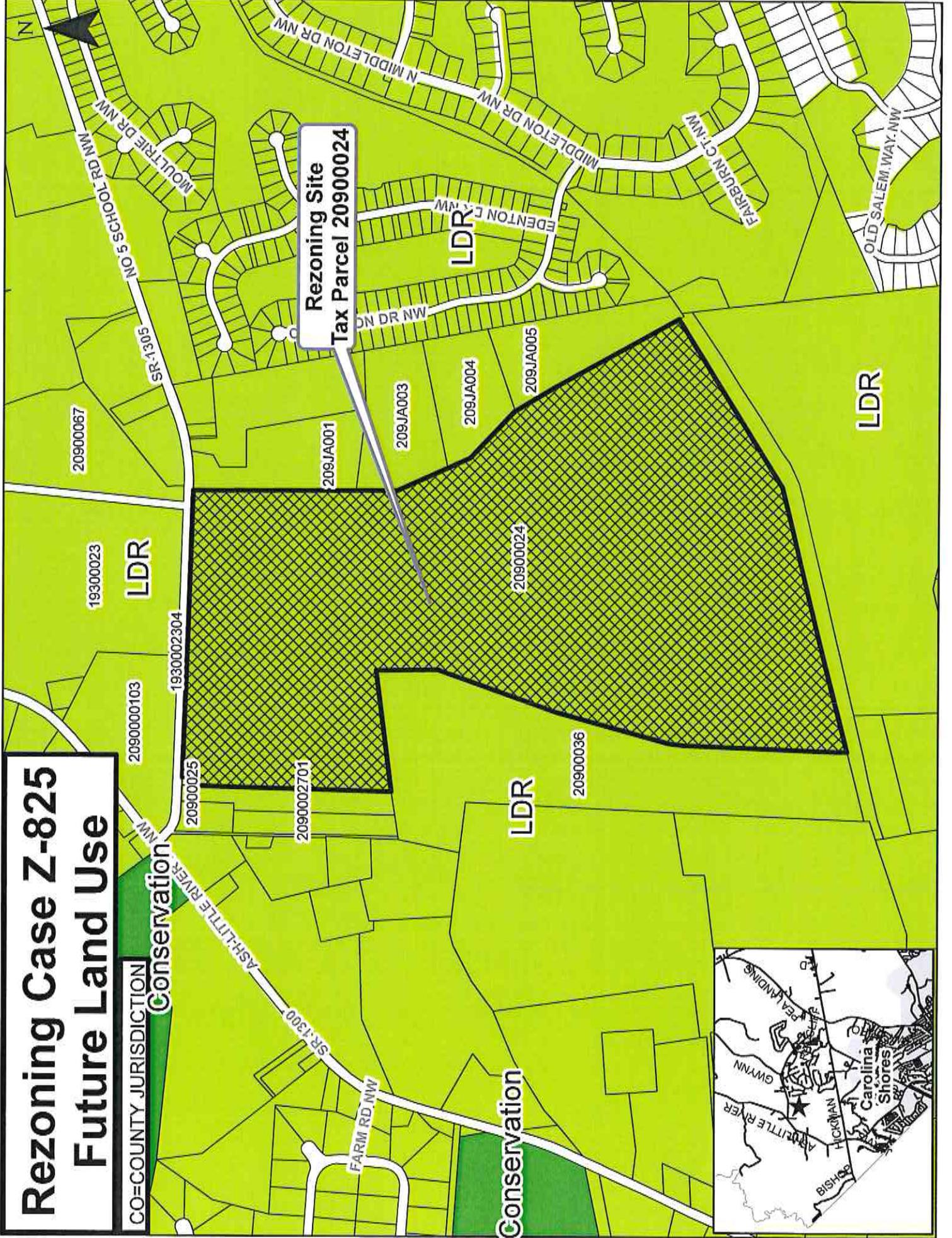


Rezoning Case Z-825 Future Land Use

CO=COUNTY JURISDICTION

Conservation

Rezoning Site
Tax Parcel 20900024





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>325</u>	Invoice # <u>512292</u>
Date Received <u>7/7/21</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

Applicant Name(s): Phil Norris	
Mailing Address: 1429 Ash-Little River Road Ash, NC 28420	
Phone: 910-287-5900	Email: pnorris@ntengineers.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): Gail McLamb	
Mailing Address: 450 Dunleith Street NW Calabash, NC 28467	
Phone: 910-287-1812	Email: N/A

PROPERTY INFORMATION

Property Address and/or Description of Location: located on Number 5 School Road NW near Ash-Little River Road.	
Parcel Tax ID #(s): 20900024	Total Site Acreage: 180.88
Current Zoning District(s): RR	Proposed Zoning District(s): <u>SRA-600</u> (147)

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:

The rezoning is consistent with the zoning of adjacent property.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Low Denisty Residential

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

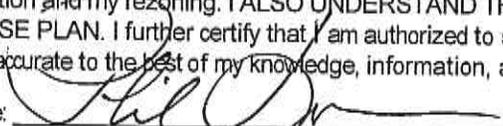
If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

This portion of Brunswick County is changing from rural uses to more intense residential uses as is illustrated by the Rich Square Project and Brunswick Plantation (The Hamptons) all on Number 5 School Road.

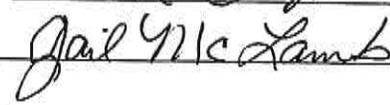
NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA CORE Land Use Plan. If a rezoning request is not consistent then an amendment is required. Planning Staff can assist with this determination.

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: 9/7/2021

Owner Signature: 

Date: 9-7-21

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

- | | | |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$350) | <input type="checkbox"/> 1.0 to <5 acres (\$400) | <input type="checkbox"/> 5.0 to <25 acres (\$450) |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200) | <input type="checkbox"/> Conditional Zoning (Add \$200) |

City of Northwest Jurisdiction Fees

- | | | |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650) | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870) |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200) | <input type="checkbox"/> Conditional Zoning (Add \$550) |

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

CASE Z-825

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2090002402	ATLANTIC TELEPHONE MEMBERSHIP CORP	P O BOX 3198	SHALLOTTE	NC	28459
209JA003	HUNTER ALICE G	816 CHILLUM ROAD	HYATTSVILLE	MD	20783
209JA004	GAUSE ANNIE R	9716 BRADDOCK ROAD	SILVER SPRING	MD	20903
19300023	BRUNSWICK PARTNERS LLC	380 BRUNSWICK DRIVE	CALABASH	NC	28467
209JA001	GAUSE JONATHAN ETALS	9413 #5 SCHOOL HOUSE RD	ASH	NC	28420
20900036	MCLAMB THOMAS M ETUX	150 MOORES LANDING EXT	HAMPSTEAD	NC	28443
20900025	MCLAMB THOMAS MEAD ETUX	150 MOORES LANDING EXT	HAMPSTEAD	NC	28443-8611
2090002701	MCLAMB THOMAS MEAD AND	150 MOORES LANDING EXT	HAMPSTEAD	NC	28443-8611
209JA005	GAUSE HARLEE	727 PUEBLO TRAIL	BIRMINGHAM	AL	35214
1930002304	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422-0249
20900067	MOORE JOSEPH HOWARD ET	725 JOE MOORE ROAD	THOMASVILLE	NC	27360
2090000103	OHI ASSET NC HALLSBORO LLC	9690 DEERCO RD STE 100	LUTHVLE TIMON	MD	21093-6978

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
20900024	MCLAMB JIMMY A ETUX	450 DUNLEITH ST NW	CALABASH	NC	28467

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	PHIL NORRIS	1429 ASH-LITTLE RIVER RD	ASH	NC	28420